Management's Discussion and Analysis
March 29, 2006

Prior to our Initial Public Offering ("IPO") on August 8, 2005, our investments in private businesses were made through NPY, established on February 27, 2004. Newport holds a 40% indirect interest in NPY. Newport is entirely dependent upon the operations of NPY, therefore, this MD&A includes discussion of NPY's financial results over the past year and should be read in conjunction with the audited consolidated financial statements of NPY.

The financial statements have been prepared in accordance with Canadian generally accepted accounting principles ("GAAP"). This MD&A makes reference to certain Non-GAAP Measures and contains Forward-Looking Statements. Non-GAAP Measures do not have any standard meaning prescribed by GAAP and are therefore unlikely to be comparable to similar measures presented by other issuers. See Non-GAAP Measures and Forward-Looking Statements.

Overview

Our vision is to be the financial partner of choice to entrepreneurial Canada. Newport is an asset manager that makes investments in well-established, private businesses representing a diverse cross section of the economy. The entrepreneurs who have built and manage these businesses maintain responsibility for the day-to-day operations and growth of their companies. Newport provides access to growth capital and strategic and financial advice.

Our approach in structure and in spirit is based on partnership. We refer to the businesses in which we invest as our "operating partnerships" and their entrepreneurs and managers as our "operating partners". As of March 2006, Newport has indirect ownership interests in 12 operating partnerships in four business segments: financial services, marketing, industrial services, and distribution.

For investors, through its indirect interest in NPY, Newport provides access to high quality private businesses through professional investment management and oversight. Unitholders participate in the income and growth opportunities from Newport's diversified group of businesses. Newport's management and operating partners are among the largest unitholders – owning approximately 40% of all outstanding units on a fully diluted basis.

Key Performance Drivers

Availability of high-quality investment opportunities

A major component of our growth is achieved by adding new investments in high quality businesses to our portfolio. Two factors drive the availability of these opportunities: the market, and Newport's ability to tap it. On the first factor, there is an estimated universe of approximately 40,000 businesses in Canada that are of a size to be of interest to us. On the second factor, our deep roots and a network of long-time relationships with entrepreneurs give us a competitive advantage in attracting these opportunities. These strengths also help us to operate more efficiently as we do not spend time marketing to unknown prospects or competing in auctions. We are currently reviewing between 15 to 20 investment opportunities that in total represent $400-600 million of asset value.

Investment philosophy based on reducing risk

A clearly defined investment philosophy that is strictly adhered to is an essential component of our performance. We have a philosophy that aims to reduce risk in three ways:

1. In our view, the principal risk in any investment is the management. When we invest, we must be convinced not only of the competence of our entrepreneur partners, but of their character – honest, hardworking people we know and like. It is an intangible measure that all of the businesses we currently own were originated through our personal networks.
2. We invest in simple businesses we understand that: are the leaders or niche providers in their industries, have histories of profitability, preferably have low capital expenditure requirements, and are a growth or consolidation opportunity.
3. We are conservative in our use of debt – employing it primarily for working capital and for short-term financing of investments. We had no net debt at December 31, 2005 and added approximately $28 million to complete the Murray investment in March 2006.

This investment philosophy has served us well to date and we think it will allow us to achieve a higher long-term return, at reduced levels of risk, if we adhere to it in the future.

Unique value proposition for the entrepreneur

Central to our success in partnering with successful entrepreneurs is a complete value proposition and an operating philosophy based on partnership. We leave the entrepreneurs to run the businesses. This is fundamental to both our ability to attract leading managers – to whom it is important to maintain operating control of their businesses – and, frankly, to the performance of our operating partnerships. For example, Andy Redmond, CEO of Jutan, has been in the electronics business since he was a teenager and has been very successful. We believe he knows more about selling plasma TVs than we do. What Newport brings is access to growth capital, expertise in structuring financing, due diligence on acquisitions and strategic advice. This value proposition can be measured in the growth in capital invested and accretive prices at which we are able to make investments. For the period August 8, 2005 to December 31, 2005, Newport made $35.4 million of new investments that are expected to add more than $6 million in annual distributable cash flow.

Disciplined Investment and Due Diligence Process

The ability to select quality investments is a key competency for success. Newport follows clearly defined investment and due diligence processes. Newport's Investment Committee vets all prospective proposals and all investments greater than $10 million require formal board approval. We conduct our own due diligence and have a team of in-house chartered accountants, financial analysts and in-house legal counsel who perform this function. As required, we bring in external professional and industry specialists to assist.

Investment monitoring and operations reporting

The performance and scalability of our business is also driven by our monitoring capabilities. Each of our operating partners have their own financial accounting and reporting departments. Our operating partners provide monthly financial reporting to us within 15 days of month end with variance analysis against budget. Quarterly board meetings with each of our operating partnerships and an annual budgeting and business plan development process are used to track the performance of our investments. We have a strong team in place and in 2005 we added two senior accounting staff and in-house legal counsel to increase our capacity. We will continue to add resources as required.

2005 Highlights

For the period August 8, 2005 (date of commencement of operations) to December 31, 2005

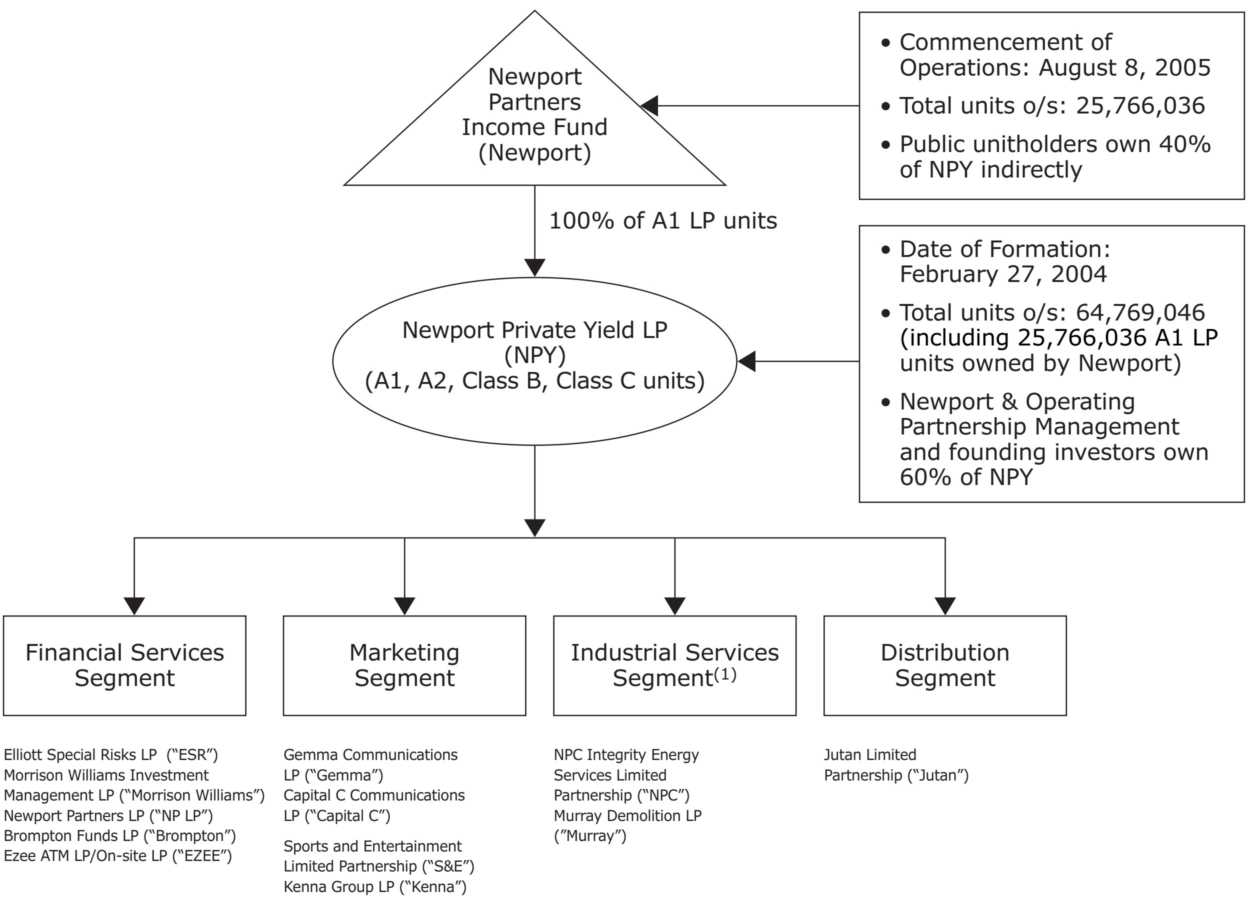
- Generated revenue of $205.2 million and EBITDA of $23.4 million;
- Produced distributable cash flow of $23.7 million or $0.37 per Unit;
- Distributed $24.2 million or $.37 per Unit;
- Invested $35.4 million of new capital to add more than $6 million of estimated annual distributable cash flow from five roll-up investments by existing operating partnerships and one new operating partnership, Kenna Group;
- Announced a 2.7% increase in annual distributions from $0.925 per Unit to $0.95;
- Completed the IPO of Newport units on August 8, 2005, and the exercise of the underwriter's over-allotment option, for $226.5 million;
- Completed a private placement of $85 million of convertible debentures;
- Increased authorized credit facility to $70 million to provide for working capital and short-term financing of our investment program.

Corporate Structure – Newport and NPY

Newport is an unincorporated, open-ended, limited purpose trust which was created to hold an interest in NPY. NPY is a limited partnership formed to invest in securities of private businesses and distribute the available cash flows to the limited partners.

Newport is entirely dependent upon the operations of NPY and the Operating Partnerships, and as such, financial information on NPY has been incorporated into this MD&A.

Simplified Corporate Structure



(1) previously referred to as Oil & Gas Services Segment

Acquisitions and Investments

For the period August 8, 2005 (date of commencement of operations) to December 31, 2005

We are continuing to grow our distributable cash flow through new and accretive investments. During the period, we invested $35.4 million to acquire $6 million of estimated annualized cash flow. And we have a long runway of opportunities to pursue in 2006.

At the time of our IPO, we indicated that we have a multi-pronged growth strategy and that we could continue to deploy new capital in support of roll-up investments by our operating partners and new partnerships. From August 8, 2005 to December 31, 2005, we executed on this strategy by putting $35.4 million of new capital to work in six investments: one new operating partnership and five ‘tuck-in’ acquisitions made by our operating partners that have been integrated into their operations.

In September, we added to our marketing segment with a 50% investment in Kenna, a Mississauga-based company that uses data-driven automation to help blue-chip companies become more efficient in how they spend their sales and marketing dollars. The remaining 50% interest is owned by Kenna’s executive team, entrepreneurs Glenn Chilton and Paul Quigley, and our operating partner, Tony Chapman, CEO of Capital C. Kenna is a stable, profitable business into which our management team is injecting new energy and business development activity.

We continued to put capital behind NPC, our operating partner in the oil & gas services business, as it continues to benefit from the surge in activity in the oil and gas sector. In 2005, NPC acquired three complementary businesses – strategic investments with maintenance and infrastructure services that enhance NPC’s current offering.

On September 30, Jutan, our operating partner in the distribution business, acquired 100% of certain of the assets of its competitor, Sonigem Products Inc., a Markham-based distributor of consumer audio and video electronics and small appliances. Sonigem had been a family-owned business with a long history of profitability, and no succession plan. When it became available, Jutan’s CEO, Andy Redmond saw an opportunity to expand his product line into small appliances; add customers; lower overhead costs through integration and eliminate a competitor. It will likely be 2007 before the businesses are fully integrated, however with the acquisitions of Sonigem and AVS (completed April 2005), we believe Jutan is now the largest independent consumer products distributor in Canada in an industry where scale is a key success factor.

EZEE, our operating partner in the ATM business, added locations with the acquisition of the business assets of Rapid Cash ATM Ltd., an Edmonton-based operator of 42 non-financial institution automated teller machines.

At an aggregate multiple of approximately 5-6 times historical annualized distributable cash flow, the prices we paid for these businesses are consistent with our target purchase valuations and are accretive to unitholders.

Summary Financial Table – Newport ($000s)

For the period August 8, 2005 (date of commencement of operations) to December 31, 2005

	Financial Services	Marketing	Industrial Services	Distribution	Total
Revenue	$ 23,621	$ 21,947	$ 43,290	$ 116,382	$ 205,240
Gross Margin	14,629	9,107	6,787	17,157	47,680
Net Income	2,659	1,188	1,154	4,956	9,957
EBITDA	9,184	3,662	3,282	7,284	23,412
Interest expense	356	32	612	390	1,390
Income taxes	-	-	-	-	-
Maintenance capital expenditures and reserves	548	337	766	98	1,749
Expense funded by operating partner	1,029	-	-	-	1,029
Priority income per partnership agreements	720	473	-	1,246	2,439
Distributable Cash	$ 10,029	$ 3,766	$ 1,904	$ 8,042	$ 23,741

Distributions/Unit ($000's except per Unit amounts)

	No. of Units
NPY	39,003
Newport	25,766
Total units	64,769
Total Distributions	$ 24,195
Distributions per unit	$ 0.37
Cash used in operating activities	(8,523)
Add: Changes in non cash working capital	28,701
Add: Distributions on equity investment net of reserves	1,611
Add: Expenses funded by operating partner	1,029
Add: Priority income per partnership agreements	2,439
	25,257
Less: Maintenance capital expenditures	(1,516)
Distributable cash	23,741
Distributable cash per unit	$ 0.37

Balance Sheet ($000s)

Total Assets	$ 715,104
Total Long Term Debt	$ 2,035
Convertible Debt	$ 84,339
Unitholders' Equity – Newport and NPY	$ 497,830

Financial and Operating Performance of Newport

Revenue, Net Income & EBITDA

Revenue for the 146-day period from August 8th to December 31, 2005 was $205.2 million, net income before non-controlling interest was $10.0 million and EBITDA was $23.4 million.

Each of Morrison Williams, NP LP, Brompton, Capital C and NPC had the most profitable periods in their history. These results were offset by lower than expected earnings from Jutan and EZEE.

The financial services segment, comprised of ESR, NP LP, Morrison Williams, Brompton and EZEE and the public and operating costs of Newport, contributed $23.6 million of revenue and $9.2 million of EBITDA during the period. This resulted in $10.0 million of distributable cash – in line with our expectations. ESR stayed on track in a soft insurance market. Better than expected earnings were reported from Morrison Williams, NP LP and Brompton as a result of higher assets under management. Revenues and earnings at EZEE were negatively impacted in the third quarter primarily by a targeted competitive effort against the company's locations in Quebec. EZEE responded with legal action that has yielded two court judgments in its favour and simultaneously pursued an early contract renewal program with existing locations. During the fourth quarter, EZEE experienced a recovery of some of its locations that improved its results for the period.

The marketing segment, comprised of Gemma, Capital C, S&E, and Kenna contributed $21.9 million of revenues and $3.7 million of EBITDA and $3.8 million of distributable cash during the period. These results were above our expectations. Gemma continued its pattern of strong organic growth while Capital C achieved a new higher baseline level of business with the addition of a significant new long-term client contract. S&E's earnings are beginning to return to levels experienced prior to the NHL lock-out. Kenna, in which Newport purchased an ownership interest on September 14th, is already benefiting from new strategic leadership and cross-selling opportunities with Capital C.

The industrial services segment, comprised of NPC, contributed $43.3 million of revenue and $3.3 million of EBITDA and $1.9 million of distributable cash flow for the period. This was above our expectations. During the period, NPC completed three accretive acquisitions in the oil and gas services sector that contributed to these results and added geographic breadth to its service offering.

The distribution segment, comprised of Jutan, contributed $116.4 million of revenues and $7.3 million of EBITDA and $8.0 million of distributable cash flow during the period. Jutan's results were below our expectations. They were positively impacted by the acquisition of Sonigem on September 30, 2005, and the addition of new customers and product lines. However during the period, Jutan faced shortages of one of its key products; a third quarter labour disruption at the Vancouver port that delayed deliveries and impacted revenues; increased freight costs due to fuel surcharges and carrier premiums driven by the impact of hurricane Katrina and locked-in currency contracts entered into by previous AVS management that negatively impacted gross margin during the period. The currency contracts were revalued at December 31, 2005. The total realized loss in the period on these contracts was $1.4 million. The contracts all expire by August 2006.

Entering 2006, production capacity for the key product has been added in the first quarter and Jutan's management team has begun its integration process of the Toronto-based businesses (Jutan and Sonigem), which will move to a single location in May of this year. Jutan anticipates that efficiencies will begin to be realized in 2006 with greater impact in 2007. The fundamentals of the business today are stronger as a result of having eliminated two competitors and adding product lines and scale to its operations.

Overall, Newport's operating results were generally in line with our expectations for the period. For the most part our companies performed as expected with a few positive and negative variances balancing each other out. We believe this is the advantage of a diversified portfolio.

Distributable Cash

In aggregate, Newport's distributable cash flow for the period was $23.7 million or $0.37 per Unit. Distributions during the period were $24.2 million or $0.37 per Unit – representing a difference of less than $500,000. Although several of our businesses delivered stronger than expected performance, distributable cash flow from our distribution segment was approximately $1 – $1.5 million lower than expected for the period. Newport maintains a conservative balance sheet and a priority allocation of income in most of the operating partnerships to deal with shortfalls over a 24-month period.

Balance Sheet

We continued to strengthen our balance sheet during the period. Our total assets have increased by over $100 million since the IPO to $715 million. This reflects our business growth as well as additional investments during the period. Our policy of utilizing our short term credit facility to fund investments, and subsequently retire the facility with more permanent financing was well demonstrated in the period. We successfully raised $85 million in convertible debentures, only four months after the IPO, and used part of the proceeds to reduce Newport's credit facility to zero at year end. We finished 2005 with consolidated cash reserves of $25 million.

Fourth Quarter Results

Summary Financial Table – Newport ($000s)
For the period October 1, 2005 to December 31, 2005

	Financial Services	Marketing	Industrial Services	Distribution	Total
Revenue	15,866	12,819	29,702	85,810	144,197
Gross margin	10,429	6,395	4,615	13,742	35,181
Net income	1,124	161	304	4,812	6,401
EBITDA	5,799	2,281	1,791	6,359	16,230
Interest expense (income)	444	30	421	280	1,175
Income taxes	-	-	-	-	-
Maintenance capital expenditures and reserves	496	254	652	93	1,495
Expenses paid by operating partner	1,029	-	-	-	1,029
Priority income per partnership agreements	651	361	-	1,209	2,221
Distributable cash	6,539	2,358	718	7,195	16,810

Revenue for the fourth quarter was $144.2 million, net income before non-controlling interest was $6.4 million and EBITDA was $16.2 million. Distributable cash for the fourth quarter was $16.8 million. The comments made for the period from August 8^{th} to December 31, 2005 are applicable also to the results in the quarter for both the financial services segment and the marketing segment. NPC, in our industrial services segment incurred a higher proportion of maintenance capital expenditures in the fourth quarter, and the results of Jutan, in our distribution segment, reflect its high season quarter.

Distributions per unit increased during the quarter from $0.925 to $0.95. Newport completed an $85 million issue of convertible debentures during the quarter, and repaid all its operating and acquisition credit facilities, adding the balance to cash reserves.

Financial and Operating Performance of NPY

(all amounts in $000s unless otherwise stated)

Consolidated financial information has been provided for the operations of NPY for the period January 1 to December 31, 2005 and for the period February 27 (date of inception) to December 31, 2004. NPY's financial statements include the financial results of its 100% owned operating partners and investments in jointly controlled operating partners on a proportionate consolidation basis, from the date of purchase.

Commentary on NPY's financial results does not include a comparative reference to 2004 as the periods are not comparable. The non-recurring performance fee of $44,700 is discussed in the related parties section. It has been excluded from the financial services segment to illustrate a normalized EBITDA for the period ended December 31, 2005.

Summary NPY Table ($000s)

	Year ended December 31, 2005	Period from February 27, 2004 (date of inception) to December 31, 2004
Revenues	257,554	10,059
Cost of revenues	198,446	7,409
Gross profit	59,108	2,650
General and administrative expenses	31,570	1,743
Depreciation and amortization	16,029	1,826
Interest expense	1,924	253
Income (loss) from equity investment	410	(103)
Other income	146	-
Income (loss) for the period	10,141	(1,275)
Income (loss) for the period	10,141	(1,275)
Depreciation and amortization	16,029	1,826
Interest expense	1,924	253
EBITDA	28,094	804

Segment Operating Results

Financial Services

The financial services segment includes our proportionate share of ESR, NP LP, Morrison Williams, Brompton and EZEE as well as the public and operating costs of NPY. NPY acquired the operations of ESR, NP LP, Morrison Williams and Brompton on closing of the IPO and therefore NPY's financial results for the year ended December 31, 2005 reflect the period from August 8 to December 31, 2005 for these entities. NPY's financial results reflect the period January 1 to December 31, 2005 for EZEE.

Summary Financial Services Table ($000s)

	Year ended December 31, 2005	Period from February 27, 2004 (date of inception) to December 31, 2004
Revenues	33,675	6,813
Cost of revenues	16,886	4,495
Gross profit	16,789	2,318
General and administrative expenses	8,587	1,457
Depreciation and amortization	7,744	1,601
Interest expense	438	224
Income from equity investment	1,844	-
Other income	146	-
Income (loss) for the period	2,010	(964)
Income (loss) for the period	2,010	(964)
Depreciation and amortization	7,744	1,601
Interest expense	438	224
EBITDA	10,192	861

Supplementary Financial Information – Assets Under Management ($000,000s)

	Dec 31, 2005	Sep 30, 2005	Dec 31, 2004
NP LP	1,211	904	763
Morrison Williams	4,408	3,822	3,232
Brompton	2,512	2,056	1,832
Total	8,131	6,782	5,827

(i) Revenue

Revenue for the financial services segment was $33,675.

ESR met its business plan, contributing $6,916 of revenues. Commission and fee revenues were 2% below our expectations, due to a softening of the insurance market, but were offset by profit commissions. Approximately 45 - 50% of ESR's fee revenues are derived from umbrella and excess liability and the remainder from general liability and specialty areas. ESR was not directly impacted by weather related catastrophes during the period as it is not a property insurer.

Our asset management businesses, Morrison Williams, Brompton and NP LP all had record revenues driven by strong growth in total assets under management from $5.8 billion at December 31, 2004 to $8.1 billion at December 31, 2005. Brompton's growth was driven by three new fund offerings and its continued leadership in the structured products market. Morrison Williams had a stellar year of investment performance. The Morrison Williams Balanced Fund was in the first percentile among balanced pension funds for 2005 and the two mutual funds they manage, Talvest Millennium Next Generation Fund and Talvest Millennium High Income Fund received five-star ratings from Morningstar and Globefund respectively. NP LP also delivered a year of strong investment performance and increasingly large mandates from clients.

EZEE contributed revenue of $17,068. Revenue increased in comparison with the same period in 2004 due to the acquisition of ATM portfolios in addition to organic growth, however results were below our expectations for the year as revenues were negatively impacted primarily by a targeted competitive effort against the business locations in Quebec. EZEE responded with legal action that has resulted in two court judgments in its favour, which should prevent further competitive challenge. EZEE also pursued an early contract renewal program with existing locations to strengthen its portfolio and increase customer loyalty in that province, and expanded its portfolio with the addition of 42 new locations through the acquisition of Edmonton-based Rapid Cash at the beginning of October.

(ii) Gross Profit

Gross profit was $16,789 which translated into a 50% gross margin. The strong gross margin percentage is a result of the contribution of the asset management and insurance businesses acquired on closing of the IPO.

(iii) Depreciation and Amortization

Depreciation and amortization was $7,744. This expense is primarily comprised of amortization charges resulting from the intangible assets arising from NPY's acquisition of new business during the year.

(iv) General and Administrative Expenses

General and administrative expenses were $8,587. General and administrative expenses include additional legal expenses incurred by EZEE related to enforcing its fixed term contracts in Quebec and a $800 management bonus. The costs of our credit facility and ongoing public company costs are included in the financial services segment.

(v) EBITDA

EBITDA was $10,192. ESR met our expectations for the period while NP LP, Brompton and Morrison Williams outperformed with record earnings. EZEE's results were below our expectations.

(vi) Seasonality

ESR typically earns 25 - 35% of its revenues and profits from profit commissions that are paid principally in the first two quarters of the year. As a result ESR's income in the first half of the year is consistently stronger than the second half.

The asset management businesses are not subject to material seasonality factors.

The strongest months of revenues and profitability for EZEE, based on historical ATM transaction volumes, are July and August followed by March, June and April. The lowest volumes occur in November, December, January and February.

(vii) Outlook

The financial services segment's results for 2005 were above our expectations and our outlook continues to be positive for the segment as a whole.

We anticipate flat to slightly positive growth from ESR in 2006 as competition intensifies in the insurance market. ESR management expects that a slight decline in volume commission revenues will be fully offset by an increase in profit commissions, to be received during the first six months of 2006. Further upside may be achieved if ESR can take advantage of the consolidation opportunities it sees in its industry. From our perspective, the insurance industry is one that we know and like and in partnership with ESR, we continue to look for opportunities to put capital behind their first-class management team.

In our asset management sector, we believe we have partnered with three of the premier franchises in the institutional, retail and high net worth segments. They each have strong management teams and should continue to benefit from Canadian demographic trends that support savings and investment, although all are subject to fluctuations in the capital markets. Brompton ended the year with $2.5 billion of assets under management and expects to add an additional $200 million in assets (net of redemptions) in 2006. It has already completed a $111 million new fund offering in 2006.

This segment is targeting to increase its assets under management by 10% in 2006. The margins in this segment will be under pressure as customers demand greater service, higher performance, and lower fees.

Despite a challenging year for EZEE, the business that was under attack in Quebec has stabilized and lost locations are being recovered. We expect this positive trend will continue in 2006. In addition, the changing economics of the ATM industry requires economies of scale that EZEE’s management believes will make it more difficult for smaller players to compete. As the second largest provider of non-financial institution ATMs in Canada, EZEE is well positioned with the platform and infrastructure to grow both organically and through acquisitions in 2006.

Marketing

The marketing segment includes our proportionate share of the results of Gemma (from April 1), Capital C (from August 8), S&E (from January 1) and Kenna (from September 14).

Summary Marketing Services Table ($000s)

	Year ended December 31, 2005	Period from February 27, 2004 (date of inception) to December 31, 2004
Revenues	33,001	334
Cost of revenues	19,786	230
Gross profit	13,215	104
General and administrative expenses	7,553	41
Depreciation and amortization	3,605	48
Interest expense	40	-
Other income	-	-
Income for the period	2,017	15
Income for the period	2,017	15
Depreciation and amortization	3,605	48
Interest expense	40	-
EBITDA	5,662	63

(i) Revenue

Revenue for the marketing segment was $33,001. Revenues were most positively impacted by strong organic growth from Gemma and Capital C. Gemma exceeded our expectations and contributed revenues of $20,662 as many of its clients further consolidated their outbound customer contact services and Gemma benefited from this. Capital C had the best year in its history, contributing $8,091 of revenues, as it won more business from existing and new clients. This is the result of their understanding that traditional mass marketing is waning and the agencies that can connect customer brands directly to the consumer are the firms that are winning business. S&E contributed $2,283 in revenue and benefited from a major new customer. Revenue also includes $1,965 from our 50% ownership in Kenna, which was acquired in September. Kenna is benefiting from the injection of the new strategically-focused management of Glenn Chilton and Paul Quigley who are adding revenues from existing and new clients.

(ii) Gross Profit

Gross profit for the marketing segment was $13,215 and gross margin in the period was 40%.

(iii) General and Administrative Expenses

General and administrative expenses were $7,553. The expenses were consistent with levels of business for the segment.

(iv) Depreciation and Amortization

Depreciation and amortization was $3,605. This expense is primarily comprised of amortization charges resulting from the intangible assets arising from NPY's acquisition of new businesses during the year.

(v) EBITDA

EBITDA was $5,662. For Gemma, 2005 was an excellent year even in spite of challenges created by a tight labour market in the Greater Toronto Area which caused unusually high amounts of employee attrition in the third and fourth quarters. This led to higher recruitment, training and compensation costs that impacted profits. Gemma has a very strong management team and tight operating controls that allowed it to recognize and respond quickly to the challenge by changing its compensation program to be more attractive to employees and to encourage increased productivity. Key operating managers are now bonused on their profitability and daily gross margin reports are generated for every project, allowing Gemma's management to closely monitor the business.

In our third quarter report, we reported that we expected Capital C to outperform our earnings expectations for the year and they did, delivering a year of record profits. With the addition of a major new account and more business from existing clients, Capital C achieved a new higher baseline level of business.

(vi) Seasonality

Although the businesses in our marketing segment historically have had monthly patterns of variance in their project activity impacting revenues and profits, the net effect is that these are neutralized on a quarterly basis and seasonality is not a material factor for this segment.

(vii) Outlook

The results of the marketing segment overall were well ahead of our expectations for 2005 and investors should not expect the same level of organic growth from this segment in 2006. We anticipate that Gemma will continue to grow but that its performance may be slightly hampered by the tight labour market and increased expenses related to recruitment and training in the first half of 2006. There is strong demand for its services, and Gemma has also added Craig Meilleur as President, Business Services whose mandate is to identify and develop new and value added service offerings, including in-bound client servicing. In 2006, Capital C will look to digest the growth that it experienced in 2005 with a focus on ensuring its infrastructure and resources remain strong and that it can deliver the same high quality service to its clients. We expect 10 - 15% organic growth from Kenna in 2006. In just four months, CEO Glenn Chilton and his team have rounded out Kenna's offering to better deliver on the value proposition; increased business with existing clients; won new accounts; made new key hires; added a business development engine and are re-engineering workflow to increase the company's scalability. In addition, Capital C and Kenna have identified some significant cross-selling opportunities and have already begun working together on client projects that demonstrate added value through a combined service offering.

S&E's business is beginning to return to levels previously experienced now that the National Hockey League lock-out is over and it has also added a major new client that will generate new revenue in 2006.

Our outlook for this segment is positive as our companies benefit from the continued shift away from traditional mass media by corporate marketing spenders. In Tony Chapman, CEO of Capital C, we believe we have one of the leading strategic marketers in North America. Tony has a proven track record of identifying and profiting from marketing trends; he has a strategy to capitalize on the digitalization of marketing made possible through the power of the internet and wireless technology and we will supply him with the financing he needs to deliver on the plan. We will continue to put capital behind this segment.

Industrial Services

The industrial services segment includes our proportionate share of the results of NPC. NPY acquired 50% of NPC in December 2004, and increased its ownership interest to 80% on August 8, 2005.

Summary Industrial Services Table ($000s)

	Year ended December 31, 2005	Period from February 27, 2004 (date of inception) to December 31, 2004
Revenues	74,495	2,912
Cost of revenues	62,549	2,684
Gross profit	11,946	228
General and administrative expenses	5,555	245
Depreciation and amortization	2,744	177
Interest expense	1,056	29
Income (loss) for the period	2,591	(223)
Income (loss) for the period	2,591	(223)
Depreciation and amortization	2,744	177
Interest Expense	1,056	29
EBITDA	6,391	(17)

(i) Revenue

Revenues for the industrial services segment were $74,495. This is the 19th out of a 20 year history that NPC has increased revenues. Contributing to these revenues were four tuck-in acquisitions made by NPC and the generally high levels of production and development activity in the oil and gas sector overall. Approximately 60% of NPC’s revenues were derived from the stable, recurring infrastructure and maintenance services business, and approximately 40% from the high growth facility construction services business.

(ii) Gross Profit

Gross profit was $11,946. Gross margin for the year was 16%.

(iii) General and administrative expenses

General and administrative expenses were $5,555. The expenses were consistent with the levels of business for the period.

(iv) Depreciation and Amortization

Depreciation and amortization was $2,744. This expense is a combination of amortization charges resulting from the intangible assets arising from NPY’s purchase of additional interests in NPC, NPC’s acquisition of new businesses during the year and depreciation charges on capital assets.

(v) EBITDA

EBITDA was $6,391.

(vi) Seasonality

NPC’s revenues and profits are impacted by seasonality and weather conditions. Severe winter conditions and excessively rainy periods for example have been known to delay equipment moves and thereby adversely affect revenues. Spring break-up typically occurs in March and April leaving many roads temporarily incapable of heavy equipment travel and thereby negatively impacting NPC’s business. The third quarter historically has been the strongest for NPC.

(vii) Outlook

As we anticipated in our third quarter report, NPC exceeded our expectations for the year. While NPC's level of business does not tend to fluctuate significantly with the price of oil, as is the case with exploration and development companies, it has certainly benefited from the surge in activity in the oil and gas sector. For 2006, we expect NPC will continue to deliver strong organic growth at stable margins. It has expanded its geographic reach with the acquisitions it made in 2005, and there is also potential to add to these selectively and strategically at accretive prices. In early 2006, NPC acquired a minority interest in a company that provides facility construction in Grand Prairie, Alberta thus adding to NPC's existing contract maintenance services in that community.

NPC's biggest challenge next year will be to attract and retain quality people. To date, NPC has been able to attract workers as needed because of its strong corporate culture; excellent working conditions; safety record and history of offering its employees transferability. With the strategic acquisitions it has made, NPC's operations now cover the western sedimentary basin, further improving mobility that is attractive to its target labour force.

Distribution

The distribution segment includes NPY's proportionate share of the results of Jutan. NPY's original interest in Jutan of 37.5% was acquired on October 1, 2004 and was increased to 52.5% on April 30, 2005 and was accounted for under the equity method. NPY increased its interest to 80% on closing of the IPO and thereafter accounted for its investment on a proportionate consolidation basis. As a result of the equity accounting method used to account for the investment in Jutan prior to August 8, 2005, NPY's proportionate share of Jutan's financial results are reflected as a loss from equity investment.

Summary Distribution Services Table ($000s)

	Year ended December 31, 2005	Period from February 27, 2004 (date of inception) to December 31, 2004
Revenues	116,383	-
Cost of revenues	99,225	-
Gross profit	17,158	-
General and administrative expenses	9,874	-
Depreciation and amortization	1,937	-
Interest expense	390	-
Income (loss) from equity investment	(1,434)	(103)
Other income	-	-
Income (loss) for the period	3,523	(103)
Income (loss) for the period	3,523	(103)
Depreciation and amortization	1,937	-
Interest expense	390	-
EBITDA	5,850	(103)

(i) Revenue

Revenues for the distribution segment were $116,382. Revenues were positively impacted by seasonally strong retail sales in the fourth quarter, the acquisition of Sonigem on September 30, 2005 and by the addition of new customers and product lines including licensed consumer electronic products. Revenues were negatively impacted by a labour disruption at the Vancouver port, which is a key shipping corridor relied upon by Jutan for its products in transit from East Asia, increased freight costs due to fuel surcharges and carrier premiums driven by the impact of hurricane Katrina, and shortages of a key product.

(ii) Gross Profit

Gross profit was $17,158 and gross margin was 15%. Management's estimates of inventory obsolescence and volume rebate provisions required are included in its gross margin.

(iii) General and administrative expenses

General and administrative expenses were $9,874 which was higher than our expectations at the time of our IPO. A large portion of Jutan's purchases are denominated in US dollars and Jutan was unable to fully participate in the strengthening of the Canadian dollar due to currency contracts acquired by previous AVS management. These contracts will expire by August 2006. The impact of these currency contracts was a foreign exchange loss of $1,400 recognized in 2005.

Jutan’s administrative expenses were also slightly higher than our expectations due to added personnel required for the integration of Sonigem, an acquisition not contemplated at the time of the IPO. Cost savings from the integration are expected to be largely offset by 2006 transition expenses, with greater benefit to be achieved in 2007.

(iv) Depreciation and Amortization

Depreciation and amortization was $1,937. This expense is a combination of amortization charges resulting from the intangible assets arising from NPY’s purchase of additional interests in Jutan and Jutan’s acquisition of new businesses.

(v) EBITDA

EBITDA was $5,850. This was below the level established at the time of the IPO but in line with our revised expectations as communicated in our third quarter report.

(vi) Seasonality

Jutan’s business is highly seasonal, with approximately 30-40% of its sales being made in the fourth quarter. The first quarter is typically a very weak quarter for Jutan as it is impacted by traditionally weak retail sales and product returns made after the high sales season.

(vii) Outlook

2005 was a difficult year for Jutan as its financial performance was hampered by a manufacturer’s shortage of one of its key products; locked-in currency contracts it inherited with the acquisition of AVS that negatively impacted the bottom line and management time and cost devoted to the acquisition of Sonigem and planning the integration of three businesses.

During this time however, the fundamentals of Jutan’s business were also strengthened. With the acquisitions it made, it reduced its customer concentration risk. We believe it is also now the largest independent distributor of consumer electronics in Canada in an industry that increasingly requires scale. Its senior management team, led by CEO, Andy Redmond has extensive and long-standing industry relationships that give Jutan access to most major retailers as well as manufacturers of consumer electronics. Jutan’s management believes there is opportunity to add both customers and distribution contracts from manufacturers for whom it is not cost effective to set up proprietary distribution channels.

For 2006, production capacity of one of Jutan’s key products has been added in the first quarter as expected, and this will increase supply and have a positive impact on Jutan’s revenues. While the impact of the currency contracts may have a slight impact on results in 2006, they will expire in August. We anticipate that efficiencies will begin to be realized in 2006 and have a positive material impact in 2007, as management continues the process of integration. The first cost savings initiative will be the consolidation of the showrooms and Toronto-based distribution centres into single premises, which is planned for May. The ongoing price erosion in consumer electronics continues to place pressure on margins. Jutan’s efforts to improve operational efficiencies and to maintain a strong product development pipeline will largely offset the effects of price erosion. We believe Jutan is well positioned to benefit from a continuing strong economy and the investments it has made to strengthen its offering.

Additional Information – NPY

Partners' Equity

Prior to August 8, 2005, NPY was authorized to issue an unlimited number of limited partnership units and raise capital from time to time by selling limited partnership units. From inception to August 7, 2005 NPY issued a total of 9,541,016 limited partnership units. On the IPO, the issued and outstanding LP units were split on a 2.3276 to one basis and redesignated as 22,206,450 A2 LP units.

On August 8, 2005, concurrent with the closing of the IPO, a number of transactions occurred including roll up acquisitions for which limited partnership units were issued as consideration and a split of the limited partnership units so issued on a 2.3276 to one basis. The following table summarizes the issued and outstanding limited partnership units as at December 31, 2005:

Units Outstanding

A1	A2	B1	B2	B3	B4	C	Total
25,766,036	32,672,520	1,536,216	843,173	320,045	1,303,456	2,327,600	64,769,046

During the period August 8, 2005 to December 31, 2005 968,193 A2 LP units were exchanged into units of Newport.

Pursuant to the Partnership Agreement and subsequent to August 8, 2005, NPY is authorized to issue various classes and series of units, for such consideration and on such terms and conditions as may be determined by the General Partner.

Each LP unit has economic rights that are equivalent in all material respects, except that:

A2 LP units are exchangeable for units at the option of the holder on a one-for-one basis (subject to customary anti-dilution protections) at any time, unless the exchange would jeopardize Newport's status as a ''mutual fund trust'' under the Income Tax Act;

Class B LP units and Class C LP units are automatically exchanged into A2 LP units on a one-for-one basis following the applicable Class B subordination and Class C subordination end date which expires August 8, 2007;

distributions on the Class B LP units are subordinated to A1 and A2 LP units;

distributions on the Class C LP units are subordinated to A1, A2 and Class B LP units;

LP units automatically become exchangeable into units of Newport upon the satisfaction of certain conditions and in certain circumstances; and

each of the A2 LP units, Class B LP units and Class C LP units are accompanied by a Special Voting Unit which entitles the holder thereof to receive notice of, to attend and to vote at all meetings of unitholders of Newport.

Liquidity and Capital Resources

Operating Cash Flow
Cash used in operations was $50.3 million for the year ended December 31, 2005 compared to cash provided by operations of $1.3 million for the same period last year. A $44.7 million one time performance fee arising and funded by the IPO was charged to earnings. Cash used in operations after adjusting for the performance fee was $5.6 million.

Working Capital
NPY had positive working capital of approximately $57.0 million at December 31, 2005 compared to a deficiency of $2.2 million at December 31, 2004. We believe that, based on our expectations of operating activities, we will have sufficient available working capital. In addition, we continue to review alternative sources of attractive financing for our working capital needs.

Financing
On August 8, 2005 NPY consolidated the banking facilities and repaid all the term debt of all Operating Partnerships excluding Jutan and Brompton. Given the nature and seasonality of its business, Jutan has its own dedicated credit facility consisting of an operating demand line, foreign exchange contracts and letters of credit and guarantees. NPY's credit facility has two components, an operating facility to be used to fund the working capital requirements of the Operating Partnerships and an acquisition facility to be used to fund investments. The total facility is authorized to a level of $70 million and at December 31, 2005, nothing has been drawn.

Contractual Obligations

	2006	2007	2008	2009	Thereafter	Total
Interest expense	-	-	-	-	-	-
Long-term debt	2,018	17	-	-	-	2,035
Capital lease obligations	3,043	2,321	731	168	37	6,300
Operating leases	3,249	2,893	2,298	1,821	2,442	12,703
Capital commitments	-	-	-	-	-	-
Total contractual obligations	8,310	5,231	3,029	1,989	2,479	21,038

Related Parties

Performance Fee
When NPY was created in February 2004, the Partnership Agreement included a performance fee of 20% of the realized appreciation above 8% of the net payable to the investment manager, Newport Investment Counsel Inc. (''NICI''). The IPO triggered a realized appreciation for the limited partners in excess of 8% and as a result the performance fee was earned and payable. On Closing, NICI was paid a performance fee of $44.7 million, inclusive of GST, which its employees immediately reinvested the full net of tax amount, approximately $21.6 million, back into NPY through the purchase of additional units. On August 8, 2005 the Partnership Agreement was amended to eliminate all management, administrative and performance fees.

Ownership
As of December 31, 2005, directors, officers and employees of the general partner and entities related to NPY hold an aggregate of 24,272,973 units.

Transactions
NPY provides funding to the Operating Partners to fund working capital requirements. Advances bear interest at cost of funds, are unsecured and have no fixed terms of repayment.

An employee loan was made by NPY to an executive of EZEE in the amount of $250 and is still outstanding. In accordance with the terms and conditions of the loan, the loan was used to purchase units in NPY.

Critical Accounting Estimates

The preparation of financial statements, in conformity with GAAP, requires management to make estimates and assumptions that affect the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are reviewed periodically and, as adjustments become necessary, they are reported in earnings in the periods in which they become known. Accordingly, actual results could differ from these estimates.

Goodwill

Goodwill is the residual amount that results when the purchase price of an acquired business exceeds the sum of the amounts allocated to the assets acquired, less liabilities assumed, based on their fair values. When Newport enters into a business combination, the purchase method of accounting is used. Goodwill is assigned as of the date of the business combination to reporting units that are expected to benefit from the business combination. NPY's goodwill was $206 million at December 31, 2005.

Goodwill is not amortized and is tested for impairment annually, or more frequently, if events or changes in circumstances indicate that the asset might be impaired. As at December 31, 2005, there were no indicators of impairment in the carrying value of goodwill.

Intangible assets acquired individually or as part of a group of other assets are recognized and measured at cost. Intangible assets acquired in a transaction, including those acquired in business combinations, are recorded at their fair value. Intangible assets with determinable useful lives, such as ATMs, location contracts, customer relationships and contracts, and management contracts, are amortized over their useful lives and are tested for impairment annually. Intangible assets having an indefinite life, such as brands, are not amortized but instead are tested for impairment on an annual or more frequent basis by comparing their fair value with book value. As at December 31, 2005, there were no indicators of impairment in the carrying value of NPY's intangible assets. The net book value of intangible assets was $210 million at December 31, 2005 based on our preliminary estimates.

Subsequent Events

On January 17, 2006 NPC indirectly acquired 40% of the common shares of Waydex Services Inc. for approximately $2.0 million.

On March 16, 2006 Newport acquired an 80% interest in Murray Demolition LP for total consideration of $30.5 million, comprising cash and units in Newport. Newport drew on its credit facility to finance the cash portion of this transaction. Murray Demolition LP is a leading provider of demolition, abatement and remediation contract services in Canada.

Outlook for Newport

We are positive as we review the outlook for our business in 2006. We believe that we have a diverse portfolio of excellent operating partnerships capably run by managers who are focused on creating value for all unitholders.

Our outlook for the year for our respective operating partnerships and business segments has already been described elsewhere in this report, and their performance will unfold under the direction of the entrepreneurs and managers who operate them.

As we have reported elsewhere, many of our businesses are seasonal in nature. Investors should understand that the first quarter may only reflect 10-15% of our annual performance, driven largely by the seasonality of Jutan.

We continue to focus our efforts on monitoring the results of our operating partnerships – weekly, monthly and quarterly and managing our cash flows and new capital allocation accordingly.

For 2006, we will continue to diversify our cash flows by seeking out new operating partnerships including those outside our existing services-oriented portfolio, as well as opportunities to put more capital behind our current businesses. It is our goal to make $100-$150 million of new investments in 2006 at valuation multiples of approximately five to six times distributable cash flow. By way of example, with our current cost of capital of 8-10%, this investment program should add net distributable cash flow of $10-$15 million. The quantity and quality of the increasingly larger opportunities we are seeing gives us a high level of confidence that we will accomplish this goal.

We are off to a positive start. As described elsewhere in this report, on March 16th, we made an investment of $30.5 million for an 80% interest in the business of Murray Demolition that we expect will add approximately $6.4 million of annual sustainable distributable cash flow over the next 12 months. We believe Murray is an ideal investment based on our partnership criteria.

If we can achieve our capital investment goal and our existing operating partnerships, in aggregate, perform as expected, we will target a 10% growth in distributions for unitholders.

We will maintain a conservative balance sheet using limited amounts of leverage. We will finance our growth with equity or debt offerings on the most advantageous terms we can arrange.

Risks

Our financial results are impacted by the performance of each of our operating partnerships and various external factors influencing the environments in which they operate.

- *Investment risk*

  Our strategy is to invest in successful entrepreneurs operating high-quality businesses that generate sustainable cash flows. There is risk that we could make a mistake by investing in either an entrepreneur or a business that fails to meet our performance expectations over the medium to long-term. We believe we mitigate this risk through the application of our investment partnership criteria and our disciplined investment process. By avoiding heavily-leveraged, capital intensive businesses, we also aim to preserve our capital. We prefer to invest with entrepreneurs who are known to us personally or through our network. In all cases, we must be convinced of management's competence and character before investing. Investment risk is also offset by diversification of our investment portfolio which reduces the impact of any one particular cash flow source. We have also been successful at negotiating a subordination feature with most of our businesses that gives Newport a priority distribution on its cash flows.

- *Business Valuations*

  Historically, we have been able to invest in excellent private businesses at prices that are accretive to unitholders. There is no certainty that we will continue to be able to invest at the same level of attractive valuations. Market conditions, competitive factors, and the availability of suitable investments will have some impact on the prices at which we are able to acquire additional cash flows. We believe however that the sum of benefits we offer to the entrepreneur, along with our partnership style of operating, is a unique value proposition that will continue to attract high quality businesses to our fold at accretive prices.

- *Condition of Capital Markets*

  The condition of the capital markets represents two risks to Newport. First, we have an ongoing investment program that requires capital (equity and/or debt financing). There can be no assurance that this financing will be available when required or available on terms that are favourable to Newport. This has the potential to hamper our growth. We have put in place a credit facility to provide for the short-term financing of new investments and currently have a $70 million facility.

  The condition of the capital markets also impacts the revenues and profits of our asset management businesses. We believe we have strong management teams operating these businesses, each with decades of experience in capital markets.

- *Seasonality and Cyclicality*

  Many of our operating businesses are subject to seasonality. Our largest business, Jutan generates approximately 30-40% of its revenues in the fourth quarter. Based on the current make up of our portfolio, revenues and earnings in the first quarter are typically the lowest improving steadily to the third and fourth quarters, historically the strongest based on the aggregate performance of the underlying businesses.

  We offset this risk by setting distributions based on a combination of historical, current and projected levels of cash flow; by maintaining a conservative balance sheet and by continually adding new cash flows through investment in new operating partnerships. Shortfalls in distributable cash are funded by our working capital credit facility.

  Our businesses are also subject to cyclicality and external factors such as economic growth, regulatory environment, change in currency, inflation and interest rate factors that could impact earnings in the short to medium term. The diversification of our cash flows mitigates the risk to a degree.

- *Dependence on key personnel*

  The success of Newport and of each of its operating partnerships depends on their respective senior management teams. The loss of services of key personnel could have a material adverse affect on Newport and/or on one of its operating partnerships. Newport has begun a keyman insurance program and expects to have it fully implemented in 2006.

- *General economic factors*

  Newport's business and the business of each of our operating partnerships are subject to changes in general economic conditions including but not limited to, recessionary or inflationary trends, equity market levels, consumer credit availability, interest rates, consumers' disposable income and spending levels, job security and unemployment, and overall consumer confidence. We believe the risk from general economic factors is reduced by having a diverse source of cash flows from businesses that perform differently at different points in the cycle. For example, Jutan, our consumer electronics distribution business, operates in a cyclical industry, whereas our asset management businesses operate in the securities markets – traditionally a leading indicator of economic performance. We also moderate general economic factor risk by maintaining a conservative balance sheet with limited use of debt and by investing in companies with histories of profitability through market cycles.

- *Interest rate risk*

  Our credit facility is referenced to the Canadian prime rate. A 1% increase in prime could reduce distributable cash by approximately $700 assuming a full draw on our facilities. Changes in rates could also impact the attraction of convertible debentures to us as part of our capital structure.

Individual business risks are outlined in our annual information form (AIF)
– a copy of which is available for download from our website
www.newportpartners.ca and on SEDAR www.sedar.com

Disclosure Controls and Procedures

As required by Multilateral Instrument 52-109, Newport's Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO") make certifications related to the information contained in Newport's annual filings. The CEO and CFO must certify that they are responsible for establishing and maintaining disclosure controls and procedures for Newport to provide reasonable assurance that material information about Newport and its subsidiaries is made known to them and that they have evaluated the effectiveness of the disclosure controls and procedures as of the end of the period covered by the annual filings.

Disclosure controls and procedures are designed to ensure that information required to be disclosed by Newport is processed and reported on a timely basis to Newport's management, including the CEO and CFO, as appropriate, to allow timely decisions with respect to required disclosure. Newport has adopted or formalized such controls as it believes are necessary and consistent with its business and internal management and supervisory practices.

The CEO and CFO of Newport, together with management of Newport have evaluated the effectiveness of Newport's disclosure controls and procedures and are collectively satisfied that, as of December 31, 2005, Newport's disclosure controls and procedures were adequate and effective.

Non-GAAP Measures

The terms ''EBITDA'', ''Distributable Cash Flow'' and ''Distributable Cash Flow per Unit'' (collectively the ''Non-GAAP Measures'') are financial measures used in this Management's Discussion & Analysis that are not standard measures under Canadian GAAP. Newport's method of calculating Non-GAAP Measures may differ from the methods used by other issuers. Therefore, Newport's Non-GAAP Measures, as presented in this MD&A, may not be comparable to similar measures presented by other issuers.

EBITDA refers to net earnings of Newport and NPY determined in accordance with generally accepted accounting principles, before depreciation and amortization, net of gain or loss on disposal of capital assets, interest expense and income tax expense. Management believes that EBITDA is a useful supplemental measure of performance and is the primary basis on which management assesses financial performance and cash available for debt service, working capital, capital expenditures, income taxes and distributions.

Distributable Cash Flow is not a standard measure under GAAP and is generally used by Canadian income funds as an indicator of financial performance. The method of calculating Newport's Distributable Cash Flow may differ from similar computations as reported by other similar entities and, accordingly, may not be comparable to distributable cash flow as reported by such entities. Newport's method of calculating Distributable Cash Flow is disclosed in the Summary Financial Table. Management believes that Distributable Cash Flow and Distributable Cash Flow Per Unit are useful supplemental measures that provide investors with information on cash available for distribution.

Investors are cautioned that the Non-GAAP Measures are not alternatives to measures under GAAP and should not, on their own, be construed as an indicator of Newport's or NPY's performance or cash flows, a measure of liquidity or as a measure of actual return on the Units. These Non-GAAP Measures should only be used in conjunction with the financial statements of Newport and NPY as at December 31, 2005.

Forward-Looking Statements

This MD&A contains certain forward-looking statements. These statements relate to future events or future performance and reflect management's expectations and assumptions regarding the growth, results of operations, performance and business prospects and opportunities of Newport and the operating partnerships in which it holds an ownership interest (the ''Operating Partnerships''). Such forward-looking statements reflect management's current beliefs and are based on information currently available to management of the Newport and the Operating Partnerships. In some cases, forward-looking statements can be identified by terminology such as ''may'', ''will'', ''should'', ''expect'', ''plan'', ''anticipate'', ''believe'', ''estimate'', ''predict'', ''potential'', ''continue'' or the negative of these terms or other similar expressions concerning matters that are not historical facts. In particular, statements regarding the future operating results and economic performance of Newport and the Operating Partnerships are forward-looking statements. A number of factors, including risks and uncertainties, could cause actual events or results to differ materially from the events and results discussed in the forward-looking statements. In evaluating these statements, investors should specifically consider various factors, including the risks outlined under ''Risk Factors'', which may cause actual events or results to differ materially from any forward-looking statement. Although the forward-looking statements are based on what management of Newport and the Operating Partnerships consider to be reasonable assumptions based on information currently available to it, there can be no assurance that actual events or results will be consistent with these forward-looking statements, and management's assumptions may prove to be incorrect. These forward-looking statements are made as of the date of this MD&A, and Newport does not assume any obligation to update or revise them to reflect new events or circumstances.