



CLUBLINK
ONE MEMBERSHIP
more golf

CLUBLINK
ENTERPRISES LIMITED

2011 Q3

Your Passport to
more!

Clubhouse at Club Renaissance

Financial Highlights

The following table summarizes the consolidated financial results of the Company:

	FOR THE 3 MONTHS ENDED		FOR THE 9 MONTHS ENDED	
	September 30, 2011	September 30, 2010	September 30, 2011	September 30, 2010
OPERATIONS				
Operating revenue (\$000)	89,151	86,727	170,630	160,216
Net operating income (\$000) ⁽¹⁾	32,864	33,077	47,748	48,776
Operating margin (%) ⁽¹⁾	36.9	38.1	28.0	30.4
Net membership fee income (\$000) ⁽¹⁾	3,663	3,354	10,655	10,150
Earnings before interest, taxes, amortization and other (\$000) ⁽¹⁾	36,527	36,431	58,403	58,926
Net earnings (\$000)	16,886	16,313	18,019	14,211
Cash flow from operations (\$000) ⁽¹⁾	31,327	30,847	40,398	38,381
OPERATING DATA				
ClubLink One Membership More Golf				
Championship golf rounds - Canada ⁽²⁾	536,000	537,000	909,000	913,000
18-hole equivalent golf courses - Canada ^(2,3)	41.5	40.5	41.5	40.5
Average number of championship rounds per 18-hole golf course - Canada ^(2,3)	12,916	13,259	21,904	22,543
Championship golf rounds - U.S. ⁽²⁾	33,000	13,000	140,000	18,000
18-hole equivalent golf courses - U.S. ^(2,3)	9.0	6.0	9.0	6.0
Average number of championship rounds per 18-hole golf course - U.S. ^(2,3)	3,667	2,167	15,556	3,000
White Pass and Yukon Route				
Rail passengers	244,000	229,000	382,000	368,000
Port passengers from cruise ships	461,000	434,000	712,000	697,000
MEMBERSHIP DATA				
Sales and transfer fees (\$000)	5,069	3,384	11,913	9,822
Sales (Members)	575	484	1,284	1,176
Resignations and terminations (reinstatements) (\$000)	(176)	591	2,545	3,386
Resignations and terminations (reinstatements) (Members)	(44)	69	831	732
Golf members at period end (Members)			19,711	17,493
Cash collected, net of origination costs (\$000)	2,832	4,654	6,777	9,970
Deferred membership fees at period end (\$000)			53,478	59,154
FINANCIAL POSITION				
Total assets (\$000)			680,690	688,893
Total debt (\$000)			337,358	347,471
Shareholders' equity (\$000)			195,452	189,002
Total debt to shareholders' equity ratio			1.73	1.84
PER COMMON SHARE DATA (\$)				
Basic and diluted earnings	0.61	0.58	0.65	0.51
Basic and diluted cash flow from operations ⁽¹⁾	1.12	1.10	1.45	1.37
Eligible cash dividends	0.075	0.075	0.225	0.225
COMMON SHARE DATA (000)				
Shares outstanding at period end			27,812	27,911
Weighted average shares outstanding - basic	27,808	27,913	27,873	27,999

(1) Net operating income, operating margin, net membership fee income, earnings before other items and income taxes, cash flow from operations and basic and diluted cash flow from operations per share are not recognized measures under International Financial Reporting Standards (IFRS). Management believes that these measures are useful supplemental information. Investors should be cautioned, however, that these measures should not be construed as an alternative to net earnings determined in accordance with IFRS as an indicator of the Company's performance or to cash flows from operating, investing and financing activities, as a measure of liquidity and cash flows. ClubLink's method of calculating these measures is consistent from year to year, but may be different than those used by other companies (see "Management's Discussion and Analysis of Financial Condition and Results of Operations").

(2) Excluding academy courses

(3) 18-hole equivalent championship golf courses owned during the period ended September 30.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

This management's discussion and analysis of financial condition and results of operations ("MD&A") should be read in conjunction with ClubLink Enterprises Limited's ("ClubLink" or "the Company") unaudited interim condensed consolidated financial statements and accompanying notes for the nine month period ended September 30, 2011. This MD&A has been prepared as at November 9, 2011 and all amounts are in Canadian dollars unless otherwise indicated. In this document, unless otherwise indicated, all financial data are prepared in accordance with International Financial Reporting Standards ("IFRS").

This quarterly MD&A updates the Company's most recently issued annual MD&A, prepared under Canadian GAAP dated March 1, 2011.

Forward Looking Statements

This quarterly report contains certain forward-looking information and statements relating but not limited to, operations, anticipated or prospective financial performance, results of operations, business prospects and strategies of ClubLink. Forward-looking information typically contains statements with words such as "consider", "anticipate", "believe", "expect", "plan", "intend", "may", "likely", or similar words suggesting future outcomes or statements regarding an outlook, or other expectations, beliefs, plans, objectives, assumptions, intentions or statements about future events or performance. Readers should be aware that these statements are subject to known and unknown risks, uncertainties and other factors that could cause actual results, performance or achievements of ClubLink to differ materially from those suggested by the forward-looking statements, some of which may be beyond the control of management.

Although ClubLink believes it has a reasonable basis for making the forecasts or projections included in this MD&A, readers are cautioned not to place undue reliance on such forward-looking information. By its nature, ClubLink's forward-looking information involves numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts and other forward-looking statements will not occur. These factors include, but are not limited to, availability of credit, weather conditions, the economic environment, environmental regulation and competition.

The above list of important factors affecting forward-looking information is not exhaustive, and reference should be made to the other risks discussed in ClubLink's filings with Canadian securities regulatory authorities. ClubLink undertakes no obligation, except as required by law, to update publicly or otherwise any forward-looking information, whether as a result of new information, future events or otherwise, or the above list of factors affecting this information.

Business Strategy and Corporate Overview

The Company has a strategic objective to maximize shareholder value over a five to ten year horizon, though the Company may monetize an investment when business conditions present a suitable opportunity.

Subsequent to the initial investment made in 2001, the Company acquired 100% ownership and privatized ClubLink Corporation on July 28, 2009. The privatization of ClubLink Corporation has provided a stable environment to allow for continued growth and enhanced profitability from golf club and resort operations.

Management has been actively looking at acquisition opportunities in Southern Florida. The Company made two acquisitions late in 2010 and one in the second quarter of 2011. The first acquisition involved a portfolio of six 18-hole equivalent championship and two 18-hole academy golf courses in Sun City Center, Florida. The second investment was the purchase of Heron Bay Golf Club in the Fort Lauderdale area. These investments created ClubLink's first region outside of Ontario and Quebec. On April 21, 2011, ClubLink acquired Woodlands Country Club, a 36-hole golf club near Fort Lauderdale.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Business Strategy and Corporate Overview (cont'd)

ClubLink's continued investment in programs to build the core operating business at White Pass & Yukon Route ("White Pass") has historically been the Company's key to profitability. As a standalone entity, White Pass has an experienced on-site management team and has been able to generate growth in the passenger traffic and corresponding U.S. dollar revenue since acquisition in 1997. Significant initiatives in this business segment have included capitalizing on historical relationships with the cruise lines, supporting investments to create one of the leading port facilities in southeast Alaska, an investment to repower our locomotive fleet to reduce both environmental emissions and ongoing operating costs. These initiatives have led White Pass to become Alaska's premier shore excursion experience to the traveling public.

Overview of Business Segments

ClubLink operates in two distinct business segments: (a) golf club and resort operations and (b) rail, tourism and port operations. In addition, the corporate operations segment oversees the two business segments.

The quarterly earnings performance of the Company reflects the highly seasonal nature of both business segments. The majority of operating revenue and net operating income from these businesses occur during the second and third quarters of the year. Accordingly, the quarterly reported net earnings of the Company will fluctuate with those of the underlying business segments. This seasonality has been mitigated somewhat by ClubLink's recent expansion into the Florida marketplace, as the primary golf season in Florida is from November to April.

Golf Club and Resort Operations Segment

ClubLink is engaged in golf club and resort operations under the trademark "ClubLink One Membership More Golf". ClubLink is Canada's largest owner and operator of golf clubs with 50.5, 18-hole equivalent championship and six 18-hole equivalent academy courses, at 42 locations primarily in two separate Regions: (a) Ontario/Quebec and (b) Florida.

ClubLink's golf clubs are strategically organized in clusters that are located in densely populated metropolitan areas and resort destinations frequented by those who live and work in these areas. By operating in Regions, ClubLink is able to offer golfers a wide variety of unique membership, corporate event and resort opportunities. ClubLink is also able to obtain the benefit of operating synergies to maximize revenue and achieve economies of scale to reduce costs.

Revenue at all golf club and resort properties is enhanced by cross-marketing, as the demographics of target markets for each are substantially similar. Revenue is further improved by corporate golf events, business meetings and social events that utilize golf capacity and related facilities at times that are not in high demand by ClubLink's members.

Member and Hybrid Golf Club revenue is maximized by the sale of flexible personal and corporate memberships that offer reciprocal playing privileges at ClubLink golf clubs and, on payment of an additional fee, inter-regional play within ClubLink and ClubCorp of America golf clubs. Daily fee golf club revenue is maximized through unique and innovative marketing programs. Resort revenue is maximized by the integration of high quality golf facilities, which are recognized throughout the leisure industry as the key amenity for successfully attracting corporate groups and leisure guests.

(a) Ontario/Quebec

ClubLink's Ontario/Quebec Region is organized into two clusters: the major metropolitan areas of Southern Ontario and Muskoka, Ontario's premier resort area, extending from London to Huntsville to Pickering, with a particularly strong presence in the Greater Toronto Area; and Quebec/Eastern Ontario, extending from the National Capital Region to Montreal, including Mont-Tremblant, Quebec's premier resort area.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Overview of Business Segments (cont'd)

Golf Club and Resort Operations Segment (cont'd)

(a) Ontario/Quebec (cont'd)

In 2011, ClubLink is operating 29 Ontario/Quebec Region Member Golf Clubs in three categories as follows:

Prestige:	Greystone, King Valley, RattleSnake Point
Platinum:	DiamondBack, Eagle Creek, Emerald Hills, Fontainebleau, Glencairn, Grandview, Heron Point, Islesmere, Kanata, King's Riding, Lake Joseph, Le Maitre, Rocky Crest, Wyndance
Gold:	Blue Springs, Caledon Woods, Cherry Downs, Country Club, Eagle Ridge, Glendale, Greenhills, GreyHawk, Hautes Plaines, National Pines, Station Creek, Val des Lacs

In June 2011, ClubLink announced that Blue Springs Golf Club is being converted into a Platinum Member Golf Club for the 2012 operating season.

On December 15, 2010, ClubLink acquired Glendale Golf and Country Club in Hamilton, Ontario. Glendale is the 23rd golf club in the Greater Toronto Area. It was founded in 1919 and was one of the first private golf clubs in the Hamilton area. Glendale will operate as a Gold Member Golf Club. ClubLink has committed to \$1,500,000 in capital upgrades over three years for cart paths, bunkers, a practice facility and clubhouse improvements.

In 2011, ClubLink is operating four Ontario/Quebec Region Hybrid Golf Clubs in three categories as follows:

Hybrid – Prestige:	Glen Abbey
Hybrid – Gold:	The Club at Bond Head
Hybrid – Silver:	Bethesda Grange, Highland Gate

Hybrid Golf Clubs are available for daily fee (public) play, reciprocal access by Members and provide a home club for Members with reciprocal access to the ClubLink system.

On June 10, 2010, ClubLink announced the conversion of the 18-hole Championship daily fee golf course at Rolling Hills into a Hybrid – Silver Golf Club named Bethesda Grange. Golf course upgrades which commenced in 2010, as part of this conversion, are expected to be completed by the end of 2011.

In 2011, ClubLink is operating two Ontario/Quebec Region Daily Fee Golf Clubs as follows:

Daily Fee:	Grandview Inn, Rolling Hills
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ClubLink owns sufficient land to develop an additional 18 holes at Cherry Downs Golf Club in Pickering, Grandview Golf Club in Muskoka and Rocky Crest Golf Club in Muskoka and sufficient land in the Greater Montreal Area to develop a 36-hole golf club.

In 2011, ClubLink is operating The Lake Joseph Club while Delta Hotels and Resort ("Delta") is managing Delta Grandview Resort, Delta Rocky Crest Resort and Delta Sherwood Inn on ClubLink's behalf.

The Lake Joseph Club, Delta Rocky Crest Resort and Delta Sherwood Inn operate seasonally from May to October. Delta Sherwood Inn has undergone renovations after the resort was damaged by a fire and closed in September 2009 and was reopened in June 2010. Delta Grandview Resort operates year round. Delta's responsibilities include management of rooms, recreation programs and food and beverage outlets. This includes the management of food and beverage operations at Rocky Crest and Grandview Golf Clubs, while ClubLink remains responsible for management of the golf operations at these properties.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Overview of Business Segments (cont'd)

Golf Club and Resort Operations Segment (cont'd)

(a) Ontario/Quebec (cont'd)

Delta's sales and marketing efforts for ClubLink's Muskoka Resorts are focused on increasing corporate clientele through direct mail programs, telemarketing campaigns, e-commerce promotions and cross promotions to all ClubLink, ClubCorp, Toronto Board of Trade and Delta Privilege Members.

ClubLink's remaining Muskoka land holdings, excluding golf course development sites, include zoned and serviced land that are capable of supporting a substantial number of resort rooms/villas, conference facilities and residential homes.

(b) United States

ClubLink's golf clubs in the United States consist of the Florida Region and Lake Chesdin Golf Club, located near Richmond, Virginia. The Florida Region includes eight 18-hole equivalent championship and two 18-hole equivalent academy golf courses.

On September 3, 2010, ClubLink acquired eight 18-hole golf courses in Sun City Center, Florida for US \$8,700,000. The operating championship golf courses are Club Renaissance (18 holes), Sandpiper Golf Course (27 holes), Scepter Golf Club (18 holes), and Falcon Watch Golf Club (27 holes). Two 18-hole academy courses are also included: Kings Point Golf Club and Caloosa Greens Golf Club. North Lakes Golf Club, which was closed in 2009 and remains closed, is also part of the portfolio, as is an undeveloped two-acre parcel of commercially zoned land. The golf courses, approximately 50 kilometres (30 miles) south of Tampa, range from a full-service country club to academy courses.

On October 21, 2010, ClubLink acquired Heron Bay Golf Club in Coral Springs, Florida, approximately 35 kilometres (20 miles) from downtown Fort Lauderdale, for US \$2,900,000. From 1997 to 2002, Heron Bay hosted the PGA Tour's Honda Classic, crowning champions Stuart Appleby, Mark Calcavecchia, Vijay Singh, Dudley Hart, Jesper Parnevik and Matt Kuchar.

On April 21, 2011, ClubLink acquired Woodlands Country Club in Tamarac, Florida for US \$5,096,000. Woodlands Country Club, approximately 20 kilometres (12 miles) northwest of downtown Fort Lauderdale, was founded in 1969. The full service country club features a striking and recently renovated clubhouse overlooking two 18-hole championship golf courses designed by Robert Van Hagge and Bruce Devlin, a practice facility, swimming pool and tennis courts.

These investments created ClubLink's first region outside of Ontario and Quebec.

For the 2011 operating season, ClubLink is operating eight Florida Region Golf Clubs in five categories as follows:

Hybrid - Platinum:	Club Renaissance, Heron Bay
Gold:	Scepter
Hybrid – Gold:	Woodlands
Silver:	Falcon Watch, Sandpiper
Academy:	Caloosa Greens, Kings Point

(c) TravelLink

The TravelLink program offers three levels that allow ClubLink members inter-regional access. The first level provides all ClubLink members inter-regional access with preferred green fee pricing. Levels 2 and 3 are optional and provide ClubLink members greater inter-regional access for fixed annual fees.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Overview of Business Segments (cont'd)

Rail, Tourism and Port Operations Segment

ClubLink is also engaged in rail, tourism and port operations based in Skagway, Alaska which operate under the trade name of "White Pass & Yukon Route". This includes a tourist railway stretching approximately 177 kilometres (110 miles) from Skagway, Alaska through British Columbia to Whitehorse, Yukon. Presently, approximately 110 kilometres (67.5 miles) of the railway is in active service.

The railway was constructed by White Pass during the Klondike Gold Rush of 1898/1899 and completed in 1900. From 1900 until 1982, it was used for the carriage of general freight, ore concentrates, petroleum products and passengers. Railway operations were suspended in 1982 when a major ore concentrate customer shut down its mine. The South Klondike Highway between Whitehorse and Skagway, subsequently constructed in 1985, transferred the transportation of ore concentrates from rail to road service. The railway reopened in 1988 and has since been operating as a seasonal passenger tourism railway. ClubLink acquired White Pass in 1997.

White Pass operates three docks in Skagway, which provide four berths for cruise ships operating west coast schedules throughout the May to September tourist season. The largest of the three docks, with two berths, is owned while the two remaining docks are situated on state and city property and operate under long-term tideland leases.

The primary market is the cruise industry, which recognizes Skagway as a marquee port for its Alaskan cruises. White Pass maintains a symbiotic relationship with the cruise lines – carrying almost half of all cruise passengers – making it Alaska's premier shore excursion and a high volume, highly rated and profitable shore excursion for the cruise lines. The relationship is supported with an existing incentive program and extensive cooperative pre-cruise and on-board promotion. White Pass also markets to motorcoach tour companies and independent travelers who arrive via ferry and the South Klondike Highway.

Corporate Operations Segment

ClubLink's objective at the corporate level is to identify opportunities to generate incremental returns and cash flow. Historically, the nature of these investments included debt and equity instruments in both public and private organizations. Currently, management is focused on improving the returns of both operating business segments.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Selected Financial Information

The table below sets forth selected financial data relating to the Company's periods ended September 30, 2011 and September 30, 2010. This financial data is derived from the Company's unaudited Consolidated Financial Statements, which are prepared in accordance with IFRS.

(thousands of dollars, except per share amounts)	FOR THE THREE MONTHS ENDED			FOR THE NINE MONTHS ENDED		
	Sept. 30, 2011	Sept. 30, 2010	% Change	Sept. 30, 2011	Sept. 30, 2010	% Change
OPERATING REVENUE	\$ 89,151	\$ 86,727	2.8%	\$ 170,630	\$ 160,216	6.5%
COST OF INVENTORY SOLD	11,825	11,052	7.0%	20,081	17,741	13.2%
OPERATING COSTS	44,462	42,598	4.4%	102,801	93,699	9.7%
NET OPERATING INCOME	32,864	33,077	-0.6%	47,748	48,776	-2.1%
AMORTIZATION OF MEMBERSHIP FEES	4,259	3,999	6.5%	12,091	11,522	4.9%
DIRECT COSTS OF ORIGINATING MEMBERSHIP FEES	596	645	-7.6%	1,436	1,372	4.7%
NET MEMBERSHIP FEE INCOME	3,663	3,354	9.2%	10,655	10,150	5.0%
EBITDA	36,527	36,431	0.3%	58,403	58,926	-0.9%
DEPRECIATION AND AMORTIZATION	(5,831)	(5,946)	-1.9%	(17,260)	(17,701)	-2.5%
LAND LEASE RENT	(1,369)	(1,369)	0.0%	(4,098)	(4,115)	-0.4%
INTEREST, NET	(5,288)	(5,838)	-9.4%	(15,498)	(16,545)	-6.3%
OTHER INCOME (EXPENSE)	750	481	55.9%	4,147	(19)	N/A
INCOME TAX EXPENSE	(7,903)	(7,446)	6.1%	(7,675)	(6,335)	21.2%
NET EARNINGS	\$ 16,886	\$ 16,313	3.5%	\$ 18,019	\$ 14,211	26.8%
WEIGHTED AVERAGE SHARES OUTSTANDING (000)	27,808	27,913	-0.4%	27,873	27,999	-0.5%
BASIC AND DILUTED EARNINGS PER SHARE	\$ 0.61	\$ 0.58	5.2%	\$ 0.65	\$ 0.51	27.5%
TOTAL ASSETS				\$ 680,690	\$ 688,893	-1.2%
TOTAL LIABILITIES				\$ 485,238	\$ 499,891	-2.9%
ELIGIBLE CASH DIVIDENDS PER SHARE	\$ 0.075	\$ 0.075	0.0%	\$ 0.225	\$ 0.225	0.0%

Summary of Canadian/U.S. Exchange Rates Used for Translation Purposes

The following exchange rates translate one U.S. dollar into the Canadian dollar equivalent.

	September 30, 2011	December 31, 2010	September 30, 2010
Balance Sheet	1.0482	0.9946	1.0290
Statement of Earnings - First Quarter	0.9860	N/A	1.0409
Statement of Earnings - Second Quarter	0.9677	N/A	1.0276
Statement of Earnings - Third Quarter	0.9802	N/A	1.0391

Third Quarter 2011 Consolidated Operating Highlights

Consolidated operating revenue increased 2.8% to \$89,151,000 for the three month period ending September 30, 2011 from \$86,727,000 in 2010, primarily due to operating revenue from the Florida golf clubs and Glendale which have all been acquired since September 3, 2010.

Operating costs increased 4.4% to \$44,462,000 for the three month period ending September 30, 2011 from \$42,598,000 in 2010, primarily due to operating costs from the Florida golf clubs and Glendale which have all been acquired since September 3, 2010.

Net operating income decreased 0.6% to \$32,864,000 for the three month period ending September 30, 2011 from \$33,077,000 in 2010 primarily due to the third quarter being the off-season for the Florida golf clubs, resulting in an operating loss for these operations. A stronger Canadian dollar in 2011 as compared to 2010 has also resulted in a decline in the Canadian dollar equivalent of the rail, tourism and port net operating income.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Third Quarter 2011 Consolidated Operating Highlights (cont'd)

Net membership fee income increased 9.2% to \$3,663,000 for the three month period ending September 30, 2011 from \$3,354,000 in 2010.

Consolidated EBITDA increased 0.3% to \$36,527,000 for the three month period ending September 30, 2011 from \$36,431,000 in 2010.

Interest, net decreased 9.4% to \$5,288,000 for the three month period ending September 30, 2011 from \$5,838,000 in 2010 primarily due to a 2.9% decrease in borrowings and other financial liabilities from September 30, 2010 and a lower cost of debt.

Other income was \$750,000 for the three month period ending September 30, 2011 compared to \$481,000 for 2010 primarily due to the recognition of \$2,528,000 in prior year property tax refunds for Ontario golf clubs offset by an unrealized foreign exchange loss in the amount of \$1,404,000.

Net earnings increased 3.5% to \$16,886,000 for the three month period ending September 30, 2011 from \$16,313,000 in 2010.

Earnings per share increased 5.2% to \$0.61 per share for the three month period ending September 30, 2011 from \$0.58 per share in 2010.

Results of Operations by Business Segment

The review of operations by business segment should be read in conjunction with the segmented information contained in note 17 of the unaudited consolidated financial statements for the period ended September 30, 2011.

The following is a summary of the results of operations:

(thousands of Canadian dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Operating revenue by segment			
Golf club and resort operations	\$ 135,238	\$ 123,855	9.2%
Rail, tourism and port operations	35,392	36,361	-2.7%
	\$ 170,630	\$ 160,216	6.5%
Net operating income by segment			
Golf club and resort operations	\$ 30,041	\$ 30,771	-2.4%
Rail, tourism and port operations	19,766	19,928	-0.8%
Corporate operations	(2,059)	(1,923)	-7.1%
	47,748	48,776	-2.1%
Net membership fee income			
Golf club and resort operations	10,655	10,150	5.0%
Earnings before other items and income taxes	\$ 58,403	\$ 58,926	-0.9%

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Review of Golf Club and Resort Operations for the 9 Months Ended September 30, 2011

On September 3, 2010 ClubLink acquired eight 18-hole golf courses in Sun City Center, Florida for US \$8,700,000. The operating championship golf courses are Club Renaissance (18 holes), Sandpiper Golf Course (27 holes), Scepter Golf Club (18 holes), and Falcon Watch Golf Club (27 holes). Two 18-hole academy courses are also included: Kings Point Golf Club and Caloosa Greens Golf Club. North Lakes Golf Club, which was closed in 2009 and remains closed, is also part of the portfolio, as is an undeveloped two-acre parcel of commercially zoned land. The courses, approximately 50 kilometres (30 miles) south of Tampa, range from a full-service country club to academy courses.

On October 21, 2010 ClubLink acquired Heron Bay Golf Club in Coral Springs, Florida, approximately 35 kilometres (20 miles) from Fort Lauderdale, for US \$2,900,000. From 1997 to 2002, it hosted the PGA Tour's Honda Classic, crowning champions Stuart Appleby, Mark Calcavecchia, Vijay Singh, Dudley Hart, Jesper Parnevik and Matt Kuchar.

On April 21, 2011, ClubLink acquired Woodlands Country Club in Tamarac, Florida for US \$5,096,000. Woodlands Country Club, approximately 20 kilometres (12 miles) northwest of downtown Fort Lauderdale, was founded in 1969. The full service country club features a striking and recently renovated clubhouse overlooking two 18-hole golf courses designed by Robert Van Hagge and Bruce Devlin, a practice facility, swimming pool and tennis courts.

The Sun City, Heron Bay and Woodlands investments created ClubLink's first region outside of Ontario and Quebec.

On December 15, 2010, ClubLink acquired Glendale Golf and Country Club in Hamilton, Ontario. Glendale is the 23rd golf club in the Greater Toronto Area. It was founded in 1919 and was one of the first private golf clubs in the Hamilton area. Glendale will operate as a Gold Member Golf Club. ClubLink has committed to \$1,500,000 in capital upgrades over 3 years for cart paths, bunkers and clubhouse improvements.

Summary of Golf Club and Resort Operations

(thousands of Canadian dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Operating revenue	\$ 135,238	\$ 123,855	9.2%
Cost of inventory sold	(19,291)	(16,887)	14.2%
Operating costs	(85,906)	(76,197)	12.7%
Net operating income	30,041	30,771	-2.4%
Amortization of membership fees	12,091	11,522	4.9%
Direct costs of originating membership fees	(1,436)	(1,372)	4.7%
Net membership fee income	10,655	10,150	5.0%
EBITDA	\$ 40,696	\$ 40,921	-0.5%

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION
AND RESULTS OF OPERATIONS**

Review of Golf Club and Resort Operations for the 9 Months Ended September 30, 2011 (cont'd)

Golf Club and Resort Operating Revenue

Golf club and resort operating revenue is recorded as follows:

(thousands of Canadian dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Annual dues	\$ 50,343	\$ 44,620	12.8%
Corporate events, guest fees and cart rentals	33,640	32,407	3.8%
Food and beverage	38,813	35,248	10.1%
Resort rooms	2,631	2,690	-2.2%
Merchandise	8,726	7,772	12.3%
Other	1,085	1,118	-3.0%
Total operating revenue	\$ 135,238	\$ 123,855	9.2%

Canadian championship golf rounds decreased 0.4% to 909,000 championship rounds from 913,000 championship rounds in 2010. U.S. championship golf rounds increased to 140,000 from 18,000 in 2010 due to the additional Florida properties acquired in late 2010 and early 2011.

The increases in all major golf revenue categories are due to the Florida golf clubs and Glendale which were acquired in late 2010 and early 2011.

Golf Club and Resort Operating Costs

Golf club and resort operating costs are recorded as follows:

(thousands of Canadian dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Operations labour	\$ 48,478	\$ 43,558	11.3%
Direct operating costs	19,369	16,099	20.3%
Insurance	1,979	1,194	65.7%
Utilities	6,686	5,349	25.0%
Property taxes	3,592	3,814	-5.8%
Sales and marketing	1,850	1,848	0.1%
Administration and provincial capital taxes	3,952	4,335	-8.8%
Total operating costs	\$ 85,906	\$ 76,197	12.7%

The decrease in property taxes is primarily due to lower property taxes for the Ontario golf clubs, resulting from the settlement with the Municipal Property Assessment Corporation.

The decrease in administration and provincial capital taxes is due to the elimination of provincial capital taxes in Ontario and Quebec and the transfer of certain head office costs to the corporate operations segment.

The increases in most cost categories are due to the Florida golf courses and Glendale which were acquired in late 2010 and early 2011.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Review of Golf Club and Resort Operations for the 9 Months Ended September 30, 2011 (cont'd)

Membership Fees

Total golf members increased 12.7% to 19,711 on September 30, 2011 from 17,493 on September 30, 2010 primarily due to the 1,853 Florida members acquired since September 30, 2010.

New membership sales during the nine months ended September 30, 2011 increased to \$9,523,000 (1,284 members) from \$8,568,000 (1,176 members) during the nine months ended September 30, 2010. Transfer and upgrade fees during 2011 increased to \$2,390,000 from \$1,254,000 in 2010. Resignations and terminations decreased to \$2,545,000 (831 members or 4.4% of golf members at December 31, 2010) from \$3,386,000 (732 members or 4.3% of golf members at December 31, 2009) in 2010. Membership fee instalments received in cash decreased 27.6% to \$8,213,000 from \$11,342,000 in 2010 as a number of membership contracts have been paid in full.

Membership fees are amortized over the estimated weighted average remaining life of memberships purchased each year. This is determined by subtracting the average age of Canadian members that joined in that year from 70 (United States - 80) and dividing the result by 2. The amortization period is reviewed annually and any adjustments are made prospectively. Membership fee revenue recognized for the nine months ended September 30, 2011 increased to \$12,091,000 from \$11,522,000 in 2010 due to the 1,284 new members added during the 9 months ended September 30, 2011.

Direct costs of originating membership fees increased 4.7% to \$1,436,000 for the nine month period ending September 30, 2011 from \$1,372,000 in 2010, primarily due to the costs related to obtaining new members in Florida.

Review of Rail, Tourism and Port Operations for the 9 Months Ended September 30, 2011

The following is a summary of the rail, tourism and port operations:

(thousands of dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Operating revenue	\$ 36,291	\$ 35,139	3.3%
Cost of inventory sold	(808)	(826)	-2.2%
Operating costs	(15,203)	(15,051)	1.0%
Net operating income (US dollars)	20,280	19,262	5.3%
Exchange	(514)	666	N/A
Net operating income (Cdn dollars)	\$ 19,766	\$ 19,928	-0.8%

Rail, tourism and port operating revenue is recorded as follows:

(thousands of dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Railroad	\$ 27,239	\$ 26,013	4.7%
Port	7,003	6,865	2.0%
Merchandise	1,841	2,006	-8.2%
Other	208	255	-18.4%
Subtotal (US dollars)	36,291	35,139	3.3%
Exchange	(899)	1,222	N/A
Total (Cdn dollars)	\$ 35,392	\$ 36,361	-2.7%

The number of rail passengers has increased 3.8% to 382,000 in 2011 as compared to 368,000 in 2010.

The number of port passengers has increased 2.2% to 712,000 in 2011 as compared to 697,000 in 2010.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Review of Rail, Tourism and Port Operations for the 9 Months Ended September 30, 2011 (cont'd)

Rail, tourism and port operating costs are recorded as follows:

(thousands of dollars)	For the 9 Months Ended		% Change
	September 30, 2011	September 30, 2010	
Rail shop and train maintenance	\$ 6,036	\$ 5,586	8.1%
Maintenance of way	2,069	2,047	1.1%
Passenger operations	1,476	1,403	5.2%
Marketing	245	273	-10.3%
Property taxes	455	472	-3.6%
Administration	2,208	2,494	-11.5%
Insurance	1,253	1,220	2.7%
Other	1,461	1,556	-6.1%
Subtotal (US dollars)	15,203	15,051	1.0%
Exchange	(367)	528	N/A
Total (Cdn dollars)	\$ 14,836	\$ 15,579	-4.8%

The increase in rail shop and train maintenance is due to higher fuel costs in operating the locomotives as compared to 2010.

Review of Corporate Operations for the 9 Months Ended September 30, 2011

For the 9 months ended September 30, 2011, the corporate operations segment incurred costs of \$2,059,000 as compared to \$1,923,000 in 2010. This increase is primarily due to the transfer of certain head office costs to this segment from the golf club and resort operations segment.

Financial Condition

Assets

Consolidated assets at September 30, 2011 increased 4.2% to \$680,690,000 from \$653,247,000 at December 31, 2010. This increase is primarily due to increases in working capital accounts resulting from the 2011 golf operating season and a weaker Canadian dollar (1.0482 compared to 0.9946).

Liabilities

Consolidated liabilities at September 30, 2011 increased 2.7% to \$485,238,000 from \$472,536,000 at December 31, 2010. This increase is primarily due to increases in working capital accounts resulting from the 2011 golf operating season and a weaker Canadian dollar (1.0482 compared to 0.9946).

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION
AND RESULTS OF OPERATIONS**

Financial Condition (cont'd)

Shareholders' Equity

Consolidated shareholders' equity at September 30, 2011 totaled \$195,452,000 or \$7.03 per share, compared to \$180,711,000 or \$6.48 per share at December 31, 2010 and \$189,002,000 or \$6.77 per share at September 30, 2010. The number of common shares outstanding decreased to 27,811,961 shares as at September 30, 2011 due primarily to the repurchase and cancellation of shares under the Company's issuer bids. As at December 31, 2010, the total number of shares outstanding was 27,902,618.

The following is a summary of the common share activity:

(number of shares)	For the 9 Months Ended	
	September 30, 2011	September 30, 2010
Balance, beginning of period	27,902,618	28,057,479
Shares issued pursuant to dividend reinvestment plan	2,643	2,750
Exercise of stock options	73,500	-
Shares purchased and cancelled through normal course issuer bid program	(166,800)	(55,500)
Shares purchased and cancelled	-	(94,050)
Balance, end of period	27,811,961	27,910,679

During 2011, the Company continued with its dividend program and paid a quarterly payment of \$0.075 per share on March 31, 2011, June 15, 2011 and September 15, 2011.

The Company has recorded a positive adjustment to its accumulated other comprehensive earnings/loss account of \$3,806,000 due to a change in the Canadian/U.S. exchange rate to 1.0482 at September 30, 2011 from 0.9946 at December 31, 2010. This change has a corresponding impact on the assets and liabilities having a US functional currency.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Liquidity and Capital Resources

ClubLink's objective is to ensure that capital resources are readily available to meet obligations as they become due, to complete its approved capital expenditure program and to take advantage of attractive acquisitions as they arise. ClubLink's capital availability and demonstrated ability to execute transactions give it a competitive advantage in corporate development opportunities.

The analysis of ClubLink's liquidity is as follows:

(thousands of Canadian dollars)	As at September 30, 2011		As at December 31, 2010		As at September 30, 2010	
	Maximum	Available	Maximum	Available	Maximum	Available
Cash	\$ 4,437	\$ 4,437	\$ 1,447	\$ 1,447	\$ 11,755	\$ 11,755
Revolving secured debt (rail)	15,723	15,723	9,946	4,388	10,290	10,290
Revolving secured debt (corporate)	50,000	13,409	50,000	5,217	50,000	16,032
Related party debt facility (corporate)	30,000	30,000	30,000	30,000	30,000	30,000
	\$ 100,160	\$ 63,569	\$ 91,393	\$ 41,052	\$ 102,045	\$ 68,077

Funds will be used during 2011 for operating capital expenditures in both business segments, to fund development capital expenditures, primarily the locomotive repower program, to purchase additional securities pursuant to ClubLink's normal course issuer bid program and to pay debt obligations as they become due.

Liquidity risk arises from general funding needs and in the management of assets, liabilities and optimal capital structure. ClubLink manages liquidity risk to maintain sufficient liquid financial resources to meet its commitments and obligations in the most cost-effective manner possible.

Based on ClubLink's financial position at September 30, 2011, and projected future earnings, management expects to be able to fund its working capital requirements, and meet its other obligations including debt repayments.

Free cash flow from operating activities after operating capital expenditures on investment property and property, plant and equipment, principal amortization of non-revolving secured debt, finance lease obligations, net and dividends is calculated as follows:

(thousands of Canadian dollars)	For the 9 Months Ended	
	September 30, 2011	September 30, 2010
Cash flow from operations	\$ 40,398	\$ 38,381
Net change in working capital accounts	10,073	9,523
Cash provided by operating activities	50,471	47,904
Operating capital expenditures	(6,551)	(5,369)
Principal amortization of non-revolving secured debt	(9,122)	(8,487)
Principal amortization of term loan	(2,110)	(2,441)
Finance lease obligations, net	(330)	(1,671)
Free cash flow from operating activities before dividends	32,358	29,936
Common share dividends	(6,269)	(6,301)
Free cash flow from operating activities	\$ 26,089	\$ 23,635

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION
AND RESULTS OF OPERATIONS**

Liquidity and Capital Resources (cont'd)

The following is an analysis of the Company's net obligations and its characteristics on September 30, 2011 compared to December 31, 2010:

(thousands of Canadian dollars)	Average Interest Rate Sept. 30, 2011	Average Interest Rate December 31, 2010	Total Obligations Sept. 30, 2011	Total Obligations December 31, 2010	Average Term to Maturity Sept. 30, (Yrs) 2011	Average Term to Maturity December 31, (Yrs) 2010
Revolving secured debt (rail)	2.22%	2.41%	\$ -	\$ 5,558	0.75	0.50
Revolving secured debt (corporate)	3.00%	3.34%	34,850	42,942	1.75	1.42
Non-revolving secured debt	7.20%	7.20%	257,135	265,398	13.33	14.03
Term loan	3.22%	3.26%	35,790	36,090	8.92	9.67
Finance lease obligations	5.38%	5.92%	9,583	9,825	2.05	2.01
Total obligations	6.29%	6.24%	337,358	359,813		
Cash			(4,437)	(1,447)		
Net obligations			\$ 332,921	\$ 358,366		

ClubLink's consolidated debt obligations include secured debt, term loan, notes payable and finance lease obligations. The following table illustrates future maturities and amortization payments of consolidated debt obligations as at September 30, 2011:

(thousands of Canadian dollars)	Revolving Maturities	Mortgage and Term Loan Amortization Payments	Mortgage and Term Loan Maturities	Finance Lease Obligations	Total Obligations
Balance of 2011	\$ -	\$ 3,896	\$ -	\$ 1,410	\$ 5,306
2012	-	16,164	547	3,314	20,025
2013	34,850	17,140	960	2,403	55,353
2014	-	18,190	520	1,182	19,892
2015	-	19,318	-	831	20,149
2016 and thereafter	-	206,938	9,252	443	216,633
	\$ 34,850	\$ 281,646	\$ 11,279	\$ 9,583	\$ 337,358

ClubLink expects to meet its remaining 2011 and 2012 debt obligations by way of cash flow from operations, renewing facilities at maturity and using unutilized lines of credit if necessary.

ClubLink is committed to the following minimum land lease rent payments for the next five years and thereafter as follows:

(thousands of dollars)	Golf Club and Resort Operations (Cdn)	Rail, Tourism and Port Operations (US)
Balance of 2011	\$ 1,171	\$ 63
2012	4,769	218
2013	4,860	200
2014	4,952	192
2015	5,048	188
2016 and thereafter	63,309	2,943
	\$ 84,109	\$ 3,804

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Liquidity and Capital Resources (cont'd)

A summarized statement of cash flows is as follows:

(thousands of Canadian dollars)	For the 9 Months Ended	
	September 30, 2011	September 30, 2010
Cash flow from operations	\$ 40,398	\$ 38,381
Net change in working capital accounts	10,073	9,523
Cash provided by operating activities	50,471	47,904
Capital and intangible asset expenditures	(10,946)	(10,058)
Business combinations	(4,037)	(10,820)
Mortgages and loans receivable	146	5,886
Revolving secured debt	(13,500)	4,431
Non-revolving secured debt advances, net of maturities	-	9,424
Revolving unsecured debt from related party	-	(28,400)
Principal amortization of non-revolving secured debt	(9,122)	(8,487)
Principal amortization of term loan	(2,110)	(2,441)
Finance lease obligations	(330)	(1,671)
Dividends paid	(6,269)	(6,301)
Other	(1,313)	1,618
Net increase in cash during the year	2,990	1,085
Cash, beginning of period	1,447	10,670
Cash, end of period	\$ 4,437	\$ 11,755

Operating Activities

Cash flow from operations improved to \$40,398,000 from \$38,381,000 in 2010 primarily due to the \$5,148,000 improvement in earnings before deferred income taxes, offset by a decline of \$3,129,000 in collection of membership fee instalments.

Cash provided by operating activities has increased to \$50,471,000 in 2011 from \$47,904,000 in 2010 primarily due to the improvement in earnings before deferred income taxes.

Investing Activities

Cash used in investing activities increased to \$15,085,000 from \$14,934,000 in 2010.

Property, plant and equipment expenditures are broken down as follows:

(thousands of Canadian dollars)	For the 9 Months Ended	
	Sept. 30, 2011	Sept. 30, 2010
Golf club and resort operations	\$ 4,622	\$ 3,121
Rail, tourism and port operations	1,886	2,248
Operating expenditures on property, plant and equipment	6,508	5,369
Golf club and resort operations	983	961
Rail, tourism and port operations	3,316	3,728
Development expenditures on property, plant and equipment	4,299	4,689
Total capital expenditures on property, plant and equipment	\$ 10,807	\$ 10,058

The development capital expenditures for the rail, tourism and port operations represent the locomotive repower program. This involves the upgrade of various locomotives to enable them to be compliant with environmental regulations and allow greater operating cost efficiencies.

On April 21, 2011, ClubLink completed the acquisition of Woodlands Country Club in Tamarac, Florida for US \$5,096,000. Net of liabilities acquired this amounted to CDN \$4,037,000.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Financing Activities

Cash used in financing activities was \$32,233,000 for the nine month period ending September 30, 2011 compared to \$31,814,000 in 2011.

The Company's \$50,000,000 secured revolving operating line of credit due June 8, 2012 was renewed to June 7, 2013. This facility has a two year term and provisions for annual one year extensions.

The rail, tourism and port operations US\$10,000,000 secured revolving operating line of credit with a U.S. financial institution due July 1, 2011 was renewed to July 1, 2012 and increased to US \$15,000,000.

The Company was approved by the Toronto Stock Exchange for a normal course issuer bid to purchase up to 1,395,000 of its common shares which expired on September 19, 2011. For the year ended December 31, 2010, the Company repurchased for cancellation 8,700 common shares for a total purchase price of \$59,000 or \$6.78 per common share, including commissions. During the nine month period ended September 30, 2011, the Company repurchased for cancellation 164,100 common shares for a total purchase price of \$1,136,000 or \$6.92 per common share, including commissions.

The Company has been approved by the Toronto Stock Exchange for a normal course issuer bid to purchase up to 1,390,000 of its common shares which will expire on September 19, 2012. During the nine month period ended September 30, 2011, the Company repurchased for cancellation 2,700 common shares for a total purchase price of \$17,000 or \$6.30 per common share, including commissions.

During the period, the Company continued with its dividend program, paying 7.5 cents per share on March 31, 2011, June 15, 2011 and September 15, 2011. Dividends paid during 2011 total \$6,269,000 (2010 - \$6,301,000).

Related Party Transactions

Refer to Note 16 in the unaudited interim consolidated financial statements for the quarter ending September 30, 2011 for a complete description of all related party transactions.

Summary of Financial Results by Quarter

The table below sets forth selected financial data for the most recent eight quarters ending September 30, 2011. The financial data is derived from the Company's unaudited interim financial statements as follows:

(thousands of Canadian dollars, except per share amounts)	2011			2010				2009
	Sep. 30	Jun. 30	Mar. 31	Dec. 31	Sep. 30	Jun. 30	Mar. 31	Dec. 31
	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(b)
Total assets	\$ 680,690	\$ 677,771	\$ 662,793	\$ 653,247	\$ 688,893	\$ 695,014	\$ 675,856	\$ 627,753
Operating revenue	89,151	61,285	20,194	29,687	86,727	57,321	16,168	24,681
Net operating income	32,864	13,179	1,705	1,278	33,077	14,592	1,107	850
Operating margin %	36.9%	21.5%	8.4%	4.3%	38.1%	25.5%	6.8%	3.4%
Net membership fee income	3,663	3,395	3,597	3,631	3,354	3,287	3,509	3,652
EBITDA	36,527	16,574	5,302	4,909	36,431	17,879	4,616	4,502
Net earnings (loss)	16,886	4,193	(3,060)	(4,086)	16,313	2,581	(4,683)	(2,212)
Basic earnings (loss) per share	0.61	0.15	(0.11)	(0.15)	0.58	0.10	(0.17)	(0.08)
Cash flow from operations	31,327	11,001	(1,930)	(2,082)	30,847	11,648	(4,114)	(1,827)
Cash flow from operations per share	1.12	0.40	(0.07)	(0.07)	1.10	0.42	(0.15)	(0.07)
Eligible cash dividends per share	0.075	0.075	0.075	0.075	0.075	0.075	0.075	0.075

(a) Prepared under IFRS

(b) Prepared under Canadian GAAP

Seasonality

The quarterly earnings performance of the Company reflects the highly seasonal nature of both business segments. The majority of revenue and earnings from these businesses occur during the second and third quarters of the year. Accordingly, the quarterly reported net earnings of the Company will fluctuate with those of the underlying business segments. This seasonality has been mitigated by the Florida acquisitions in late 2010 and early 2011.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Risks and Uncertainties

Please refer to the Company's 2010 Annual Report for a complete review of the Company's Risks and Uncertainties.

International Financial Reporting Standards

In 2005, the Accounting Standards Board of Canada announced that Canadian GAAP, as used by publicly accountable enterprises would be fully converged with accounting standards in International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board to be complete by January 1, 2011.

Key IFRS dates:

January 1, 2010 (transition date): An opening consolidated balance sheet as of January 1, 2010 according to IFRS has been prepared to facilitate the changeover to IFRS reporting in 2011. Previously, ClubLink reported its fiscal 2010 and comparative 2009 results according to Canadian GAAP.

January 1, 2011 (changeover date): The date after which ClubLink will prepare and report interim and annual 2011 financial statements with 2010 comparatives according to IFRS.

IFRS Conversion

The Company's IFRS conversion plan was comprehensive and addressed matters including changes in accounting policies, restatement of comparative periods, organizational and internal controls and any required changes to business processes. To facilitate this process and ensure the full impact of the version was understood and managed reasonably, the Company had consultations with its auditors and appointed an IFRS conversion project manager. The accounting staff attended several training courses on the adoption and implementation of IFRS. Through in-depth training, preparation of various technical papers and the preparation of reconciliations of historical Canadian GAAP financial statements to IFRS, the Company believes that its accounting personnel have obtained a thorough understanding of IFRS.

The Company has also reviewed its accounting system and current internal and disclosure control processes and believes they will not need significant modification as a result of our conversion to IFRS.

Impact of IFRS

IFRS employs a conceptual framework that is similar to Canadian GAAP; however significant differences exist in certain matters of recognition, measurement and disclosure. While the adoption of IFRS will not change the actual cash flows of the Company, the adoption will result in changes to the reported financial position and results of operations of the Company. In order to allow the users of financial statements to better understand these changes, we have provided the reconciliation between Canadian GAAP and IFRS for these financial statements in Note 2 to the interim consolidated financial statements. The adoption of IFRS has had no significant impact on the net cash flows of the Company.

In preparing the reconciliations, the Company applied the principles and elections of IFRS 1, with a transition date of January 1, 2010.

There can be no guarantee that the International Accounting Standards Board will not make further pronouncements, and that the Canadian Accounting Standards Board will also not adopt further pronouncements, before the consolidated financial statements as at December 31, 2011, are prepared. Consequently, there can be no guarantee that the standards used to prepare the financial statements for the period ended September 30, 2011 will not differ from those used to prepare the consolidated financial statements for the year ended December 31, 2011.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

International Financial Reporting Standards (cont'd)

Initial Adoption of International Accounting Standards

IFRS 1 "First Time Adoption of International Accounting Standards" sets forth guidance for the initial adoption of IFRS. Under IFRS 1, the standards are applied retrospectively at the transitional date of the statement of financial position with all adjustments to assets and liabilities as stated under GAAP taken to retained earnings unless certain exemptions are applied.

Three primary exemptions were taken as part of the adoption of IFRS as follows:

- | | |
|---|---|
| (a) Business combinations | • The Company has elected not to apply IFRS to past business combinations |
| (b) Property, plant and equipment/
Investment property | • The Company has used fair value as deemed cost for the land, building, docks and investment property of the rail, tourism and port operations. All other components will be reported using historical cost. |
| (c) Cumulative translation account
(CTA) | • The Company has reset the current CTA balance to zero as at January 1, 2010 with the adjustment to retained earnings as per the election. |

Changes in Accounting Policies and Presentation

IFRS requires componentization for property, plant and equipment. Asset componentization involves breaking down an asset by identifying significant individual components and separately depreciating those individual components over their useful lives. ClubLink will have two additional depreciation categories due to componentization. The new depreciable asset classes identified by management are (i) golf course bunkers and (ii) thermal control for buildings. Under IFRS, golf course bunkers are depreciated over 20 years (previously included in land and not depreciated) and thermal control for buildings is being depreciated over 25 years (previously 40 years).

Under IFRS, the concept of an integrated or self-sustaining foreign operation does not exist as it does under Canadian GAAP. Under Canadian GAAP, ClubLink's United States golf club and resort operations are considered to be integrated foreign operations resulting in historical foreign exchange rates used to translate non-monetary assets and liabilities. Under IFRS, these operations were determined to be US dollar functional currency and will be translated using period-end exchange rates and any exchange gains or losses will be included with other comprehensive loss.

Comparative Information

The Company has restated all prior period figures in accordance with IFRS, except as noted.

Management's Report on Internal Control Over Financial Reporting

The Company's management is responsible for establishing and maintaining adequate internal control over financial reporting.

The Company's internal control over financial reporting includes those policies and procedures that: (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of ClubLink's assets; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with IFRS, and that our receipts and expenditures are being made only in accordance with authorization of our management and directors; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of our assets that could have a material effect on the financial statements.

There were no changes in internal control over financial reporting that occurred during the Company's most recent interim period that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Outlook

Golf Club and Resort Operations

On September 3, 2010, ClubLink announced that it had entered the Florida marketplace by purchasing eight 18-hole equivalent golf courses in Sun City Center, Florida. This acquisition was supplemented by the Heron Bay acquisition on October 21, 2010 and Woodlands on April 21, 2011, both properties near Fort Lauderdale.

ClubLink entered the Florida market for the following reasons:

- (a) The depressed golf market in Florida provides opportunities to implement ClubLink's model of Regional reciprocal play to enhance individual club performance.
- (b) Our member survey indicates Ontario and Quebec members through secondary home purchases and golf/sun vacation would be accretive to the Florida Region's performance.
- (c) Management believes that establishing a Florida Region will be perceived as an added value, enhancing demand for new membership sales in both the Ontario/Quebec and Florida Regions.

ClubLink continues to pursue other opportunities in the Southern Florida marketplace to supplement its initial acquisitions.

Rail, Tourism and Port Operations

The confirmed 2012 calendar produced by Cruise Line Agencies of Alaska will increase calls to the port of Skagway to 356 in 2012 from 345 in 2011. These 11 additional ships are expected to bring an additional 41,000 passengers to the port, a 6% increase. At our capture rate of 44% and the particular ship mix, we expect an additional 18,000 rail passengers.

Corporate Operations

For 2011 and beyond, the Company believes it is well positioned to capitalize on its unique assets and their competitive strengths. The Company anticipates that opportunities will arise to add quality assets in this environment. With the strength of the existing brands, experienced management, and a focus on cost control, stable returns are expected. Both business segments are diligently controlling discretionary spending. Currency fluctuations may continue to impact reported results.

Additional Information

Additional information concerning the Company, as well as the Company's Annual Information Form is available on SEDAR (www.sedar.com) and the investor relations section of the Company's website (www.clublinkenterprises.ca).

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Management's Responsibility for Financial Reporting

The condensed consolidated financial statements and MD&A contained in this quarterly report are the responsibility of the Company's management. To fulfill this responsibility, the Company maintains a system of internal controls to ensure that its reporting practices and accounting and administrative procedures are appropriate and provide assurance that relevant and reliable financial information is produced. The condensed consolidated financial statements have been prepared in conformity with IFRS and, where appropriate, reflect estimates based on management's best judgment in the circumstances. The financial information presented throughout this quarterly report is consistent with the information contained in the condensed consolidated financial statements.

The condensed consolidated financial statements have been further examined by the Board of Directors and by its Audit Committee, which meets regularly with the auditors and management to review the activities of each. The Audit Committee, which is comprised of three independent directors who are not officers of the Company, reports to the Board of Directors.



K. (Rai) Sahi
Chairman and Chief Executive Officer



Robert Visentin
Chief Financial Officer

November 9, 2011

CLUBLINK ENTERPRISES LIMITED
INTERIM CONDENSED CONSOLIDATED BALANCE SHEETS
(Unaudited)

(thousands of Canadian dollars)	Notes	September 30, 2011	December 31, 2010 (note 2)	September 30, 2010 (note 2)	January 1, 2010 (note 2)
ASSETS					
Current					
Cash		\$ 4,437	\$ 1,447	\$ 11,755	\$ 10,670
Accounts receivable		16,787	3,238	17,292	2,423
Income taxes receivable		40	176	39	-
Mortgages and loans receivable	5	209	61	86	5,889
Inventories and prepaid expenses		10,039	5,289	9,972	4,489
Other assets		-	-	-	3,107
		31,512	10,211	39,144	26,578
Mortgages and loans receivable	5	5,597	5,744	5,776	5,859
Other assets		3,435	3,037	3,132	3,190
Deferred income tax assets		-	-	4,524	4,524
Investment property	6	14,671	14,605	14,670	14,646
Property, plant and equipment	7	574,568	568,308	570,489	569,799
Intangible assets	8	24,218	24,653	24,469	24,189
Goodwill	8	26,689	26,689	26,689	26,689
Total assets		\$ 680,690	\$ 653,247	\$ 688,893	\$ 675,474
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current					
Accounts payable and accrued liabilities	9	\$ 30,415	\$ 17,755	\$ 33,041	\$ 17,816
Income taxes payable		-	-	-	1,425
Borrowings and other financial liabilities	10	20,647	24,839	19,602	56,153
Prepaid annual dues and deposits		22,436	6,037	21,501	4,882
		73,498	48,631	74,144	80,276
Borrowings and other financial liabilities	10	313,928	331,917	324,696	316,216
Deferred membership fees	11	53,478	57,356	59,154	59,334
Deferred income tax liabilities		44,334	34,632	41,897	36,294
		485,238	472,536	499,891	492,120
Shareholders' equity					
Share capital	12	105,320	105,613	105,642	106,191
Contributed surplus		-	-	-	188
Retained earnings		89,673	78,445	84,651	76,975
Accumulated other comprehensive earnings (loss)		459	(3,347)	(1,291)	-
Total shareholders' equity		195,452	180,711	189,002	183,354
Total liabilities and shareholders' equity		\$ 680,690	\$ 653,247	\$ 688,893	\$ 675,474

See Accompanying Notes

CLUBLINK ENTERPRISES LIMITED
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF EARNINGS AND COMPREHENSIVE EARNINGS
(unaudited)

(thousands of Canadian dollars, except per share amounts)	Notes	For the 3 Months Ended		For the 9 Months Ended	
		Sept. 30, 2011	Sept. 30, 2010	Sept. 30, 2011	Sept. 30, 2010
		(note 2)		(note 2)	
REVENUE					
Operating revenue		\$ 89,151	\$ 86,727	\$ 170,630	\$ 160,216
Amortization of membership fees	11	4,259	3,999	12,091	11,522
		93,410	90,726	182,721	171,738
EXPENSES AND OTHER ITEMS					
Cost of inventory sold		11,825	11,052	20,081	17,741
Operating expenses	13	51,662	49,913	124,159	115,515
Direct costs of originating membership fees		596	645	1,436	1,372
Interest expense	14	5,431	6,045	16,442	17,839
Interest revenue		(143)	(207)	(944)	(1,294)
Other expense (income)	15	(750)	(481)	(4,147)	19
		68,621	66,967	157,027	151,192
Earnings before income taxes		24,789	23,759	25,694	20,546
Provision for income taxes					
Current		-	-	-	-
Deferred		7,903	7,446	7,675	6,335
		7,903	7,446	7,675	6,335
Net earnings		16,886	16,313	18,019	14,211
Exchange differences arising on translation of foreign operations		5,467	(2,126)	3,806	(1,291)
Total comprehensive earnings		\$ 22,353	\$ 14,187	\$ 21,825	\$ 12,920
Weighted average shares outstanding		27,808,000	27,913,000	27,873,000	27,999,000
Basic and diluted earnings per share	12	\$ 0.61	\$ 0.58	\$ 0.65	\$ 0.51

See Accompanying Notes

CLUBLINK ENTERPRISES LIMITED
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
(unaudited)

(thousands of Canadian dollars)	Notes	Common Shares	Share Capital	Contributed Surplus	Retained Earnings	Accumulated Other Comprehensive Earnings (Loss)	Total
Balance, January 1, 2010 (note 2)		28,057,479	\$ 106,191	\$ 188	\$ 76,975	-	\$ 183,354
Shares issued pursuant to dividend reinvestment plan		2,750	17	-	-	-	17
Shares repurchased and cancelled through normal course issuer bid which expired on September 19, 2010		(55,500)	(210)	(138)	-	-	(348)
Shares purchased and cancelled		(94,050)	(356)	(50)	(234)	-	(640)
Net earnings		-	-	-	14,211	-	14,211
Exchange differences arising on translation of foreign operations		-	-	-	-	(1,291)	(1,291)
Dividends		-	-	-	(6,301)	-	(6,301)
Balance, September 30, 2010		27,910,679	105,642	-	84,651	(1,291)	189,002
Shares issued pursuant to dividend reinvestment plan		639	4	-	-	-	4
Shares repurchased and cancelled through normal course issuer bid which expired on September 19, 2011	12	(8,700)	(33)	-	(26)	-	(59)
Net loss		-	-	-	(4,087)	-	(4,087)
Exchange differences arising on translation of foreign operations		-	-	-	-	(2,056)	(2,056)
Dividends		-	-	-	(2,093)	-	(2,093)
Balance, December 31, 2010		27,902,618	105,613	-	78,445	(3,347)	180,711
Shares issued pursuant to dividend reinvestment plan		2,643	18	-	-	-	18
Shares repurchased and cancelled through normal course issuer bid which expired on September 19, 2011	12	(164,100)	(621)	-	(515)	-	(1,136)
Shares repurchased and cancelled through normal course issuer bid which expires on September 19, 2012	12	(2,700)	(10)	-	(7)	-	(17)
Exercise of stock options	12	73,500	320	-	-	-	320
Net earnings		-	-	-	18,019	-	18,019
Exchange differences arising on translation of foreign operations		-	-	-	-	3,806	3,806
Dividends		-	-	-	(6,269)	-	(6,269)
Balance, September 30, 2011		27,811,961	\$ 105,320	\$ -	\$ 89,673	\$ 459	\$ 195,452

See accompanying notes.

CLUBLINK ENTERPRISES LIMITED
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOW
(Unaudited)

(thousands of Canadian dollars)	Notes	For the 3 Months Ended		For the 9 Months Ended	
		Sept. 30, 2011	Sept. 30, 2010	Sept. 30, 2011	Sept. 30, 2010
			(note 2)	(note 2)	
OPERATING ACTIVITIES					
Net earnings for the period		\$ 16,886	\$ 16,313	\$ 18,019	\$ 14,211
Items not affecting cash:					
Depreciation	13	5,574	5,703	16,493	16,972
Amortization of intangible assets	13	257	243	767	729
Amortization of deferred financing costs	14	134	410	375	660
Unrealized foreign exchange loss (gain)	15	1,404	(568)	947	(346)
Deferred income tax provision		7,903	7,446	7,675	6,335
Amortization of membership fees	11	(4,259)	(3,999)	(12,091)	(11,522)
Collection of membership fee installments	11	3,428	5,299	8,213	11,342
Cash flow from operations		31,327	30,847	40,398	38,381
Net change in working capital accounts:					
Accounts receivable		4,351	3,112	(13,549)	(14,869)
Income taxes receivable		201	(1,162)	136	(1,464)
Inventories and prepaid expenses		4,755	4,003	(4,750)	(5,483)
Accounts payable and accrued liabilities		(5,720)	(1,129)	12,660	14,720
Prepaid annual dues and deposits		(19,515)	(17,290)	15,576	16,619
Cash provided by operating activities		15,399	18,381	50,471	47,904
INVESTING ACTIVITIES					
Operating capital expenditures on investment property		(6)	-	(43)	-
Operating capital expenditures on property, plant and equipment		(1,965)	(1,627)	(6,508)	(5,369)
Development capital expenditures on property, plant and equipment		(3,136)	(2,694)	(4,299)	(4,689)
Intangible assets		-	-	(96)	-
Business combinations	4	-	(10,820)	(4,037)	(10,820)
Mortgages and loans receivable		72	5,025	146	5,886
Other long-term assets		(48)	684	(248)	58
Cash used in investing activities		(5,083)	(9,432)	(15,085)	(14,934)
FINANCING ACTIVITIES					
Income tax appeal payment refund		-	-	-	3,107
Deferred financing costs		(37)	(291)	(87)	(505)
Revolving secured debt		(2,122)	(9,536)	(13,500)	4,431
Revolving unsecured debt from related party	16	-	-	-	(28,400)
Advances of non-revolving secured debt		-	9,424	-	9,424
Principal amortization of non-revolving secured debt		(3,096)	(2,885)	(9,122)	(8,487)
Principal amortization of term loan		(700)	(611)	(2,110)	(2,441)
Finance lease obligations		(809)	(1,550)	(330)	(1,671)
Proceeds on issue of common shares		71	5	338	17
Shares purchased for cancellation		(43)	(57)	(1,153)	(988)
Dividends paid		(2,086)	(2,094)	(6,269)	(6,301)
Cash used in financing activities		(8,822)	(7,595)	(32,233)	(31,814)
Net effect of currency translation adjustment on cash		(115)	(132)	(163)	(71)
Net increase in cash during the period		1,379	1,222	2,990	1,085
Cash, beginning of period		3,058	10,533	1,447	10,670
Cash, end of period		\$ 4,437	\$ 11,755	\$ 4,437	\$ 11,755
Supplementary cash flow information					
Interest paid (thousands of Canadian dollars)		\$ 5,458	\$ 5,767	\$ 16,246	\$ 17,258
Income taxes paid (thousands of Canadian dollars)		-	1,351	-	1,715

See Accompanying Notes

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

1. Nature of Operations

ClubLink Enterprises Limited (the "Company" or "ClubLink") was formed under the laws of Canada. The Company's executive office is located at 15675 Dufferin Street, King City, Ontario L7B 1K5. ClubLink is a publicly traded company on the Toronto Stock Exchange ("TSX") under the symbol "CLK".

ClubLink is engaged in golf club and resort operations under the trademark "ClubLink One Membership More Golf". ClubLink is Canada's largest owner and operator of golf clubs with 50 ½, 18-hole championship and six eighteen-hole academy courses at 42 locations, primarily in Ontario, Quebec and Florida.

ClubLink is also engaged in rail, tourism and port operations based in Skagway, Alaska which operates under the trade name White Pass & Yukon Route ("White Pass"). The railway stretches approximately 177 kilometres (110 miles) from Skagway, Alaska to Whitehorse, Yukon. In addition, White Pass operates three docks, primarily for cruise ships.

Both White Pass and the golf club and resort operations located in the United States have a functional currency in U.S. dollars which is translated into Canadian dollars for reporting purposes in these financial statements.

2. Transition to IFRS

(A) Introduction

In 2005, the Accounting Standards Board of Canada announced that Canadian generally accepted accounting principles ("Canadian GAAP"), as used by publicly accountable enterprises, would be fully converged with accounting standards in International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") to be complete by January 1, 2011.

The Company has adopted IFRS effective January 1, 2010 ("the transition date") and has prepared its opening IFRS balance sheet as at that date. Prior to the adoption of IFRS, the Company prepared its financial statements in accordance with Canadian GAAP. The Company's consolidated financial statements for the year ending December 31, 2011 will be the first annual audited financial statements that comply with IFRS. The Company will ultimately prepare its opening IFRS balance sheet by applying existing IFRS with an effective date of December 31, 2011 or prior. Accordingly, the opening IFRS balance sheet and the December 31, 2010 comparative balance sheet presented in the consolidated financial statements for the year ending December 31, 2011 may differ from those presented at this time.

While the adoption of IFRS is not expected to have an impact on ClubLink's reported net cash flows, it does have an impact on ClubLink's consolidated balance sheets and statements of earnings. The opening IFRS balance sheet reflects the revaluation of certain property, plant and equipment and investment property assets in the rail, tourism and port operations segment. Also, the opening IFRS balance sheet reflects the adjustment to accumulated depreciation as a result of componentization within property, plant and equipment. The impact of these differences can be found in the reconciliations included in this note.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(B) Mandatory exceptions

ClubLink is required to use the same accounting policies in its opening consolidated balance sheet as at January 1, 2010 and throughout all periods presented in its first IFRS financial statements for the annual reporting period ending December 31, 2011. Those accounting policies must comply with IFRS effective at December 31, 2011, unless there is a mandatory exception to retrospective application or an optional exemption from the requirements of IFRS.

In preparing its opening IFRS balance sheet as at January 1, 2010 and in its comparative balance sheet as at December 31, 2010, ClubLink is required to use the mandatory exception for estimates. Specifically, the estimates made under Canadian GAAP are required to be consistent with the estimates made under IFRS.

(C) Elected exemptions

In preparing these condensed consolidated financial statements, in accordance with IFRS 1, "First-time Adoption of International Financial Reporting Standards" ("IFRS 1"), the Company has applied certain of the optional exemptions from full retrospective application of IFRS. The optional exemptions applied are described below:

Exemption	Description and Decision
Business Combinations	<p>The Company may elect to either restate all past business combinations in accordance with IFRS or to apply an elective exemption from applying IFRS to past business combinations.</p> <p>The Company will use the IFRS 1 exemption in order to not apply IFRS to past business combinations.</p>
Revaluation or Fair Value as Deemed Cost for Property, Plant and Equipment and Investment Property	<p>The Company may elect to report property, plant and equipment in its transition date balance sheet at a deemed cost instead of the actual cost that would be determined under IFRS. The deemed cost of an item may be either its fair value at the date of transition to IFRS or an amount determined by a previous revaluation under Canadian GAAP. The exemption can be applied on an asset-by-asset basis.</p> <p>The Company will use fair value as deemed cost for the land, buildings, docks, and investment property of the rail, tourism and port operations.</p> <p>All other components of property, plant and equipment are reported using historical cost at the date of transition.</p>
Cumulative Translation Account ("CTA")	<p>On transition, cumulative translation gains or losses in accumulated other comprehensive loss can be reclassified to retained earnings at the Company's election. If not elected, all cumulative translation differences must be recalculated under IFRS from inception.</p> <p>The Company has reset the current CTA balance to zero as at January 1, 2010 with an adjustment to retained earnings as per the election.</p>
Share-Based Payment Transactions	<p>IFRS 1 does not require first-time adopters to apply the requirements of IFRS 2, "Share-based Payments" ("IFRS 2"), to equity instruments that were granted on or prior to November 7, 2002 or to equity instruments that were granted after November 7, 2002 and vested before the date of transition to IFRS.</p> <p>The Company has not applied IFRS 2 to stock options issued on or prior to November 7, 2002 nor to liabilities arising from share-based payment transactions that were settled prior to the date of transition to IFRS.</p>

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(C) Elected exemptions (cont'd)

Lease Arrangements	IFRS 1 permits first time adopters to determine whether an arrangement contains a lease on the basis of facts and circumstances existing at the transition date, rather than the date when the arrangement was entered into or amended. ClubLink has elected to apply this exemption and has assessed its agreements based on the facts and circumstances existing at transition date.
Borrowing Costs	This exemption allows an entity to adopt IAS 23 "Borrowing Costs" prospectively on qualifying assets for which the capitalization commencement date is after the transition date. The Company applied this exemption.

(D) Changes in accounting policies and presentation

The caption "capital assets" under Canadian GAAP has been split into two separate categories under IFRS called (a) property, plant and equipment and (b) investment property.

Property, plant and equipment ("PP&E") is defined to include tangible items that are held for use in the production or supply of goods and services or for administrative purposes and are expected to be used during more than one period. IFRS allows PP&E to be carried at depreciated cost or revalued cost. Canadian GAAP requires PP&E to be carried at depreciated cost. The Company will use depreciated cost under IFRS.

Investment property is defined to be property held by the owner to earn rental income, capital appreciation or both.

IFRS allows investment property to be accounted for using depreciated cost or fair value. Canadian GAAP requires investment property to be carried at depreciated cost. The Company will use depreciated cost under IFRS.

IFRS requires componentization for PP&E. Asset componentization involves breaking down an asset by identifying significant individual components and separately depreciating those individual components over their useful lives. ClubLink will have two additional depreciation categories due to componentization. The new depreciable asset classes identified by management are (i) golf course bunkers and (ii) thermal control for buildings. Under IFRS, golf course bunkers are depreciated over 20 years (previously included in land and not depreciated) and thermal control for buildings is being depreciated over 25 years (previously 40 years).

Under IFRS, the concept of an integrated or self-sustaining foreign operation does not exist as it does under Canadian GAAP. Under Canadian GAAP, ClubLink's golf club and resort operations located in the United States were considered to be integrated foreign operations resulting in historical foreign exchange rates used to translate non-monetary assets and liabilities. Under IFRS, these operations were determined to be US dollar functional currency and will be translated using period-end exchange rates and any exchange gains or losses will be included with other comprehensive income or loss.

Certain line items on the consolidated balance sheet have been reclassified for IFRS reporting.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(E) IFRS Standards Update

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the financial year ending December 31, 2011, and accordingly, have not been applied in preparing these financial statements:

Financial Instruments – Disclosures

The International Accounting Standards Board (“IASB”) has issued an amendment to IFRS 7, Financial Instruments: Disclosures, requiring incremental disclosures regarding transfers of financial assets. This amendment is effective for annual periods beginning on or after July 1, 2011. The Company will apply the amendment at the beginning of its 2012 financial year and does not expect the implementation to have a significant impact on the Company’s disclosures.

Financial Instruments

The IASB has issued a new standard, IFRS 9, Financial Instruments, which will ultimately replace IAS 39, Financial Instruments: Recognition and Measurement.

The replacement of IAS 39 is a multi-phase project with the objective of improving and simplifying the reporting for financial instruments and the issuance of IFRS 9 is part of the first phase. This standard becomes effective on January 1, 2013. The Company has yet to assess the impact of the new standard on its results of operations, financial position and disclosures.

Consolidated Financial Statements

The IASB has issued a new standard, IFRS 10, Consolidated Financial Statements, which will replace IAS 27, Consolidated and Separate Financial Statements and SIC-12, Consolidation – Special Purpose Entities.

IFRS 10 builds on existing principles by identifying the concept of control as the determining factor in whether an entity should be included within the consolidated financial statements of the parent company. The standard provides additional guidance to assist in the determination of control where this is difficult to assess. This standard becomes effective on January 1, 2013. The Company will apply the standard at the beginning of its 2013 financial year and does not expect the implementation to have a significant impact on the Company’s disclosures.

Disclosure of Interests in Other Entities

The IASB has issued a new standard, IFRS 12, Disclosure of Interests in Other Entities on disclosure requirements for all forms of interests in other entities, including subsidiaries, joint arrangements, associates and unconsolidated structured entities. The standard is not applicable until January 1, 2013 but is available for early adoption. The Company will adopt the standard at the beginning of its 2013 financial year and does not expect the implementation to have a significant impact on the Company’s disclosures.

Fair Value Measurement

IFRS 13, Fair Value Measurement is a new standard that defines fair value, sets out in a single IFRS a framework for measuring fair value and requires disclosures about fair value measurements. IFRS 13 does not determine when an asset, a liability or an entity’s own equity instrument is measured at fair value. Rather, the measurement and disclosure requirements of IFRS 13 apply when another IFRS requires or permits the item to be measured at fair value (with limited exceptions). The standard is not applicable until January 1, 2013 but is available for early adoption. The Company has yet to assess the impact of the new standard on its results of operations, financial position and disclosures.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations

Impact of IFRS on Financial Position

The following schedules quantify and describe the impact of significant differences between Canadian GAAP and IFRS on the Company's consolidated balance sheets.

Condensed Consolidated Balance Sheet as of January 1, 2010 (transition date)						
(thousands of Canadian dollars)	Canadian GAAP	Fair Value Adjustments (base currency)	Fair Value Adjustments (exchange)	Componentization Adjustments	Cumulative Translation Loss Reset	IFRS (Unaudited)
	(As reported)	(Note a)	(Note a)	(Note b)	(Note c)	
Assets						
Current assets	\$ 26,578	\$ -	\$ -	\$ -	\$ -	\$ 26,578
Mortgages and loans receivable	5,859	-	-	-	-	5,859
Other assets	3,190	-	-	-	-	3,190
Deferred income tax assets	4,524	-	-	-	-	4,524
Investment property	12,954	1,610	82	-	-	14,646
Property, plant and equipment	523,770	44,386	2,264	(621)	-	569,799
Intangible assets	24,189	-	-	-	-	24,189
Goodwill	26,689	-	-	-	-	26,689
Total assets	\$ 627,753	\$ 45,996	\$ 2,346	\$ (621)	\$ -	\$ 675,474
Liabilities						
Current liabilities	\$ 80,276	\$ -	\$ -	\$ -	\$ -	\$ 80,276
Borrowings and other financial liabilities	316,216	-	-	-	-	316,216
Deferred membership fees	59,334	-	-	-	-	59,334
Deferred tax liabilities	17,367	18,160	926	(159)	-	36,294
Total liabilities	473,193	18,160	926	(159)	-	492,120
Shareholders' Equity						
Share capital	106,191	-	-	-	-	106,191
Contributed surplus	188	-	-	-	-	188
Retained earnings	72,072	27,836	1,420	(462)	(23,891)	76,975
Accumulated other comprehensive loss	(23,891)	-	-	-	23,891	-
Total shareholders' equity	154,560	27,836	1,420	(462)	-	183,354
Total liabilities and equity	\$ 627,753	\$ 45,996	\$ 2,346	\$ (621)	\$ -	\$ 675,474

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date (exchange rate – 1.0510).

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Reset of cumulative translation loss as allowed under IFRS 1.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

Condensed Consolidated Balance Sheet
as of September 30, 2010

(thousands of Canadian dollars)	Canadian GAAP	Fair Value Adjustments (base currency)	Fair Value Adjustments (exchange)	Componentization Adjustments	Cumulative Translation loss Reset	Foreign Exchange Adjustment	IFRS
	(As reported)	(Note a)	(Note a)	(Note b)	(Note c)	(Note d)	(Unaudited)
Assets							
Current assets	\$ 39,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,144
Mortgages and loans receivable	5,776	-	-	-	-	-	5,776
Other assets	3,132	-	-	-	-	-	3,132
Deferred income tax assets	4,524	-	-	-	-	-	4,524
Investment property	13,013	1,610	47	-	-	-	14,670
Property, plant and equipment	527,621	42,823	1,242	(1,059)	-	(138)	570,489
Intangible assets	24,479	-	-	-	-	(10)	24,469
Goodwill	26,689	-	-	-	-	-	26,689
Total assets	\$ 644,378	\$ 44,433	\$ 1,289	\$ (1,059)	\$ -	\$ (148)	\$ 688,893
Liabilities							
Current liabilities	\$ 74,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,144
Borrowings and other financial liabilities	324,696	-	-	-	-	-	324,696
Deferred membership fees	59,154	-	-	-	-	-	59,154
Deferred tax liabilities	24,128	17,533	508	(272)	-	-	41,897
Total liabilities	482,122	17,533	508	(272)	-	-	499,891
Shareholders' Equity							
Share capital	105,642	-	-	-	-	-	105,642
Contributed surplus	-	-	-	-	-	-	-
Retained earnings	81,041	26,900	1,388	(787)	(23,891)	-	84,651
Accumulated other comprehensive gain (loss)	(24,427)	-	(607)	-	23,891	(148)	(1,291)
Total shareholders' equity	162,256	26,900	781	(787)	-	(148)	189,002
Total liabilities and equity	\$ 644,378	\$ 44,433	\$ 1,289	\$ (1,059)	\$ -	\$ (148)	\$ 688,893

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date (exchange rate – 1.0290).

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Reset of cumulative translation loss as allowed under IFRS 1.

NOTE d

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
September 30, 2011
(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

Condensed Consolidated Balance Sheet
as of December 31, 2010
(changeover date)

(thousands of Canadian dollars)	Canadian GAAP	Fair Value Adjustments (base currency)	Fair Value Adjustments (exchange)	Componentization Adjustments	Cumulative Translation Loss Reset	Foreign Exchange Adjustment	IFRS (Unaudited)
	(As reported)	(Note a)	(Note a)	(Note b)	(Note c)	(Note d)	
Assets							
Current assets	\$ 10,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,211
Mortgages and loans receivable	5,744	-	-	-	-	-	5,744
Other assets	3,037	-	-	-	-	-	3,037
Investment property	13,020	1,610	(25)	-	-	-	14,605
Property, plant and equipment	528,015	42,302	(228)	(1,205)	-	(576)	568,308
Intangible assets	24,696	-	-	-	-	(43)	24,653
Goodwill	26,689	-	-	-	-	-	26,689
Total assets	\$ 611,412	\$ 43,912	\$ (253)	\$ (1,205)	\$ -	\$ (619)	\$ 653,247
Liabilities							
Current liabilities	\$ 48,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,631
Borrowings and other financial liabilities	331,917	-	-	-	-	-	331,917
Deferred membership fees	57,356	-	-	-	-	-	57,356
Deferred tax liabilities	17,711	17,324	(94)	(309)	-	-	34,632
Total liabilities	455,615	17,324	(94)	(309)	-	-	472,536
Shareholder's Equity							
Share capital	105,613	-	-	-	-	-	105,613
Retained earnings	75,260	26,588	1,384	(896)	(23,891)	-	78,445
Accumulated other comprehensive loss	(25,076)	-	(1,543)	-	23,891	(619)	(3,347)
Total shareholders' equity	155,797	26,588	(159)	(896)	-	(619)	180,711
Total liabilities and equity	\$ 611,412	\$ 43,912	\$ (253)	\$ (1,205)	\$ -	\$ (619)	\$ 653,247

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date (exchange rate – 0.9946).

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Reset of cumulative translation loss as allowed under IFRS 1.

NOTE d

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
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(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

The following schedule quantifies and describes the impact of significant differences between Canadian GAAP and IFRS on the Company's consolidated statement of shareholders' equity.

Consolidated Statement of Shareholders' Equity
IFRS Reconciliation

(thousands of Canadian dollars)	Note Ref	Share Capital	Contributed Surplus	Retained Earnings	Accumulated Other Comprehensive Earnings (Loss)	Total Shareholders' Equity
As reported under Canadian GAAP - Dec. 31, 2009		\$ 106,191	\$ 188	\$ 72,072	\$ (23,891)	\$ 154,560
IFRS differences increasing (decreasing) reported amount under Canadian GAAP:						
Fair value adjustments						
rail, tourism and port operations	a	-	-	48,342	-	48,342
Componentization adjustments	b	-	-	(621)	-	(621)
Cumulative translation account reset	c	-	-	(23,891)	23,891	-
Deferred income taxes on above adjustments		-	-	(18,927)	-	(18,927)
Under IFRS January 1, 2010 (unaudited)		106,191	188	76,975	-	183,354
As reported Q1, Q2 and Q3 2010 Canadian GAAP amounts:						
Issuance of shares		17	-	-	-	17
Repurchase and cancellation of shares		(566)	(188)	(234)	-	(988)
Dividends		-	-	(6,301)	-	(6,301)
Earnings for the period under Canadian GAAP		-	-	15,504	-	15,504
Unrealized foreign exchange translation as reported under Canadian GAAP		-	-	-	(536)	(536)
IFRS differences increasing (decreasing) reported amount under Canadian GAAP:						
Depreciation on fair value adjustments	a	-	-	(1,618)	-	(1,618)
Depreciation on componentization adjustments	b	-	-	(438)	-	(438)
Unrealized foreign exchange translation on fair value adjustments	a	-	-	-	(607)	(607)
Unrealized foreign exchange translation on golf club and resort operations	d	-	-	-	(148)	(148)
Deferred income taxes on above adjustments	a, b	-	-	763	-	763
Under IFRS September 30, 2010 (unaudited)		105,642	-	84,651	(1,291)	189,002
As reported Q4 2010 Canadian GAAP amounts:						
Repurchase and cancellation of shares, net		(29)	-	(26)	-	(55)
Dividends		-	-	(2,093)	-	(2,093)
Loss for the period under Canadian GAAP		-	-	(3,662)	-	(3,662)
Unrealized foreign exchange translation as reported under Canadian GAAP		-	-	-	(649)	(649)
IFRS differences increasing (decreasing) reported amount under Canadian GAAP:						
Depreciation on fair value adjustments	a	-	-	(528)	-	(528)
Depreciation on componentization adjustments	b	-	-	(146)	-	(146)
Unrealized foreign exchange translation on fair value adjustments	a	-	-	-	(936)	(936)
Unrealized foreign exchange translation on golf club and resort operations	d	-	-	-	(471)	(471)
Deferred income taxes on above adjustments	a, b	-	-	249	-	249
Under IFRS December 31, 2010 (unaudited)		\$ 105,613	\$ -	\$ 78,445	\$ (3,347)	\$ 180,711

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences, and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date.

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Reset of cumulative translation loss as allowed under IFRS 1.

NOTE d

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

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2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

The above amounts are summarized below:

(thousands of Canadian dollars)	Note Reference	December 31, 2010	September 30, 2010	January 1, 2010
Shareholders' equity as reported under Canadian GAAP		\$ 155,797	\$ 162,256	\$ 154,560
Fair value adjustments for rail, tourism and port operations	a	46,196	46,724	48,342
Componentization adjustments	b	(1,205)	(1,059)	(621)
Unrealized foreign exchange				
Fair value adjustments	a	(1,543)	(607)	-
Golf club and resort operations	d	(619)	(148)	-
Deferred income taxes on above adjustments	a,b	(17,915)	(18,164)	(18,927)
Shareholders' equity as reported under IFRS		\$ 180,711	\$ 189,002	\$ 183,354

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences, and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date.

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Reset of cumulative translation loss as allowed under IFRS 1.

NOTE d

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

ClubLink Enterprises Limited
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2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

CONDENSED CONSOLIDATED STATEMENT OF EARNINGS AND COMPREHENSIVE EARNINGS
IFRS RECONCILIATION
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2010

(thousands of Canadian dollars, except per share amounts)	Canadian GAAP	Amortization on Fair Value Adjustments	Amortization on Componentization Adjustments	Foreign Exchange Adjustment	IFRS
	(As reported)	(Note a)	(Note b)	(Note c)	(Unaudited)
REVENUE					
Operating revenue	\$ 86,727	\$ -	\$ -	\$ -	\$ 86,727
Amortization of membership fees	3,999	-	-	-	3,999
	90,726	-	-	-	90,726
EXPENSES AND OTHER ITEMS					
Cost of inventory sold	11,052	-	-	-	11,052
Operating expenses	49,226	541	146	-	49,913
Direct costs of originating membership fees	645	-	-	-	645
Interest expense	6,045	-	-	-	6,045
Interest revenue	(207)	-	-	-	(207)
Other income	(481)	-	-	-	(481)
	66,280	541	146	-	66,967
Earnings before income taxes	24,446	(541)	(146)	-	23,759
Provision for income taxes					
Current	-	-	-	-	-
Deferred	7,701	(217)	(38)	-	7,446
	7,701	(217)	(38)	-	7,446
Net earnings	16,745	(324)	(108)	-	16,313
Unrealized foreign currency translation	(986)	(965)	-	(175)	(2,126)
Total comprehensive earnings	\$ 15,759	\$ (1,289)	\$ (108)	\$ (175)	\$ 14,187
Weighted average shares outstanding	27,913,000				27,913,000
Earnings per share basic and diluted	\$ 0.59	\$ (0.01)	\$ -	\$ -	\$ 0.58

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences, and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date.

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
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(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

CONDENSED CONSOLIDATED STATEMENT OF EARNINGS AND COMPREHENSIVE EARNINGS
IFRS RECONCILIATION
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2010

(thousands of Canadian dollars, except per share amounts)	Canadian GAAP	Amortization on Fair Value Adjustments	Amortization on Componentization Adjustments	Foreign Exchange Adjustment	IFRS
	(As reported)	(Note a)	(Note b)	(Note c)	(Unaudited)
REVENUE					
Operating revenue	\$ 160,216	\$ -	\$ -	\$ -	\$ 160,216
Amortization of membership fees	11,522	-	-	-	11,522
	171,738	-	-	-	171,738
EXPENSES AND OTHER ITEMS					
Cost of inventory sold	17,741	-	-	-	17,741
Operating expenses	113,459	1,618	438	-	115,515
Direct costs of originating membership fees	1,372	-	-	-	1,372
Interest expense	17,839	-	-	-	17,839
Interest revenue	(1,294)	-	-	-	(1,294)
Other expense	19	-	-	-	19
	149,136	1,618	438	-	151,192
Earnings before income taxes	22,602	(1,618)	(438)	-	20,546
Provision for income taxes					
Current	-	-	-	-	-
Deferred	7,098	(650)	(113)	-	6,335
	7,098	(650)	(113)	-	6,335
Net earnings	15,504	(968)	(325)	-	14,211
Unrealized foreign currency translation	(536)	(607)	-	(148)	(1,291)
Total comprehensive earnings	\$ 14,968	\$ (1,575)	\$ (325)	\$ (148)	\$ 12,920
Weighted average shares outstanding	27,999,000	-	-	-	27,999,000
Earnings per share basic and diluted	\$ 0.55	\$ (0.03)	\$ (0.01)	\$ -	\$ 0.51

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences, and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date.

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

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Notes to Interim Condensed Consolidated Financial Statements
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(Unaudited)

2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

CONDENSED CONSOLIDATED STATEMENT OF EARNINGS AND COMPREHENSIVE EARNINGS
IFRS RECONCILIATION
YEAR ENDED DECEMBER 31, 2010

(thousands of Canadian dollars, except per share amounts)	Canadian GAAP	Amortization on Fair Value Adjustments	Amortization on Componentization Adjustments	Foreign Exchange Adjustment	IFRS
	(As reported)	(Note a)	(Note b)	(Note c)	(Unaudited)
REVENUE					
Operating revenue	\$ 189,903	\$ -	\$ -	\$ -	\$ 189,903
Amortization of membership fees	15,292	-	-	-	15,292
	205,195	-	-	-	205,195
EXPENSES AND OTHER ITEMS					
Cost of inventory sold	21,323	-	-	-	21,323
Operating expenses	144,796	2,146	584	-	147,526
Direct costs of originating membership fees	1,511	-	-	-	1,511
Interest expense	23,539	-	-	-	23,539
Interest revenue	(1,431)	-	-	-	(1,431)
Other income	(344)	-	-	-	(344)
	189,394	2,146	584	-	192,124
Earnings before income taxes	15,801	(2,146)	(584)	-	13,071
Income tax provision					
Current	(1,811)	-	-	-	(1,811)
Deferred	5,770	(862)	(150)	-	4,758
	3,959	(862)	(150)	-	2,947
Net earnings	11,842	(1,284)	(434)	-	10,124
Unrealized foreign currency translation	(1,185)	(1,543)	-	(619)	(3,347)
Total comprehensive earnings	\$ 10,657	\$ (2,827)	\$ (434)	\$ (619)	\$ 6,777
Weighted average shares outstanding	27,976,000				27,976,000
Earnings per share basic and diluted	\$ 0.42	\$ (0.04)	\$ (0.02)	\$ -	\$ 0.36

NOTE a

Fair value adjustments of rail, tourism and port operations land, buildings, docks and investment property, adjusted for depreciation differences, and foreign exchange, if applicable. These assets are being reflected at fair value as their deemed cost at the transition date.

NOTE b

Additional depreciation as a result of componentization of golf course bunkers and thermal control for buildings.

NOTE c

Adjust foreign exchange on non-monetary functional US dollar operations for golf club and resort operations.

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2. Transition to IFRS (cont'd)

(F) Reconciliations (cont'd)

Changes to the cash flow statement

There were no material adjustments to the cash flow statement as a result of the conversion to IFRS.

3. Basis of Presentation

(A) Statement of compliance

These interim consolidated condensed financial statements were approved for issuance by the Board of Directors on November 9, 2011.

The interim consolidated condensed financial statements of ClubLink have been prepared in accordance with IAS 34, "Interim Financial Reporting" and by IFRS 1, "First-time Adoption of International Financial Accounting Standards". These interim consolidated condensed financial statements have been prepared in accordance with the accounting policies the Company expects to adopt in its December 31, 2011 financial statements. Those accounting policies are based on the IFRS standards and International Financial Reporting Interpretations Committee ("IFRIC") interpretations that the Company expects to be applicable at that time. These policies are disclosed in the footnotes to the Q3 2011 financial statements and have been consistently applied to all the periods presented.

The comparative figures for 2010 have been restated to reflect the IFRS standards. See Note 2 for reconciliations and descriptions of the effect of the transition from Canadian GAAP to IFRS on the balance sheets and statements of earnings, comprehensive earnings and equity.

These interim consolidated condensed financial statements were prepared on a going concern basis, under the historical cost model, as modified by the revaluation of certain property, plant and equipment and investment property assets at the date of transition as permitted under IFRS 1.

Certain information and disclosures normally required to be included in notes to annual financial statements have been condensed or omitted. The interim consolidated financial statements should be read in conjunction with the annual consolidated financial statements and the notes thereto for the year ended December 31, 2010.

(B) Functional and presentation currency

These interim consolidated financial statements are presented in Canadian dollars, which is also the Company's functional currency.

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3. Accounting Policies and Basis of Presentation (cont'd)

(C) Use of estimates

The preparation of financial statements that conform with IFRS requires management to make estimates and assumptions that affect the amounts reported in the consolidated financial statements and accompanying notes. Actual results could differ substantially from management's estimates.

The most critical accounting estimate used by ClubLink is the weighted average remaining life of memberships sold by join year, which is used to recognize membership fee revenue. The membership fee revenue is amortized over the weighted average remaining life by year joined. These amortization periods should decline each year by one year as each group gets one year older, producing a relatively uniform revenue stream from membership fees over the average remaining life of memberships sold by join year. However, these average ages may not decline on a consistent basis if a disproportionate amount of older or younger members decide to resign at any particular time. This could result in a deferral or acceleration of membership fee revenue, the amount of which would be dependent on the variability of the change in average ages. To date there have been no significant variance in the average ages.

Amortizable intangible assets consist of amounts expended on below market rent terms, brand and membership base. These assets are amortized based on estimates of their useful lives.

Property, plant and equipment and investment property are depreciated over their useful lives on a straight-line basis. The Company assesses on an annual basis the useful life of these assets which are used in the calculation of depreciation expense. The useful lives assigned are disclosed in the list of accounting policies. Due to the relatively large proportion of these assets to total assets, the selection of the method of depreciation and length of depreciation period could have a material impact on depreciation expense and net book value of property, plant and equipment.

Property, plant and equipment, investment property, intangible assets and goodwill are reviewed for impairment whenever events or changes in the circumstances indicate that the carrying amount of an asset may not be recoverable. Goodwill is also tested on an annual basis at the end of each fiscal year. Estimates are made in the assessment of any impairment calculation which are described more fully in the accounting policy note.

ClubLink records income taxes using the balance sheet liability method of accounting. Under this method, deferred income tax assets and liabilities are determined according to differences between the carrying amounts and tax bases of the assets and liabilities. Management uses judgement and estimates in determining the appropriate rates and amounts to record for future taxes, giving consideration to timing and probability. Previously recorded tax assets and liabilities are remeasured using tax rates in effect when these differences are expected to reverse in accordance with enacted laws or those substantively enacted as at the date of the financial statements.

(D) Seasonality

Due to the seasonal nature of both the golf club and resort operations and rail, tourism and port operations segments in which the Company currently operates, the second and third quarters of the fiscal year account for, and are expected to account for, a greater portion of revenue and earnings than do the first and fourth quarters of each fiscal year. This seasonal pattern may cause the Company's operating revenue and net operating income to vary significantly from quarter to quarter. Due to this seasonality, a condensed consolidated balance sheet without notes as at September 30, 2010 has been presented for comparative purposes.

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Notes to Interim Condensed Consolidated Financial Statements
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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies

The following are the accounting policies chosen under IFRS:

Scope of consolidation

The financial statements of ClubLink, as the parent company, include the accounts of all entities that are controlled directly or indirectly by the Company. This includes the following wholly-owned major operating subsidiaries: ClubLink Corporation ULC, ClubLink US Corporation and the White Pass & Yukon Canada, Inc. group of companies and their respective subsidiaries. Control is achieved when the Company has the power to govern the financial operating policies of an entity so as to obtain benefits from its activities. Intercompany transactions between subsidiaries are eliminated on consolidation.

Accounts receivable/Mortgages and loans receivable

Amounts are recorded at invoiced amounts less an allowance for doubtful accounts. In assessing the allowance, consideration is given to the financial solvency of specific customers and performing an evaluation of the remaining receivables according to their default risk primarily based on the age of the receivable and historical loss experience. Account balances are charged off against the allowance after all collection efforts have been exhausted and the likelihood of recovery is considered remote. Recoveries are credited back to the allowance account.

Inventories

Inventories are stated at the lower of cost and net realizable value and consist of food, beverages and merchandise. Cost of sales represents the amount of inventories expensed during the period.

(a) Golf club and resort operations

Cost of sales are determined on a weighted average basis.

(b) Rail, tourism and port operations

Cost of sales are determined on a first-in, first-out basis.

Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company is classified as investment property.

Investment property is recorded at cost less impairment. ClubLink also capitalizes interest and project development and management costs during construction of qualifying assets.

Investment property is depreciated over periods consistent with property, plant and equipment.

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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies (cont'd)

Property, plant and equipment

Property, plant and equipment ("PP&E") is recorded at cost less impairment.

PP&E include land and improvements thereto, buildings and related equipment. Operating PP&E, including assets under capital lease, are depreciated on a straight-line basis over their estimated useful lives as follows:

Land	-	Not depreciated
Buildings, structures and land improvements	-	25 - 60 years
Docks	-	40 years
Bunkers, cart paths and irrigation	-	20 years
Equipment	-	5 - 30 years

PP&E include properties under construction or held for future development. ClubLink capitalizes all direct costs relating to the development and construction of these properties. ClubLink also capitalizes interest and direct project development and management costs during construction of qualifying assets.

Materials and supplies related to the rail operations are recorded at cost, determined on a first-in, first-out basis, and are charged to expense or added to the cost of property, plant and equipment when used.

Intangible assets

Purchased intangible assets with finite useful lives are recorded at acquisition cost, amortized on a straight-line basis over their estimated useful life. All of ClubLink's intangible assets, with the exception of goodwill, have estimable useful lives and are therefore subject to amortization.

Intangible assets are amortized on a straight-line basis as follows:

Membership base	-	30 years
Brand	-	30 years
Below market rent terms	-	over the length of the lease

Business combinations and goodwill

The Company accounts for all business combinations using the acquisition method. As at the date of acquisition, the purchase price is allocated to the fair values of the assets acquired and liabilities assumed. Goodwill represents the excess of the cost of an acquired entity over the fair values assigned to the tangible and intangible assets acquired and to the fair value of liabilities assumed.

As part of the transition to IFRS, ClubLink elected not to restate prior accounting for business combinations. In respect of acquisitions prior to January 1, 2010, goodwill represents the amount recognized under Canadian GAAP.

Goodwill is the excess of the cost of the business combination over the fair value of ClubLink's share in the net assets acquired on the acquisition date. Goodwill is tested for impairment, at a minimum, annually and recorded at cost less any recognized impairment losses. The reversal of any recorded impairment is not allowed. For the purposes of the impairment test, goodwill is allocated to cash generating units within the golf club and resort operations segment. ClubLink has three cash generating units within this segment: Eastern Ontario, Montreal and Muskoka/Southern Ontario. All of the goodwill has been allocated to the Muskoka/Southern Ontario cash generating unit as this unit is expected to gain an economic advantage from the business combination that generated the goodwill.

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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies (cont'd)

Impairment of long-lived assets

The Company reviews long-lived assets, such as investment property, property, plant and equipment and acquired intangible assets for impairment, whenever events or changes in circumstances indicate that the carrying amount of an asset or group of assets may not be recoverable.

The Company assesses recoverability of these assets by comparing their carrying amount to the recoverable amount, which is the higher of value in use and fair value less costs to sell. Where the carrying amount of an asset or a group of assets exceeds its recoverable amount, the asset is considered to be impaired, and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. In the periods presented, the Company did not recognize any impairment charges on long-lived assets.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or group of assets' recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

Accounts payable, borrowings and other liabilities

Trade payables and other nonderivative financial liabilities are recognized initially at fair value and in the case of borrowings and other financial liabilities includes attributable transaction costs.

Deferred income taxes

The Company uses the balance sheet liability method of accounting for deferred income taxes. Temporary differences arising from the difference between the tax base of an asset or liability and its carrying amount on the consolidated balance sheets are used to calculate deferred income tax liabilities or assets. Deferred income tax liabilities and assets are calculated using the substantively enacted tax rates and laws that are expected to be in effect in the periods that the temporary differences are expected to reverse. The effect of changes in tax rates is included in earnings in the period which includes the substantive enactment.

Foreign currency translation

(a) Functional currency and currency translation account

The functional currency of ClubLink and its subsidiaries is the local currency. The assets and liabilities of ClubLink's foreign operations where the functional currency is not the Canadian dollar are translated using the rate of exchange at the balance sheet date, whereas revenue and expenses are translated using average exchange rates during the respective periods. The resulting foreign currency translation adjustments are included in accumulated other comprehensive loss. The accumulated balance of the foreign currency translation reserve reflects the differences since January 1, 2010, the date of transition to IFRS. When a foreign operation is disposed of, the foreign currency translation adjustment applicable to that entity is recognized in the statement of earnings.

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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies (cont'd)

Foreign currency translation (cont'd)

(b) *Local currency transactions*

Transactions in foreign currencies are translated to the respective functional currencies of the entity at exchange rates at the dates of the transactions. Monetary assets and liabilities that are denominated in foreign currencies other than the functional local currency are translated at the period-end closing rate with the resulting gains and losses reflected in the statement of earnings.

(c) *Cash flow statement*

Operating, investing and financing cash flows are translated using average exchange rates during the respective periods. The effects on cash due to fluctuations in exchange rates are shown in a separate line in the consolidated statements of cash flows.

Financial Instruments

All financial instruments are classified into one of the following five categories: held-for-trading, held to maturity, loans and receivables, available for sale financial assets, or other financial liabilities. Initial and subsequent measurement and recognition of changes in the value of financial instruments depend on their initial classification.

- (a) Held to maturity investments, loans and receivables, and other financial liabilities are initially measured at fair value and subsequently measured at amortized cost. Amortization of premiums or discounts and transaction costs are amortized into net earnings, using the effective interest method.
- (b) Available for sale financial assets are measured at fair value, with unrealized gains and losses recorded in accumulated other comprehensive earnings until the asset is realized, at which time they will be recorded in net earnings.
- (c) Held-for-trading financial instruments are measured at fair value. All gains and losses resulting from changes in fair value are included in net earnings in the period in which they arise.

The following is a summary of the accounting model the Company applies to each of its significant categories of financial instruments:

<u>Balance Sheet Classification</u>	<u>Financial Instrument Designation</u>
Accounts receivable	Loans and receivables
Mortgages and loans receivable	Loans and receivables
Accounts payable and accrued liabilities	Other financial liabilities
Borrowings and other financial liabilities	Other financial liabilities

Transaction costs related to the Company's financial liabilities are netted against the related liability and are expensed using the effective interest method.

All financial assets are tested for impairment. At each balance sheet date the Company assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred if there is objective evidence of impairment as a result of one or more events occurring after the initial recognition of the asset, and if that event will have an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably measured.

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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies (cont'd)

Financial Instruments (cont'd)

An impairment loss is reported as a write off, if it is deemed impossible to collect the contractual amounts due that have not been paid and/or expected to remain unpaid, or if it is deemed impossible to recover the acquisition cost by selling any collateral provided. In other cases, a specific provision is recorded in an allowance account. As soon as the non-collectible amount can be determined and the asset is written off, the amount reported in the allowance account is dissolved. Similarly, the provision in the allowance account is reversed if the estimated recovery value exceeds the carrying amount.

The fair value of financial instruments that are not quoted in an active market is determined by applying various valuation techniques with maximum use of observable market inputs. The valuation techniques used are discounted cash flows, option pricing models, valuations with reference to recent transactions in the same instrument and valuation with reference to other financial instruments that are substantially the same.

Treasury stock

Repurchased common shares are recorded at acquisition cost and are presented as a deduction from shareholder's equity. On retirement of treasury shares, any excess over the calculated average issue price is charged to retained earnings.

Share-based compensation

Share-based compensation represents equity-settled awards. Equity-settled awards are measured at grant-date fair value and are not subsequently remeasured. The grant-date fair value is recognized over the period in which the employees become unconditionally entitled to the options with a corresponding increase in contributed surplus. The fair values are determined by using a Black-Scholes option-pricing model. In the periods presented, no stock options have been issued nor any share-based compensation expense has been recorded.

Revenue recognition

Golf club and resort operations revenue includes annual dues (recognized on a calendar year basis as earned) and sales to members and customers of green fees, cart rentals, food and beverage, merchandise and room rentals which are all recognized when the service is provided. Membership fee revenue is amortized on a straight-line basis over the estimated weighted average remaining life of a membership by year joined.

Rail, tourism and port operations revenue is recognized as earned when these services are provided.

Non-monetary transactions

The Company records non-monetary transactions at the fair value of the assets or services exchanged unless the exchange transaction lacks commercial substance or the fair value of neither the asset received nor the asset given up is reliably measurable.

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3. Accounting Policies and Basis of Presentation (cont'd)

(E) Accounting policies (cont'd)

Multi-employer pension plan

The rail, tourism and port operations participate in various multi-employer benefit plans, on a contributory and non-contributory basis, depending on the plan.

Multi-employer plans can be classified as either defined contribution or defined benefit plans, depending on the terms and conditions applicable to the plan (and any constructive obligation beyond the formal terms and conditions of the plan). In the absence of any regulations governing the calculation of the share of the underlying financial position and the performance attributable to each participating employer, and in the absence of a contractual agreement between the plan and the participants of the financing of any shortfall (or distribution of any surplus), these multi-employer plans are treated by the Company as defined contribution plans in accordance with IAS 19 "Employee Benefits".

Lease payments

The Company is a lessee of property, plant, and equipment, mainly leased golf clubs and tidelands, under operating leases that do not transfer the substantive risks and rewards of ownership. Rent expense on operating leases is recognized on a straight-line basis over the life of the lease including renewal terms, if at inception of the lease, renewal is reasonably assured.

Assets held under finance leases are initially recognized as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability of the lessor is included in the consolidated balance sheet under borrowings and other financial liabilities.

Earnings per share

Basic earnings per share is calculated by dividing net earnings (loss) by the weighted average number of common shares outstanding during the reporting period. Diluted earnings per share is calculated using the treasury stock method. Under this method, proceeds that could be obtained upon exercise of options, if dilutive, are assumed to be used to purchase common shares at the average market price during the period.

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4. Business Combinations

2010 Acquisitions

On September 3, 2010, ClubLink acquired certain assets and specified liabilities of eight 18-hole golf courses located in Sun City Center, Florida for cash consideration of US \$8,700,000. On October 21, 2010, ClubLink acquired Heron Bay Golf Club (an 18-hole facility) in Coral Springs, Florida for cash consideration of US \$2,900,000. These acquisitions are part of a strategy to extend the ClubLink model to the Florida marketplace and management believes it will add value to our existing membership base.

On December 15, 2010, ClubLink announced the acquisition of Glendale Golf and Country Club in Hamilton, Ontario for \$3,154,000 less mortgages assumed of \$2,183,000 for a net cash outlay of \$971,000. This acquisition will complement ClubLink's existing properties in the Greater Toronto Area cluster.

The following table summarizes the estimated fair value of the assets and liabilities acquired as part of these acquisitions.

(thousands of dollars)	Sun City	Heron Bay	Glendale	Total
Land	\$ 3,663	\$ 1,096	\$ 1,640	\$ 6,399
Buildings	2,110	654	500	3,264
Roads, cart paths and irrigation	1,500	1,050	100	2,650
Equipment	895	100	444	1,439
Membership base (intangible asset)	981	-	470	1,451
Purchase price - base currency	9,149	2,900	3,154	15,203
Secured debt assumed	-	-	(2,183)	(2,183)
Liabilities assumed	(449)	-	-	(449)
Cash purchase price - base currency	8,700	2,900	971	12,571
Exchange	370	83	-	453
Cash purchase price - Cdn dollars	\$ 9,070	\$ 2,983	\$ 971	\$ 13,024

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4. Business Combinations (cont'd)

2011 Acquisition

On April 21, 2011, ClubLink acquired Woodlands Country Club in Tamarac, Florida for US\$5,096,000. Woodlands is a 36-hole championship golf club. This acquisition is the continuation of a strategy implemented in 2010 to extend the ClubLink model to the Florida marketplace. Management also believes it will add value to our existing membership base.

The operations of the acquisition have been included in the Statement of Earnings from the date of acquisition and are summarized below:

(thousands of dollars)	
Revenue	\$ 1,015
Cost of inventory sold	(124)
Operating costs	(1,371)
Net operating loss	(480)
Depreciation	(90)
Business combination transaction costs	(113)
Deferred income tax recovery	238
Net loss - base currency	(445)
Exchange	9
Net loss - Cdn dollars	\$ (436)

It is impractical to estimate the revenue and net income of the combined entity for the year as though the acquisition date for the acquisition was January 1, 2011. ClubLink does not have access to reliable historical information for the property and such historical information would not reflect the planned integration and management's operational changes.

The following table summarizes the estimated fair value of the assets and liabilities acquired:

(thousands of dollars)	Total
Land	\$ 1,359
Buildings	1,960
Roads, cart paths and irrigation	1,050
Equipment	557
Membership base (intangible asset)	170
Purchase price - base currency	5,096
Liabilities assumed	(863)
Cash purchase price - base currency	4,233
Exchange	(196)
Cash purchase price - Cdn dollars	\$ 4,037

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5. Mortgages and Loans Receivable

Mortgages and loans receivable consist of the following:

(thousands of Canadian dollars)	September 30, 2011	December 31, 2010
Officer loans	\$ 4,420	\$ 4,426
Vendor take-back mortgages and other loans	1,386	1,379
	5,806	5,805
Less: current portion	209	61
	\$ 5,597	\$ 5,744

The officer loans bear interest at a market rate determined by the Compensation Committee of the Board of Directors of the Company which is 3.0% per annum (2010 – 2.25%), have maturities from September 30, 2013 to January 29, 2019 and were incurred to purchase common shares of a subsidiary that have subsequently been exchanged for common shares of the Company. The Company has indicated its intention to enforce the payment terms of these loans in the event of a decline in market value of the shares. The common shares financed by these loans are being held by the Company as collateral and had a market value of \$3,776,000 at September 30, 2011 (December 31, 2010 - \$3,853,000).

6. Investment Property

Investment property consists of the following:

(thousands of Canadian dollars)	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Total
Cost			
At January 1, 2010	\$ 13,362	\$ 1,985	\$ 15,347
Additions	188	-	188
Exchange difference	-	(93)	(93)
At December 31, 2010	13,550	1,892	15,442
Additions	43	-	43
Exchange difference	-	103	103
At September 30, 2011	\$ 13,593	\$ 1,995	\$ 15,588
Accumulated Depreciation			
At January 1, 2010	\$ 701	\$ -	\$ 701
Depreciation	136	-	136
Exchange difference	-	-	-
At December 31, 2010	837	-	837
Depreciation	80	-	80
Exchange difference	-	-	-
At September 30, 2011	\$ 917	\$ -	\$ 917
Net book value at January 1, 2010	\$ 12,661	\$ 1,985	\$ 14,646
Net book value at December 31, 2010	\$ 12,713	\$ 1,892	\$ 14,605
Net book value at September 30, 2011	\$ 12,676	\$ 1,995	\$ 14,671

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7. Property, Plant and Equipment

Property, plant and equipment consist of the following:

(thousands of Canadian dollars)	Land	Buildings and Land Improve- ments	Bunkers, Cart Paths and Irrigation	Docks	Rolling Stock and Equipment	Total
Cost						
At January 1, 2010	\$ 267,233	\$ 176,611	\$ 87,713	\$ 58,708	\$ 97,879	\$ 688,144
Business combinations	6,222	3,346	3,045	-	1,468	14,081
Additions	460	1,992	1,430	307	9,724	13,913
Exchange difference	(816)	(2,053)	(166)	(3,159)	(2,956)	(9,150)
At December 31, 2010	273,099	179,896	92,022	55,856	106,115	706,988
Additions	1,140	1,295	368	41	7,963	10,807
Business combination	1,296	1,870	1,001	-	531	4,698
Disposals	-	-	-	-	(256)	(256)
Exchange difference	1,030	1,914	307	3,013	2,624	8,888
At September 30, 2011	\$ 276,565	\$ 184,975	\$ 93,698	\$ 58,910	\$ 116,977	\$ 731,125
Accumulated Depreciation						
At January 1, 2010	\$ -	\$ 41,679	\$ 32,772	\$ -	\$ 43,894	\$ 118,345
Depreciation	-	5,343	4,727	3,280	8,972	22,322
Exchange difference	-	(475)	(26)	(44)	(1,442)	(1,987)
At December 31, 2010	-	46,547	37,473	3,236	51,424	138,680
Depreciation	-	3,917	3,739	2,405	6,344	16,405
Disposals	-	-	-	-	(109)	(109)
Exchange difference	-	356	41	348	836	1,581
At September 30, 2011	\$ -	\$ 50,820	\$ 41,253	\$ 5,989	\$ 58,495	\$ 156,557
Net book value at January 1, 2010	\$ 267,233	\$ 134,932	\$ 54,941	\$ 58,708	\$ 53,985	\$ 569,799
Net book value at December 31, 2010	\$ 273,099	\$ 133,349	\$ 54,549	\$ 52,620	\$ 54,691	\$ 568,308
Net book value at September 30, 2011	\$ 276,565	\$ 134,155	\$ 52,445	\$ 52,921	\$ 58,482	\$ 574,568

Certain property, plant and equipment have been assigned as collateral for borrowings and other financial liabilities (note 10).

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8. Intangible Assets and Goodwill

Intangible assets and goodwill consist of the following:

(thousands of Canadian dollars)	Membership base	Brand	Other	Total Intangible Assets	Goodwill
Cost					
At January 1, 2010	\$ 10,187	\$ 13,160	\$ 2,359	\$ 25,706	\$ 26,689
Business combinations	1,489	-	-	1,489	-
Exchange difference	(43)	-	-	(43)	-
At December 31, 2010	11,633	13,160	2,359	27,152	26,689
Additions	-	-	96	96	-
Business combination	162	-	-	162	-
Exchange difference	70	-	9	79	-
At September 30, 2011	\$ 11,865	\$ 13,160	\$ 2,464	\$ 27,489	\$ 26,689
Accumulated Amortization					
At January 1, 2010	\$ 644	\$ 418	\$ 455	\$ 1,517	\$ -
Amortization	360	463	159	982	-
Exchange difference	-	-	-	-	-
At December 31, 2010	1,004	881	614	2,499	-
Amortization	306	349	114	769	-
Exchange difference	3	-	-	3	-
At September 30, 2011	\$ 1,313	\$ 1,230	\$ 728	\$ 3,271	\$ -
Net book value at January 1, 2010	\$ 9,543	\$ 12,742	\$ 1,904	\$ 24,189	\$ 26,689
Net book value at December 31, 2010	\$ 10,629	\$ 12,279	\$ 1,745	\$ 24,653	\$ 26,689
Net book value at September 30, 2011	\$ 10,552	\$ 11,930	\$ 1,736	\$ 24,218	\$ 26,689

Goodwill relates to the acquisition of ClubLink Corporation by ClubLink Enterprises Limited. Goodwill is not amortized, but tested annually for impairment in the fourth quarter in conjunction with the Company's planning for the following year with the recoverable amount being determined from value in use calculations. The key assumptions for the value in use calculations are those regarding the discount rate, growth rates and changes in revenue and costs. Value in use is calculated as the present value of future cash flows.

As at the transition date of December 31, 2010, the Company performed impairment testing on goodwill in accordance with the Company's accounting policy and identified no impairment.

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9. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities consist of the following:

(thousands of Canadian dollars)	September 30, 2011	December 31, 2010
Trade payables	\$ 9,622	\$ 3,604
Accrued payroll costs	4,917	3,399
Accrued land lease rent	4,143	3,784
Accrued interest	1,671	1,834
Development capital asset costs to complete	544	581
Accrued liabilities and other	9,518	4,553
	\$ 30,415	\$ 17,755

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10. Borrowings and Other Financial Liabilities

Borrowings and other financial liabilities consist of the following:

(thousands of Canadian dollars)	September 30, 2011	December 31, 2010
Revolving:		
Secured revolving operating line of credit to a maximum of US \$15,000,000 due July 1, 2012 (a) (US nil; December 31, 2010 - US \$5,588,000)	\$ -	\$ 5,558
Secured revolving operating line of credit to a maximum of \$50,000,000 due June 7, 2013 (b)		
Advances at prime plus 0.75%	-	2,942
Advances at prime plus 0.475%	5,850	-
Bankers acceptances' plus 2.00%	-	40,000
Bankers acceptances' plus 1.60%	29,000	-
Unsecured revolving operating line of credit from a related party to a maximum of \$30,000,000 due on demand (note 16)	-	-
	34,850	48,500
Non-revolving:		
Mortgages with blended monthly payments of principal and interest		
7.540% Mortgage due January 1, 2017	12,211	13,569
8.345% Mortgages due July 1, 2022	19,782	20,599
7.550% Mortgage due July 1, 2022	2,423	2,529
7.416% Mortgages due September 1, 2023	28,950	30,044
7.268% Mortgage due July 1, 2024	11,867	12,276
8.060% Mortgage due July 1, 2024	63,536	65,697
6.194% Mortgage due March 1, 2026	54,222	55,916
6.315% Mortgage due December 1, 2027	45,617	46,798
8.000% Mortgage due October 1, 2029 (US \$15,687,000; December 31, 2010 - US \$15,872,000)	16,344	15,787
Other Mortgages due September 2012 to September 2019	2,183	2,183
	257,135	265,398
Term loan due September 1, 2020 (US \$34,144,000; December 31, 2010 - US \$36,286,000) (c)	35,790	36,090
Finance lease obligations	9,583	9,825
Gross borrowings and other financial liabilities	337,358	359,813
Less: deferred financing costs	2,783	3,057
Borrowings and other financial liabilities	334,575	356,756
Less: current portion	20,647	24,839
	\$ 313,928	\$ 331,917

(a) The rail, tourism and port operations maintain a secured revolving operating line of credit with a U.S. financial institution. The next renewal date is July 1, 2012. This loan bears interest at LIBOR plus 200 basis points or 2.22% (December 31, 2010 – 2.41%). The maximum amount of this facility upon renewal was increased to US \$15,000,000 on July 1, 2011.

(b) As at September 30, 2011 there are \$1,741,000 (December 31, 2010 – \$1,841,000) in letters of credit outstanding and there is availability of \$13,409,000 (December 31, 2010 – \$5,217,000) under this facility. This is a revolving operating line of credit with a two year term and provisions for annual one-year extensions.

(c) The term loan is due to a U.S. financial institution and is denominated in US dollars. It bears interest at LIBOR plus 300 basis points or 3.22% (December 31, 2010 – 3.26%). It is repayable by fixed monthly principal payments in the amount of US \$238,000 plus interest.

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10. Borrowings and Other Financial Liabilities (cont'd)

Borrowings and other financial liabilities are collateralized by certain property, plant and equipment assets (note 7).

Minimum principal debt repayments are as follows:

(thousands of Canadian dollars)	Revolving Maturities	Mortgage and Term Loan Amortization Payments	Mortgage and Term Loan Maturities	Finance Lease Obligations	Total Obligations
Balance of 2011	\$ -	\$ 3,896	\$ -	\$ 1,410	\$ 5,306
2012	-	16,164	547	3,314	20,025
2013	34,850	17,140	960	2,403	55,353
2014	-	18,190	520	1,182	19,892
2015	-	19,318	-	831	20,149
2016 and thereafter	-	206,938	9,252	443	216,633
	\$ 34,850	\$ 281,646	\$ 11,279	\$ 9,583	\$ 337,358

Future minimum finance lease obligation payments are as follows:

(thousands of Canadian dollars)	Maturities	Amortization Payments	Finance Lease Obligations	Interest	Total Minimum Lease Payments
Balance of 2011	\$ 427	\$ 983	\$ 1,410	\$ 121	\$ 1,531
2012	117	3,197	3,314	339	3,653
2013	501	1,902	2,403	201	2,604
2014	-	1,182	1,182	87	1,269
2015	-	831	831	39	870
2016	-	443	443	8	451
	\$ 1,045	\$ 8,538	\$ 9,583	\$ 795	\$ 10,378

The above finance lease obligations have a weighted average interest rate of 5.38% (December 31, 2010 – 5.92%).

11. Deferred Membership Fees

Deferred membership fees consist of the following:

(thousands of Canadian dollars)	September 30, 2011	December 31, 2010	September 30, 2010
Unamortized membership fees (note 11A)	\$ 90,617	\$ 93,517	\$ 98,681
Future membership fee instalments (note 11B)	(37,139)	(36,161)	(39,527)
Deferred membership fees	\$ 53,478	\$ 57,356	\$ 59,154

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11. Deferred Membership Fees (cont'd)

(A) Changes in unamortized membership fees are as follows:

(thousands of Canadian dollars)	For the 9 Months Ended September 30, 2011		For the Year Ended December 31, 2010		For the 9 Months Ended September 30, 2010	
Balance, beginning of period	\$	98,597	\$	108,863	\$	108,863
Sales to new members		9,523		8,278		8,568
Transfer and upgrade fees from existing members		2,390		1,474		1,254
Resignations and terminations		(2,545)		(4,726)		(3,386)
Amortization of membership fees		(12,091)		(15,292)		(11,522)
Exchange difference		19		-		-
Balance, end of period		95,893		98,597		103,777
Allowance for future resignations and terminations		(5,276)		(5,080)		(5,096)
Unamortized membership fees	\$	90,617	\$	93,517	\$	98,681

(B) Changes in future membership fee instalments and golf members are as follows:

(thousands of Canadian dollars)	For the 9 Months Ended September 30, 2011		For the Year Ended December 31, 2010		For the 9 Months Ended September 30, 2010	
	Golf Members	Amount	Golf Members	Amount	Golf Members	Amount
Balance, beginning of period	18,917	\$ 41,241	17,049	\$ 49,529	17,049	\$ 49,529
Sales to new members	1,284	9,523	1,456	8,278	1,176	8,568
Acquisition of Florida golf members	341	-	1,512	-	-	-
Transfer and upgrade fees from existing members	-	2,390	-	1,474	-	1,254
Resignations and terminations	(831)	(2,545)	(1,100)	(4,726)	(732)	(3,386)
Instalments received in cash	-	(8,213)	-	(13,314)	-	(11,342)
Exchange difference	-	19	-	-	-	-
Balance, end of period	19,711	42,415	18,917	41,241	17,493	44,623
Allowance for future resignations and terminations		(5,276)		(5,080)		(5,096)
Future membership fee instalments		\$ 37,139		\$ 36,161		\$ 39,527

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11. Deferred Membership Fees (cont'd)

The following table estimates future cash flows and revenue recognition based on the collection of future membership fee instalments outstanding on September 30, 2011, net of an allowance for resignations and terminations. The estimated collection of future membership fee instalments, amortization of unamortized membership fees and the estimated deferred membership fees, assuming no further memberships are sold is as follows:

(thousands of Canadian dollars)	Estimated collection of future membership fee instalments	Amortization of unamortized membership fees	Estimated deferred membership fees at period-end
Balance, September 30, 2011		\$	53,478
Balance of 2011	\$ 1,255	\$ 4,029	50,704
2012	6,921	16,124	41,501
2013	5,939	16,116	31,324
2014	5,095	11,960	24,459
2015	4,165	9,276	19,348
2016 and thereafter	13,764	33,112	-
	\$ 37,139	\$ 90,617	

Membership fees are amortized over the estimated weighted average remaining life of memberships purchased each year. This is determined by subtracting the average age of Canadian golf club members that joined in that year from 70 (United States – 80) and dividing the result by 2. The amortization period is reviewed annually and any adjustments are made prospectively.

12. Share Capital

(A) Authorized and issued share capital

The authorized share capital is an unlimited number of common shares and preferred shares. As at September 30, 2011, there are 27,811,961 common shares outstanding. As at September 30, 2011, no preferred shares have been issued.

(B) Dividends

On March 1, 2011, ClubLink announced an eligible dividend of 7.5 cents per common share which was paid on March 31, 2011 to shareholders of record as at March 15, 2011.

On May 11, 2011, ClubLink announced an eligible dividend of 7.5 cents per common share which was paid on June 15, 2011 to shareholders of record as at June 1, 2011.

On August 9, 2011, ClubLink announced an eligible dividend of 7.5 cents per common share which was paid on September 15, 2011 to shareholders of record as at September 1, 2011.

(C) Shares repurchased and cancelled

The Company was approved by the Toronto Stock Exchange for a normal course issuer bid to purchase up to 1,395,000 of its common shares which expired on September 19, 2011. For the year ended December 31, 2010, the Company repurchased for cancellation 8,700 common shares for a total purchase price of \$59,000 or \$6.78 per common share, including commissions. During the nine month period ended September 30, 2011, the Company repurchased for cancellation 164,100 common shares for a total purchase price of \$1,136,000 or \$6.92 per common share, including commissions.

The Company has been approved by the Toronto Stock Exchange for a normal course issuer bid to purchase up to 1,390,000 of its common shares which will expire on September 19, 2012. During the nine month period ended September 30, 2011, the Company repurchased for cancellation 2,700 common shares for a total purchase price of \$17,000 or \$6.30 per common share, including commissions.

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12. Share Capital (cont'd)

(C) Shares repurchased and cancelled (cont'd)

In recording the repurchase and cancellation of shares, share capital is reduced by the weighted average issue price of the outstanding common shares with the differential to the purchase price being credited or charged to contributed surplus. After contributed surplus has been reduced to nil, any differential is credited or charged to retained earnings.

(D) Stock options

The Company has a stock option plan open to directors, officers, full-time employees and consultants of the Company. Under this plan, the Company may grant total options to a maximum of 10% of the issued and outstanding common shares of the Company on a non-diluted basis. Under the plan, the exercise price equals the market price of the Company's stock on the day prior to the date of grant and an option's maximum term is ten years. Options generally vest over a four-year period.

A summary of the Company's stock option plan is presented below:

	For the 9 Months Ended September 30, 2011		For the Year Ended December 31, 2010	
	Number of Options	Weighted Average Exercise Price \$	Number of Options	Weighted Average Exercise Price \$
Outstanding, beginning of period	418,500	\$ 6.51	474,150	\$ 6.56
Issued	-	-	-	-
Exercised	(73,500)	4.36	-	-
Cancelled or expired	(15,000)	7.25	(55,650)	6.90
Outstanding, end of period	330,000	\$ 6.96	418,500	\$ 6.51
Available for grant at period end	1,884,500		1,869,500	

As at September 30, 2011, the outstanding and exercisable stock options have the following terms:

Options Outstanding	Exercise Price \$	Expiry Date
44,000	5.15	2011
11,000	7.00	2012
25,000	7.25	2013
250,000	7.25	2014
330,000	6.96	

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12. Share Capital (cont'd)

(D) Stock options (cont'd)

As at December 31, 2010, the outstanding and exercisable stock options had the following terms:

Options Outstanding	Exercise Price \$	Expiry Date
62,500	4.06	2011
44,000	5.15	2011
11,000	6.05	2011
15,000	7.25	2011
11,000	7.00	2012
25,000	7.25	2013
250,000	7.25	2014
418,500	6.51	

(E) Earnings per share

The dilutive effect of outstanding stock options per share is based on the application of the treasury stock method. Under this method, the proceeds from the exercise of such securities are assumed to be used to purchase common shares of ClubLink. Based on this approach, the effect of stock options on the weighted average common shares on the nine month periods is as follows:

(in thousands of common shares)	For the 3 Months Ended		For the 9 Months Ended	
	September 30, 2011	September 30, 2010	September 30, 2011	September 30, 2010
Weighted average common shares outstanding – basic	27,808	27,913	27,873	27,999
Effect of stock options	10	36	9	37
Weighted average common shares outstanding – diluted	27,818	27,949	27,882	28,036

13. Operating Expenses

Operating expenses consists of the following:

(thousands of Canadian dollars)	For the 3 Months Ended		For the 9 Months Ended	
	September 30, 2011	September 30, 2010	September 30, 2011	September 30, 2010
Operating costs	\$ 44,462	\$ 42,598	\$ 102,801	\$ 93,699
Depreciation	5,574	5,703	16,493	16,972
Amortization of intangible assets	257	243	767	729
Land lease rent	1,369	1,369	4,098	4,115
	\$ 51,662	\$ 49,913	\$ 124,159	\$ 115,515

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14. Interest Expense

Interest expense consists of the following:

(thousands of Canadian dollars)	For the 3 Months Ended		For the 9 Months Ended	
	September 30, 2011	September 30, 2010	September 30, 2011	September 30, 2010
Revolving secured debt	\$ 279	\$ 290	\$ 824	\$ 723
Revolving unsecured debt (note 16)	-	-	13	199
Non-revolving secured debt	4,614	4,824	13,993	14,629
Term loan	274	354	835	1,115
Finance lease obligations	130	167	402	513
Amortization of deferred financing costs	134	410	375	660
	\$ 5,431	\$ 6,045	\$ 16,442	\$ 17,839

15. Other Expense (Income)

Other expense (income) consists of the following:

(thousands of Canadian dollars)	For the 3 Months Ended		For the 9 Months Ended	
	September 30, 2011	September 30, 2010	September 30, 2011	September 30, 2010
Prior year property tax refunds for Ontario golf clubs	\$ (2,528)	\$ (284)	\$ (5,180)	\$ (284)
Property tax appeal costs	-	101	-	332
Unrealized foreign exchange loss (gain)	1,404	(568)	947	(346)
Business combination transaction costs	22	347	135	347
Other	352	(77)	(49)	(30)
	\$ (750)	\$ (481)	\$ (4,147)	\$ 19

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16. Related Party Transactions

The immediate parent and controlling party of the Company is Paros Enterprises Limited ("Paros") and its affiliate – S.N.A. Management Limited. These companies are privately owned companies whose sole shareholder is the Chairman and Chief Executive Officer of the Company.

The Company receives managerial and consulting services from Morguard Corporation ("Morguard"). The Chairman and Chief Executive Officer of the Company is a significant shareholder of Morguard. The Company paid a management fee of \$180,000 for the nine months ended September 30, 2011 (September 30, 2010 - \$180,000), under a contractual agreement, which is included in operating costs.

The Company has provided an unsecured revolving demand credit facility to Paros in the amount of \$5,000,000, with no fixed maturity date. This facility bears interest at prime plus 1%. During the year ended December 31, 2010, \$5,000,000 was outstanding under this facility and was repaid during 2010. This facility bears interest at prime plus 1%. Interest earned during the nine months ended September 30, 2011 amounted to nil (September 30, 2010 - \$123,000).

Paros has provided an unsecured revolving demand credit facility to ClubLink in the amount of \$5,000,000 with no fixed maturity date. This facility bears interest at prime plus 1%. During the nine months ended September 30, 2011 and the year ended December 31, 2010, there were no advances or repayments under this facility.

The Company has provided an unsecured revolving demand credit facility to Morguard in the amount of \$30,000,000, with no fixed maturity date. The facility bears interest at ClubLink's short-term borrowing rate plus 10 basis points. During the nine months ended September 30, 2011 and the year ended December 31, 2010 there were no advances or repayments under this facility.

Morguard has provided an unsecured revolving demand credit facility to ClubLink in the amount of \$30,000,000 with no fixed maturity date. A maximum amount of \$4,000,000 was outstanding on this facility during the nine months ended September 30, 2011, but was repaid prior to the end of the first quarter. This facility bears interest at Morguard's short-term borrowing rate plus 10 basis points. Interest incurred for the nine months ended September 30, 2011 amounted to \$13,000 (September 30, 2010 - \$199,000). There was \$28,400,000 outstanding on this facility as of December 31, 2009 which was repaid during the first quarter of 2010.

As at September 30, 2011, \$185,000 (December 31, 2010 - \$188,000) in vendor take-back mortgages was outstanding relating to sales of Lakeside at Rocky Crest fractions to employees of ClubLink at a 6.84% (2010 – 6.84%) interest rate.

All related party transactions were made in the ordinary course of business and on substantially the same terms including interest rates and security as for comparable transactions with parties of a similar standing.

17. Segmented Information

ClubLink's reportable segments are strategic business units that offer different services and/or products. They are managed separately because each segment requires different strategies and involve different aspects of management expertise.

ClubLink operates in two distinct business segments: (a) golf club and resort operations and (b) rail, tourism and port operations. In addition, the corporate operations segment oversees the two business segments.

ClubLink is engaged in golf club and resort operations under the trademark "ClubLink One Membership More Golf". ClubLink is Canada's largest owner and operator of golf clubs with 50.5, 18-hole equivalent championship and six 18-hole equivalent academy courses, at 42 locations primarily in Ontario, Quebec and Florida.

ClubLink Enterprises Limited
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17. Segmented Information (cont'd)

ClubLink is also engaged in rail, tourism and port operations based in Skagway, Alaska which operate under the trade name of "White Pass & Yukon Route". This includes a tourist railway stretching approximately 177 kilometres (110 miles) from Skagway, Alaska through British Columbia to Whitehorse, Yukon. Presently, approximately 110 kilometres (67.5 miles) of the railway is in active service.

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. Any inter-segment transfers are recorded at cost.

Geographical information is not separately presented due to the fact that the industry segments operate in separate and distinct geographical segments on their own with the exception of the Florida golf club and resort operations. The results of operations for Florida have not been presented as a geographic segment as they represent less than 10% of the amounts for the golf club and resort operations segment on an annual basis.

	3 Months Ended September 30, 2011			
(thousands of Canadian dollars)	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total
Operating revenue	\$ 66,701	\$ 22,450	\$ -	\$ 89,151
Cost of sales	(11,295)	(530)	-	(11,825)
Operating costs	(36,464)	(7,288)	(710)	(44,462)
Net operating income	18,942	14,632	(710)	32,864
Net membership fee income	3,663	-	-	3,663
Earnings (loss) before other items and income taxes	22,605	14,632	(710)	36,527
Depreciation and amortization	(4,298)	(1,533)	-	(5,831)
Land lease rent	(1,322)	(47)	-	(1,369)
Segment earnings (loss) before interest, net, other and income taxes	\$ 16,985	\$ 13,052	\$ (710)	\$ 29,327
Interest, net (unallocated)				(5,288)
Other income (unallocated)				750
Provision for income taxes (unallocated)				(7,903)
Net earnings				\$ 16,886
Property, plant and equipment expenditures	\$ 1,517	\$ 3,584	\$ -	\$ 5,101

ClubLink Enterprises Limited
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17. Segmented Information (cont'd)

(thousands of Canadian dollars)	3 Months Ended September 30, 2010			
	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total
Operating revenue	\$ 64,158	\$ 22,569	\$ -	\$ 86,727
Cost of sales	(10,512)	(540)	-	(11,052)
Operating costs	(34,152)	(7,687)	(759)	(42,598)
Net operating income	19,494	14,342	(759)	33,077
Net membership fee income	3,354	-	-	3,354
Earnings (loss) before other items and income taxes	22,848	14,342	(759)	36,431
Depreciation and amortization	(4,336)	(1,610)	-	(5,946)
Land lease rent	(1,322)	(47)	-	(1,369)
Segment earnings (loss) before interest, net, other and income taxes	\$ 17,190	\$ 12,685	\$ (759)	29,116
Interest, net (unallocated)				(5,838)
Other income (unallocated)				481
Provision for income taxes (unallocated)				(7,446)
Net earnings				\$ 16,313
Property, plant and equipment expenditures	\$ 873	\$ 3,448	\$ -	\$ 4,321

(thousands of Canadian dollars)	9 Months Ended September 30, 2011			
	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total
Operating revenue	\$ 135,238	\$ 35,392	\$ -	\$ 170,630
Cost of sales	(19,291)	(790)	-	(20,081)
Operating costs	(85,906)	(14,836)	(2,059)	(102,801)
Net operating income	30,041	19,766	(2,059)	47,748
Net membership fee income	10,655	-	-	10,655
Earnings (loss) before other items and income taxes	40,696	19,766	(2,059)	58,403
Depreciation and amortization	(12,866)	(4,394)	-	(17,260)
Land lease rent	(3,959)	(139)	-	(4,098)
Segment earnings (loss) before interest, net, other and income taxes	\$ 23,871	\$ 15,233	\$ (2,059)	37,045
Interest, net (unallocated)				(15,498)
Other income (unallocated)				4,147
Provision for income taxes (unallocated)				(7,675)
Net earnings				\$ 18,019
Property, plant and equipment expenditures	\$ 5,605	\$ 5,202	\$ -	\$ 10,807

ClubLink Enterprises Limited
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17. Segmented Information (cont'd)

(thousands of Canadian dollars)	9 Months Ended September 30, 2010			
	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total
Operating revenue	\$ 123,855	\$ 36,361	\$ -	\$ 160,216
Cost of sales	(16,887)	(854)	-	(17,741)
Operating costs	(76,197)	(15,579)	(1,923)	(93,699)
Net operating income	30,771	19,928	(1,923)	48,776
Net membership fee income	10,150	-	-	10,150
Earnings (loss) before other items and income taxes	40,921	19,928	(1,923)	58,926
Depreciation and amortization	(13,244)	(4,457)	-	(17,701)
Land lease rent	(3,967)	(148)	-	(4,115)
Segment earnings (loss) before interest, net, other and income taxes	\$ 23,710	\$ 15,323	\$ (1,923)	37,110
Interest, net (unallocated)				(16,545)
Other expense (unallocated)				(19)
Income tax provision (unallocated)				(6,335)
Net earnings				\$ 14,211
Property, plant and equipment expenditures	\$ 4,082	\$ 5,976	\$ -	\$ 10,058

(thousands of Canadian dollars)	September 30, 2011				December 31, 2010			
	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total	Golf Club and Resort Operations	Rail, Tourism and Port Operations	Corporate Operations	Total
Segment long-term assets	\$ 522,702	\$ 125,897	\$ 579	\$ 649,178	\$ 524,077	\$ 118,399	\$ 560	\$ 643,036
Segment assets	\$ 545,318	\$ 134,306	\$ 1,066	\$ 680,690	\$ 532,640	\$ 119,660	\$ 947	\$ 653,247
Segment liabilities	\$ 369,403	\$ 80,063	\$ 35,772	\$ 485,238	\$ 352,773	\$ 77,310	\$ 42,453	\$ 472,536

18. Operating Lease Commitments

Minimum land lease rent payable for the next five years and thereafter are as follows:

(thousands of dollars)	Golf Club and Resort Operations (Cdn)	Rail, Tourism and Port Operations (US)
Balance of 2011	\$ 1,171	\$ 63
2012	4,769	218
2013	4,860	200
2014	4,952	192
2015	5,048	188
2016 and thereafter	63,309	2,943
	\$ 84,109	\$ 3,804

The above land lease arrangements are subject to standard lease termination clauses.

ClubLink Enterprises Limited
Notes to Interim Condensed Consolidated Financial Statements
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19. Contingencies

From time to time, ClubLink and certain of its subsidiaries, employees, officers and/or directors are defendants in a number of legal actions arising in the ordinary course of operations. In the opinion of management, it is expected that the ultimate resolution of such pending legal proceedings will not have a material effect on ClubLink's consolidated financial position.

Golf Club and Resort Listing as of September 30, 2011

	Championship Golf Holes	Academy Golf Holes	Future Golf Holes	Current Rooms	Surplus Land in Acres
Ontario/Quebec Region					
Prestige					
Greystone Golf Club, Milton, Ontario	18	-	-	-	-
King Valley Golf Club, The Township of King, Ontario	18	-	-	-	-
RattleSnake Point Golf Club, Milton, Ontario	36	9	-	-	-
Hybrid - Prestige					
Glen Abbey Golf Club, Oakville	18	-	-	-	-
Platinum					
Club de Golf Islesmere, Laval, Quebec (a)	27	-	-	-	-
Club de Golf Le Fontainebleau, Blainville, Quebec	18	-	-	-	-
DiamondBack Golf Club, Richmond Hill, Ontario	18	-	-	-	-
Eagle Creek Golf Club, Dunrobin, Ontario	18	-	-	-	-
Emerald Hills Golf Club, Whitchurch-Stouffville, Ontario	27	-	-	-	-
Glencairn Golf Club, Milton, Ontario	27	-	-	-	-
Grandview Golf Club, Huntsville, Ontario	18	-	18	-	-
Heron Point Golf Links, Ancaster, Ontario	18	-	-	-	-
Kanata Golf & Country Club, Kanata, Ontario	18	-	-	-	-
Le Maitre de Mont-Tremblant, Mont-Tremblant, Quebec	18	-	-	-	-
King's Riding Golf Club, The Township of King, Ontario	18	-	-	-	-
Rocky Crest Golf Club, Mactier, Ontario	18	-	18	-	-
The Lake Joseph Club, Port Carling, Ontario	18	9	-	-	-
Wyndance Golf Club, Uxbridge, Ontario	18	9	-	-	-
Gold					
Blue Springs Golf Club, Acton, Ontario (d)	18	9	-	-	-
Caledon Woods Golf Club, Bolton, Ontario	18	-	-	-	-
Cherry Downs Golf & Country Club, Pickering, Ontario	18	9	18	-	-
Club de Golf Hautes Plaines, Gatineau, Quebec	18	-	-	-	-
Club de Golf Val des Lacs, Ste. Sophie, Quebec	18	-	-	-	-
Eagle Ridge Golf Club, Georgetown, Ontario	18	-	-	-	-
Glendale Golf and Country Club, Hamilton, Ontario	18	-	-	-	-
Greenhills Golf Club, London, Ontario (a)	18	9	-	-	-
GreyHawk Golf Club, Ottawa, Ontario	36	-	-	-	-
National Pines, Innisfil, Ontario (a)	18	-	-	-	-
Station Creek Golf Club, Whitchurch-Stouffville, Ontario	36	-	-	-	-
The Country Club, Woodbridge, Ontario (a)	36	9	-	-	-
Hybrid - Gold					
The Club at Bond Head (a)	36	-	-	-	-
Hybrid - Silver					
Bethesda Grange, Whitchurch- Stouffville, Ontario	18	-	-	-	-
Highland Gate Golf Club, Aurora, Ontario	18	-	-	-	-
Daily Fee					
Grandview Inn Course, Huntsville, Ontario	-	9	-	-	-
Rolling Hills Golf Club, Whitchurch-Stouffville, Ontario	36	-	-	-	-
Muskoka, Ontario Resorts					
Delta Grandview Resort, Huntsville, Ontario	-	-	-	151	-
The Lake Joseph Club, Port Carling, Ontario	-	-	-	251	-
Delta Rocky Crest Resort/Lakeside at Rocky Crest, Mactier (b)	-	-	-	84	-
Delta Sherwood Inn, Port Carling, Ontario	-	-	-	49	-
Other					
Lake Chesdin Golf Club, Richmond, Virginia	18	-	18	-	-
King Haven, The Township of King	-	-	-	-	278
Harwood, Montreal	-	-	36	-	-
Florida Region					
Hybrid - Platinum					
Club Renaissance, Sun City Center, Florida	18	-	-	-	-
Heron Bay Golf Club, Coral Springs, Florida	18	-	-	-	-
Gold					
Scepter Golf Club, Sun City Center, Florida	18	-	-	-	-
Hybrid - Gold					
Woodlands Country Club, Tamarac, Florida	36	-	-	-	-
Silver					
Falcon Watch Golf Club, Sun City Center, Florida	27	-	-	-	-
Sandpiper Golf Course, Sun City Center, Florida	27	-	-	-	-
Other					
Caloosa Greens Golf Club, Sun City Center, Florida	-	18	-	-	2
Kings Point Golf Club, Sun City Center, Florida	-	18	-	-	-
North Lakes Golf Club, Sun City Center, Florida (c)	-	-	18	-	-
Total 18-hole Equivalent Courses, Rooms, Acres	50.5	6.0	7.0	309	280

Notes:

- Operated by ClubLink under long-term leases.
- Delta Rocky Crest Resort consists of 65 units and Lakeside at Rocky Crest consists of 19 units.
- North Lakes Golf Club was closed by the previous owner. Management is reviewing alternatives for this facility.
- In June 2011, ClubLink announced that Blue Springs is moving to a Platinum Level Golf Club for 2012.

CORPORATE DIRECTORY

BOARD OF DIRECTORS

PATRICK S. BRIGHAM (b, c)

PAUL CAMPBELL (b, c)

DAVID A. KING (a)

JOHN LOKKER (a)

SAMUEL J.B. POLLOCK (a, b)

K. (RAI) SAHI

DONALD TURPLE (c)

JACK D. WINBERG (b, c)

(a) Audit Committee

(b) Corporate Governance and Compensation
Committee

(c) Environmental, Health and Safety Committee

CORPORATE INFORMATION

EXECUTIVE OFFICE

15675 Dufferin Street

King City, Ontario L7B 1K5

TEL: (905) 841 - 3730

FAX: (905) 841 - 1134

WEB SITES:

CLUBLINKENTERPRISES.CA

CLUBLINK.CA

WPYR.COM

INVESTOR RELATIONS

Contact: Robert Visentin

Tel: 905-841-5360

Fax: 905-841-1134

Email: rvisentin@clublink.ca

BANKERS

HSBC Bank Canada

Wells Fargo Bank Alaska

AUDITORS

Deloitte & Touche LLP

STOCK EXCHANGE LISTINGS

COMMON SHARES: TSX: CLK

TRANSFER AGENT

Canadian Stock Transfer Company, Inc.

SENIOR OFFICERS

CLUBLINK ENTERPRISES LIMITED

K. (RAI) SAHI

Chairman and Chief Executive Officer

ROBERT VISENTIN

Chief Financial Officer

EUGENE N. HRETZAY

Vice President, General Counsel and Secretary
President, White Pass and Yukon Route

ROBERT WRIGHT

Vice President

GOLF CLUB AND RESORT OPERATIONS

EDGE M. CARAVAGGIO

Vice President, Operations

SCOTT DAVIDSON

Vice President, Corporate Operations

CHARLES F. LORIMER

Vice President, Sales & Marketing

NEIL E. OSBORNE

Vice President, Clubhouse Operations

RAIL, TOURISM & PORT OPERATIONS

MICHAEL D. BRANDT

Senior Vice President

Planning & Administration

ED C. HANOUSEK

Superintendent, Rail Operations