



Non-GAAP Financial Measures

Below are GAAP to non-GAAP reconciliations of certain financial measures, as required under Regulation G of the Securities Exchange Act of 1934. Non-GAAP information should be considered by the reader in addition to, but not instead of, the financial statements prepared in accordance with GAAP. The non-GAAP financial information presented may be determined or calculated differently by other companies and may not be comparable to similarly titled measures.

Net Operating Income (NOI) We define NOI as operating revenues (rental income, tenant recoveries, and other revenues) less operating expenses (real estate taxes, repairs and maintenance, marketing, and other property expenses). NOI excludes straight-line rents and amortization of tenant incentives, net; interest expense, net; ground rent amortization; demolition costs; other income (loss); depreciation and amortization; development-related marketing costs; gain on sale or disposal of real estate and other assets, net; loss on extinguishment of debt; provision for impairment; and equity in earnings from unconsolidated ventures. This amount is presented as Operating Assets NOI. Total Operating Assets NOI represents NOI as defined above with the addition of our share of NOI from unconsolidated ventures.

We believe that NOI is a useful supplemental measure of the performance of our Operating Assets segment because it provides a performance measure that reflects the revenues and expenses directly associated with owning and operating real estate properties. We use NOI to evaluate our operating performance on a property-by-property basis because NOI allows us to evaluate the impact that property-specific factors such as rental and occupancy rates, tenant mix, and operating costs have on our operating results, gross margins, and investment returns.

Reconciliations of segment EBT to NOI for Operating Assets on a continuing operations basis are presented below:

<i>thousands</i>	Three Months Ended June 30,		Six Months Ended June 30,		Year Ended December 31,				
	2025	2024	2025	2024	2024	2023	2022	2021	2020
Operating Assets Segment									
Total revenues	\$ 116,446	\$ 110,760	\$ 230,448	\$ 217,760	\$ 444,300	\$ 410,254	\$ 401,304	\$ 415,104	\$ 365,174
Total operating expenses	(49,467)	(47,610)	(98,284)	(93,764)	(194,591)	(179,865)	(170,114)	(187,820)	(174,870)
Segment operating income (loss)	66,979	63,150	132,164	123,996	249,709	230,389	231,190	227,284	190,304
Depreciation and amortization	(42,305)	(41,811)	(85,428)	(83,651)	(169,040)	(161,138)	(145,208)	(153,893)	(155,381)
Interest income (expense), net	(34,173)	(34,165)	(68,391)	(67,107)	(138,207)	(125,197)	(87,664)	(73,017)	(88,886)
Other income (loss), net	634	542	438	950	822	2,092	(1,383)	(10,306)	456
Equity in earnings (losses) from unconsolidated ventures	(325)	336	4,318	6,153	5,819	2,968	22,262	(67,042)	(7,366)
Gain (loss) on sale or disposal of real estate and other assets, net	(1)	—	9,978	4,794	22,907	23,926	29,588	39,168	38,232
Gain (loss) on extinguishment of debt	(307)	(198)	(307)	(198)	(465)	(97)	(2,230)	(1,926)	(1,521)
Provision for impairment	—	—	—	—	—	—	—	—	(48,738)
Operating Assets segment EBT	(9,498)	(12,146)	(7,228)	(15,063)	(28,455)	(27,057)	46,555	(39,732)	(72,900)
Add back:									
Depreciation and amortization	42,305	41,811	85,428	83,651	169,040	161,138	145,208	153,893	155,381
Interest (income) expense, net	34,173	34,165	68,391	67,107	138,207	125,197	87,664	73,017	88,886
Equity in (earnings) losses from unconsolidated ventures	325	(336)	(4,318)	(6,153)	(5,819)	(2,968)	(22,262)	67,042	7,366
(Gain) loss on sale or disposal of real estate and other assets, net	1	—	(9,978)	(4,794)	(22,907)	(23,926)	(29,588)	(39,168)	(38,232)
(Gain) loss on extinguishment of debt	307	198	307	198	465	97	2,230	1,926	1,521
Provision for impairment	—	—	—	—	—	—	—	—	48,738
Impact of straight-line rent	(373)	24	(1,533)	(823)	(4,770)	(2,256)	(11,241)	(14,715)	(7,630)
Other	(384)	(373)	(195)	(427)	(306)	337	1,528	10,275	(114)
Operating Assets NOI	66,856	63,343	130,874	123,696	245,455	230,562	220,094	212,538	183,016
Company's share of NOI from equity investments	2,004	2,088	3,947	4,068	8,310	7,745	9,061	4,081	7,750
Distributions from Summerlin Hospital investment	—	—	5,605	3,242	3,242	3,033	4,638	3,755	3,724
Company's share of NOI from unconsolidated ventures	2,004	2,088	9,552	7,310	11,552	10,778	13,699	7,836	11,474
Total Operating Assets NOI	\$ 68,860	\$ 65,431	\$ 140,426	\$ 131,006	\$ 257,007	\$ 241,340	\$ 233,793	\$ 220,374	\$ 194,490

Cash G&A

The Company defines Cash G&A as General and administrative expense less non-cash stock compensation expense. Cash G&A is a non-GAAP financial measure that we believe is useful to our investors and other users of our financial statements as an indicator of overhead efficiency without regard to non-cash expenses associated with stock compensation. However, it should not be used as an alternative to general and administrative expenses in accordance with GAAP.

<i>thousands</i>	Three Months Ended June 30, 2025	Six Months Ended June 30, 2025	Year Ended December 31, 2024
General and administrative (G&A)	\$ 34,552	\$ 56,988	\$ 91,752
Less: Non-cash stock compensation	(6,167)	(8,918)	(9,104)
Cash G&A	\$ 28,385	\$ 48,070	\$ 82,648

Adjusted Condo Gross Profit

Adjusted condo gross profit is a non-GAAP financial measure that we believe is useful to our investors and other users of our financial statements as an indicator of gross profit related to condominium sales closed in each period. This measure excludes costs in Condominium rights and unit cost of sales related to the remediation of construction defects at Waiea tower and costs related to a settlement agreement reached for the reimbursement of Waiea remediation costs.

<i>thousands</i>	Three Months Ended June 30, 2025	Six Months Ended June 30, 2025	Year Ended December 31, 2024
Condominium rights and unit sales	\$ 193	\$ 535	\$ 778,616
Condominium rights and unit cost of sales	(811)	(1,053)	(582,574)
Less: Waiea settlement and remediation cost	—	—	15,091
Adjusted condo gross profit	\$ (618)	\$ (518)	\$ 211,133

Adjusted Operating Cash Flow Performance Measure

We define Adjusted Operating Cash Flow as the sum of the following non-GAAP performance measures: MPC EBT, Operating Asset NOI, condo gross profit, and cash G&A expense—which we have been using to measure our performance and providing guidance on for several years—as well as net interest expense (adjusted for interest income already included in MPC EBT). We believe Adjusted Operating Cash Flow provides investors a straightforward measure to model the Company's overall financial performance against guidance. Also, by focusing on the core business metrics of each segment, Adjusted Operating Cash Flow offers a straightforward reflection of our operational and cash generation capabilities while highlighting the key drivers of future growth.

<i>thousands</i>	Three Months Ended June 30, 2025	Six Months Ended June 30, 2025	Year Ended December 31, 2024
Total Operating Assets NOI	\$ 68,860	\$ 140,426	\$ 257,007
MPC EBT	102,412	165,676	349,134
Adjusted condo gross profit	(618)	(518)	211,133
Interest income (expense), net	(33,363)	(68,339)	(139,577)
Less MPC Interest (income) expense, net (a)	(18,107)	(34,893)	(60,473)
Cash G&A	(28,385)	(48,070)	(82,648)
Adjusted Operating Cash Flow Performance Measure	\$ 90,799	\$ 154,282	\$ 534,576

(a) Represents interest income for the MPC segment, which is included in MPC EBT.

A reconciliation of Net income (loss) from continuing operations attributable to common stockholders to Adjusted Operating Cash Flow is presented in the table below:

	Three Months Ended June 30, 2025		Six Months Ended June 30, 2025		Year Ended December 31, 2024	
<i>thousands except per share amounts</i>	(per diluted share)		(per diluted share)		(per diluted share)	
Net income (loss) from continuing operations attributable to common stockholders	\$ (12,144)	\$ (0.22)	\$ (1,611)	\$ (0.03)	\$ 285,926	\$ 5.73
Adjustments to reconcile to Adjusted Operating Cash Flow Performance Measure:						
Corporate Adjustments						
Net (income) loss attributable to noncontrolling interests	68		373		(711)	
Income tax expense (benefit)	(3,821)		(385)		80,184	
Non-cash stock compensation expense	6,167		8,918		9,104	
(Gain) loss on sale of MUD receivables	48,197		48,197		48,651	
Other Corporate Items	5,093		10,528		17,236	
Total	55,704	1.01	67,631	1.29	154,464	3.09
Operating Assets Adjustments						
Depreciation and amortization	42,305		85,428		169,040	
Equity in (earnings) losses from unconsolidated ventures	325		(4,318)		(5,819)	
(Gain) loss on sale or disposal of real estate and other assets, net	1		(9,978)		(22,907)	
(Gain) loss on extinguishment of debt	307		307		465	
Impact of straight-line rent	(373)		(1,533)		(4,770)	
Other	(384)		(195)		(306)	
Company's share of NOI from unconsolidated ventures	2,004		9,552		11,552	
Total	44,185	0.80	79,263	1.51	147,255	2.95
Strategic Developments Adjustments						
Rental revenue	26		(33)		(459)	
Other land, rental, and property revenues	(547)		(1,000)		(4,321)	
Operating costs	3,760		7,336		17,670	
Rental property real estate taxes	615		1,163		2,480	
Depreciation and amortization	1,076		2,234		7,255	
Other (income) loss, net	(132)		1,130		(90,534)	
Equity in (earnings) losses from unconsolidated ventures	(87)		(174)		(251)	
(Gain) loss on sale or disposal of real estate and other assets, net	(1,657)		(1,657)		—	
Waiea settlement and remediation costs	—		—		15,091	
Total	3,054	0.05	8,999	0.17	(53,069)	(1.06)
Adjusted Operating Cash Flow Performance Measure	\$ 90,799	\$ 1.64	\$ 154,282	\$ 2.94	\$ 534,576	\$ 10.71