# UNITED STATES
# SECURITIES AND EXCHANGE COMMISSION
**Washington, DC 20549**

# FORM 8-K

**CURRENT REPORT**
**Pursuant to Section 13 or 15(d) of the**
**Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): August 7, 2019

# THE HOWARD HUGHES CORPORATION
(Exact name of registrant as specified in its charter)

| **Delaware** | **001-34856** | **36-4673192** |
|---|---|---|
| (State or other jurisdiction of incorporation) | (Commission File Number) | (I.R.S. Employer Identification No.) |

**One Galleria Tower**
**13355 Noel Road, 22nd Floor**
**Dallas, Texas 75240**
(Address of principal executive offices)

Registrant's telephone number, including area code: **(214) 741-7744**

Securities registered pursuant to Section 12(b) of the Act:

| Title of each class: | Trading Symbol(s) | Name of each exchange on which registered: |
|---|---|---|
| Common stock $0.01 par value per share | HHC | New York Stock Exchange |

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. o

**Item 2.02 Results of Operations and Financial Condition.**

On August 7, 2019, The Howard Hughes Corporation (the "Company") issued a press release announcing the Company's financial results for the second quarter ended June 30, 2019. A copy of this press release is attached hereto as Exhibit 99.1.

The information contained in this Current Report on Form 8-K pursuant to this "Item 2.02 Results of Operations and Financial Condition" is being furnished. This information shall not be deemed to be filed for the purposes of Section 18 of the Securities Exchange Act of 1934 (the "Exchange Act") or otherwise subject to the liabilities of that section or shall such information be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, unless specifically identified therein as being incorporated by reference.

**Item 7.01 Regulation FD Disclosure.**

On August 7, 2019, the Company issued supplemental information for the second quarter ended June 30, 2019. The supplemental information contains key information about the Company. The supplemental information is attached hereto as Exhibit 99.2 and has been posted on our website at www.howardhughes.com under the "Investors" tab.

The information contained in this Current Report on Form 8-K pursuant to this "Item 7.01 Regulation FD Disclosure" is being furnished. This information shall not be deemed to be filed for the purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that section or shall such information be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, unless specifically identified therein as being incorporated by reference.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits

| Exhibit No. | Description |
|---|---|
| 99.1 | Press release dated August 7, 2019 announcing the Company's financial results for the second quarter ended June 30, 2019. |
| 99.2 | Supplemental information for the second quarter ended June 30, 2019. |

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

THE HOWARD HUGHES CORPORATION

By: */s/* Peter F. Riley

Peter F. Riley

*Senior Vice President, Secretary and General Counsel*

Date: August 7, 2019

Exhibit 99.1

PRESS RELEASE
**Contact Information:**
David R. O'Reilly
Chief Financial Officer
(214) 741-7744
David.OReilly@howardhughes.com

# The Howard Hughes Corporation® Reports Second Quarter 2019 Results

**Strong second quarter results with Operating Assets NOI growth of 32% over prior year and closings on 425 condominium units, adding $236 million of revenue**

**Dallas, TX, August 7, 2019 –** The Howard Hughes Corporation® (NYSE: HHC) (the "Company" or "HHC") announced today operating results for the second quarter ended June 30, 2019. The financial statements, exhibits and reconciliations of non-GAAP measures in the attached Appendix and the Supplemental Information at Exhibit 99.2 provide further details of these results.

**Second Quarter 2019 Highlights**

- Net income attributable to common stockholders increased to $13.5 million, or $0.31 per diluted share, for the three months ended June 30, 2019, as compared to $(5.1) million, or $(0.12) per diluted share, for the three months ended June 30, 2018.
- Total net operating income ("NOI") from the Operating Assets segment, including our share of NOI from equity investments, was $60.4 million for the three months ended June 30, 2019, compared to $45.8 million for the prior year period, an increase of 32%.
- Increased Master Planned Communities ("MPC") segment earnings before tax ("EBT") by a modest $0.7 million to $47.2 million for the three months ended June 30, 2019. Excluding Equity in earnings from real estate and other affiliates, EBT from our core MPCs increased $8.3 million for the three months ended June 30, 2019 compared to the prior year period.
- Commenced construction of Millennium Phase III Apartments, a 163-unit multi-family development in The Woodlands. The project is anticipated to contribute approximately $3.5 million of stabilized NOI.
- Continued strong leasing activity at 110 North Wacker. The latest 120,000 square foot lease has brought the building to approximately 67% pre-leased as of June 30, 2019. This represents approximately 1.0 million total leased square feet on a project that is not scheduled to be completed until late 2020.
- Welcomed residents to Ke Kilohana, our recently delivered tower in Ward Village, which is 99.3% sold as of June 30, 2019.
- Contracted to sell 56 condominiums at Ward Village in the second quarter of 2019, including 45 at Kō'ula, our newest building that began public sales in January 2019. Kō'ula, which broke ground in early July, is approximately 63.5% pre-sold as of the second quarter of 2019. Excluding Kō'ula, the total percentage sold across the community is approximately 92.9%.
- Increased Seaport District segment revenues by $8.4 million to $12.9 million for the three months ended June 30, 2019 compared to the prior year period.
- Increased foot traffic at the Seaport District nearly 50% in the three months ended June 30, 2019 compared to the same period in the prior year with approximately 1.5 million total visitors in the second quarter of 2019.

Highlights of our results for the six and three months ended June 30, 2019 are summarized below. We are primarily focused on creating shareholder value by increasing our per share net asset value. Often, our long term value creation goals cause short term volatility in our Net income due to the timing of MPC land sales, recognition of condominium revenue and operating business pre-opening expenses, and, as such, we believe the following metrics are most useful in tracking our progress towards net asset value creation.

| | Six Months Ended June 30, | | | | Three Months Ended June 30, | | | |
|---|---|---|---|---|---|---|---|---|
| **($ in thousands)** | **2019** | **2018** | **Change** | **% Change** | **2019** | **2018** | **Change** | **% Change** |
| **Operating Assets NOI** | | | | | | | | |
| Office | $ 39,164 | $ 33,103 | $ 6,061 | 18 % | $ 20,202 | $ 17,240 | $ 2,962 | 17 % |
| Retail | 32,310 | 31,455 | 855 | 3 % | 16,065 | 15,998 | 67 | — % |
| Multi-family | 9,187 | 8,217 | 970 | 12 % | 4,826 | 4,059 | 767 | 19 % |
| Hospitality | 17,389 | 15,484 | 1,905 | 12 % | 9,531 | 7,613 | 1,918 | 25 % |
| Other | 7,006 | (182) | 7,188 | 3,949 % | 8,079 | 146 | 7,933 | 5,434 % |
| Company's share NOI (a) | 6,777 | 4,812 | 1,965 | 41 % | 1,688 | 791 | 897 | 113 % |
| **Total Operating Assets NOI (b)** | $ 111,833 | $ 92,889 | $ 18,944 | 20 % | $ 60,391 | $ 45,847 | $ 14,544 | 32 % |
| | | | | | | | | |
| **MPC** | | | | | | | | |
| Acres Sold - Residential | 190 | 162 | 28 | 17 % | 112 | 84 | 28 | 33 % |
| Acres Sold - Commercial | — | 2 | (2) | (100)% | — | 2 | (2) | (100)% |
| Price Per Acre - Residential (c) | $ 532 | $ 543 | $ (11) | (2)% | $ 528 | $ 538 | $ (10) | (2)% |
| Price Per Acre - Commercial | $ — | $ 573 | $ (573) | (100)% | $ — | $ 573 | $ (573) | (100)% |
| **MPC EBT** | $ 84,832 | $ 83,420 | $ 1,412 | 2 % | $ 47,235 | $ 46,584 | $ 651 | 1 % |
| | | | | | | | | |
| **Seaport District NOI** | | | | | | | | |
| Historic District & Pier 17 - Landlord | $ (3,002) | $ (1,311) | $ (1,691) | (129)% | $ (1,284) | $ (793) | $ (491) | (62)% |
| Multi-Family | 191 | 254 | (63) | (25)% | 110 | 149 | (39) | (26)% |
| Hospitality | 41 | — | 41 | 100 % | 26 | — | 26 | 100 % |
| Historic District & Pier 17 - Managed Businesses | (3,541) | (50) | (3,491) | (6,982)% | (888) | (50) | (838) | (1,676)% |
| Tin Building - Managed Businesses | — | — | — | — % | — | — | — | — % |
| Events, Sponsorships & Catering Business | (561) | 2,090 | (2,651) | (127)% | (851) | 1,159 | (2,010) | (173)% |
| Company's share NOI (a) | (237) | (127) | (110) | 87 % | (42) | (127) | 85 | 67 % |
| **Total Seaport District NOI** | $ (7,109) | $ 856 | $ (7,965) | (930)% | $ (2,929) | $ 338 | $ (3,267) | (967)% |
| | | | | | | | | |
| **Strategic Developments** | | | | | | | | |
| Condominium units contracted to sell (d) | 27 | 47 | (20) | (43)% | 11 | 12 | (1) | (8)% |
| Projected stabilized NOI Operating Assets ($ in millions) | $ 317.1 | $ 306.7 | $ 10.4 | 3.4 % | | | | |
| Projected stabilized NOI Seaport District ($ in millions) | $43.0 - $58.0 | $43.0 - $58.0 | $ — | — % | | | | |

(a) Includes Company's share of NOI from non-consolidated assets.
(b) Excludes properties sold or in redevelopment.
(c) Decrease in overall price per acre due to greater contributions from MPCs with lower priced land weighing down price per acre in the MPCs that saw an increase. All MPCs except The Woodlands recorded an increase in price per acre for the three months ended June 30, 2019.
(d) Includes units at our buildings that are open or under construction as of June 30, 2019. Excludes units at Kō'ula, our newest building that began public sales in January 2019.

"Our business continues to perform extremely well across our three core segments, highlighted by the 32% quarter-over-quarter growth we experienced in recurring Operating Asset NOI. Additionally, our MPCs continue to rank among the top selling communities in the country and experienced steady underlying demand as we expect to have another very strong year in the segment," said David R. Weinreb, Chief Executive Officer. "At the midyear point in Bridgeland, home sales, a leading indicator of future land purchases by home builders, are up 35%, and we had a 33% increase in residential acres sold this quarter over Q2 2018 across our MPC segment. With the NOI growth in our Operating Assets segment, we have an annual run rate of $216 million with a stabilized NOI target of $317 million.

"We also celebrated a number of key milestones at Ward Village, including closing on a $293.7 million construction loan for ‘A‘ali‘i, accompanied by 418 closings at Ke Kilohana, which opened in May. With four towers and key retail offerings delivered, Ward Village is beginning to reach a critical mass that continues to enhance its appeal. Demand to live in our community remains high as evidenced by sales at Kō'ula, our newest building which is already 64% pre-sold.

"In New York, the Seaport District has had a strong start to Summer with the opening of The Fulton by Jean-Georges, which has been ranked as one of the top new restaurants in New York City; the launch of the 2019 summer concert series on the Pier 17 rooftop; and opening of the garden bar in the historic district and summer version of the rooftop bar and restaurant R17. Overall, the Seaport District’s revenue for the second quarter is up nearly three times over the same period last year and traffic has increased approximately 50%. With many additional key offerings coming online in the next 18 months to complete the district, we are making substantial progress in accomplishing our vision for the Seaport.

"Finally, we recently announced that the Board is conducting a broad review of potential strategic alternatives to maximize shareholder value. We are committed to closing the significant gap that exists between our share price and the Company's underlying net asset value. While we undergo the review, we will remain steadfast in executing our existing plans,” said Mr. Weinreb.

**Financial Results**

Net income attributable to common stockholders increased to $45.3 million, or $1.05 per diluted share, and $13.5 million, or $0.31 per diluted share, for the six and three months ended June 30, 2019, respectively, compared to losses of $(3.6) million, or $(0.08) per diluted share, and $(5.1) million, or $(0.12) per diluted share, for the six and three months ended June 30, 2018, respectively. The increases were primarily due to higher Condominium rights and unit sales, net driven by closings at Ae‘o and Ke Kilohana as well as the absence of a $13.4 million charge for window repairs at our Waiea condominium tower which was recorded in the second quarter of 2018 but did not recur in 2019. The increases were partially offset by higher operating expenses at the Seaport District. The higher operating expenses at the Seaport District are due to start-up costs associated with opening new businesses.

These factors also impacted our Funds from operations ("FFO"), Core fund from operations ("Core FFO") and Adjusted FFO ("AFFO") discussed below.

| | Six Months Ended June 30, | | Three Months Ended June 30, | |
|---|---|---|---|---|
| **(In thousands, except share amounts)** | **2019** | **2018** | **2019** | **2018** |
| Net income (loss) attributable to common stockholders | $ 45,298 | $ (3,614) | $ 13,477 | $ (5,088) |
| Basic income per share | $ 1.05 | $ (0.08) | $ 0.31 | $ (0.12) |
| Diluted income per share | $ 1.05 | $ (0.08) | $ 0.31 | $ (0.12) |
| | | | | |
| Funds from operations | $ 120,707 | $ 52,740 | $ 52,432 | $ 22,643 |
| FFO per weighted average diluted share | $ 2.79 | $ 1.22 | $ 1.21 | $ 0.53 |
| | | | | |
| Core FFO | $ 153,528 | $ 80,177 | $ 65,803 | $ 36,366 |
| Core FFO per weighted average diluted share | $ 3.55 | $ 1.87 | $ 1.52 | $ 0.85 |
| | | | | |
| AFFO | $ 148,945 | $ 69,562 | $ 62,680 | $ 30,682 |
| AFFO per weighted average diluted share | $ 3.44 | $ 1.62 | $ 1.45 | $ 0.71 |

FFO increased $68.0 million, or $1.57 per diluted share, for the six months ended June 30, 2019 and $29.8 million, or $0.68 per diluted share, for the three months ended June 30, 2019, compared to the same periods in 2018. As noted above, the increase for the six months ended June 30, 2019 was primarily attributable to the increase in Condominium rights and unit sales, net due to Aeʻo closings, partially offset by higher operating losses at the Seaport District. The increase for the three months ended June 30, 2019 is partly due to an increase in Condominium rights and unit sales, net led by closings at Ke Kilohana as well as the absence of the $13.4 million charge for window repairs at Waiea which was recorded in the second quarter of 2018 but did not recur in 2019.

Core FFO increased $73.4 million, or $1.68 per diluted share, for the six months ended June 30, 2019 and increased $29.4 million, or $0.67 per diluted share, for the three months ended June 30, 2019, compared to the same periods in 2018 primarily due to the factors discussed in the FFO section above, as well as a higher Deferred income tax expense, partially offset by lower Other non-recurring expenses.

AFFO, our Core FFO adjusted to exclude recurring capital improvements and leasing commissions, increased $79.4 million, or $1.82 per diluted share, for the six months ended June 30, 2019 and increased $32.0 million, or $0.74 per diluted share, for the three months ended June 30, 2019 compared to the same periods in 2018 primarily due to the items mentioned in the FFO and Core FFO discussions above as well as lower tenant and capital improvements. Please reference FFO, Core FFO and AFFO as defined and reconciled to the closest GAAP measure in the Appendix to this release and the reasons why we believe these non-GAAP measures are meaningful to investors and a better indication of our overall performance.

**Business Segment Operating Results**

*Operating Assets*

In our Operating Assets segment, we increased NOI, including our share of NOI from equity investees and excluding properties sold or in redevelopment, by $18.9 million, or 20.4%, to $111.8 million in the six months ended June 30, 2019 and by $14.5 million, or 31.7%, to $60.4 million in the three months ended June 30, 2019 compared to the same periods in 2018. The increase in NOI for the six and three months ended June 30, 2019 is primarily driven by increases of $7.2 million and $7.9 million in our other properties category; $6.1 million and $3.0 million in our office properties; and $1.9 million and $1.9 million in our hospitality properties. The increase in our other category for the six and three months ended June 30, 2019 is a result of placing the Las Vegas Ballpark, the home of our Triple-A baseball team The Las Vegas Aviators, into service in March 2019. So far in 2019, The Las Vegas Aviators have already reached the largest single season home attendance in 36 years and led Triple-A baseball in home game attendance with an average of over nine thousand fans per game. The increases in our office and hospitality properties are mainly the result of continued stabilization of existing assets within these categories and increased occupancy, as well as NOI generated from assets placed in service subsequent to the second quarter of 2018.

*Master Planned Communities*

Our MPC revenues fluctuate each quarter given the nature of development and sale of land in these large scale, long-term communities. As a result of this fluctuation, we believe full year results are a better measurement of performance than quarterly results. We also use residential home sales as a leading indicator of continued demand from homebuilders in our communities. As we continue to see strong demand for our land from homebuilders, continued demand in our MPCs for new homes and interest rate stabilization, we do not expect a material slowdown in the pace of residential land sales for the remainder of 2019. Based on the strong acceleration of land sales in Bridgeland and Summerlin, as discussed below, we expect that 2019 total land sales revenue will be largely consistent with the results of the past few years.

During the six months ended June 30, 2019, our MPC segment EBT increased $1.4 million to $84.8 million, mainly as a result of increased lot sales at Bridgeland and superpad sales at Summerlin totaling $41.5 million. At Bridgeland, land sales revenues increased $12.4 million due to continued robust sales of single-family lots, resulting in 198 more lot sales in the current period. Due to relatively low costs to develop the Summerlin superpads, the sales yielded a 19% higher gross margin compared to the prior period. The higher margin contributed to an increase in segment EBT despite overall fewer acres sold in Summerlin relative to the prior year period. As noted above, while fluctuation is typical for the MPC segment, Summerlin's higher margins are not representative of our expectations for the year. We expect that the full year land sales in Summerlin, in terms of acres, price per acre and margin, will be largely consistent with our results over the past few years. Land sales revenues at The Woodlands also increased $3.1 million due to 141 lot sales in the period, an increase of 49 lots over the prior period.

MPC segment EBT for the three months ended June 30, 2019 increased $0.7 million to $47.2 million, mainly as a result of a large superpad sale at Summerlin as well as increased lot sales at Bridgeland and The Woodlands Hills. At Summerlin, superpad sales totaled 43 acres, a 13.2% increase over the prior year period. Summerlin achieved a residential price per acre of $692,000, an increase of $100,000 per acre from the prior year, largely due to custom lot sales. There were 217 single-family lot sales at Bridgeland, which is 110 more lots sold compared to the same period last year. As a result of this increase in lot sales, land sales revenues at Bridgeland increased $7.4 million, or 82.4%, in the current period. At The Woodlands Hills, land sales revenues increased 38.2% to $0.9 million as a result of 32.4% more lots sold.

MPC segment EBT for both the six and three months ended June 30, 2019 was negatively impacted by lower Equity in earnings from real estate and other affiliates primarily attributable to a slower pace of land development and fewer custom lot sales at The Summit. This decrease in Equity in earnings from The Summit is in line with our expectations as a higher percentage of sales are being generated from the sale of homes built by the joint venture, which has a lower margin than the sale of custom lots. Our estimate of overall gross margin generated by the project remains unchanged.

Although they do not directly impact our results of operations, we believe the ongoing strong underlying home sales will continue to drive demand for land in our MPCs. Our MPCs have won numerous awards for design excellence and community contribution. Summerlin and Bridgeland were again ranked by RCLCO, capturing 4th and 11th highest selling master planned communities, respectively, for the first half of 2019. Bridgeland's home sales increased 35.0% and 43.3% for the six and three months ended June 30, 2019, respectively, over the prior year periods. We believe that this acceleration is due to Bridgeland's maturation as a master planned community and its thoughtful approach to conservation, recreation and transportation. In addition, it has excellent access, schools and amenities. Summerlin saw an 8.6% increase in home sales for the three months ended June 30, 2019 compared to the prior year period. While home sales decreased 10.3% in Summerlin for the six months ended June 30, 2019 compared to the previous year, home sales at Summerlin have increased 20.9% over the first quarter of 2019, evidencing continued strength. The rate of home sales at The Woodlands Hills, which commenced sales in the second quarter of 2018, increased 427.3% and 136.4% for the six and three months ended June 30, 2019, respectively, over the prior year periods. The following summarizes home sales in our MPCs during the six and three months ended June 30, 2019.

| | Net New Home Sales | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Six Months Ended June 30, | | | | Three Months Ended June 30, | | | |
| | 2019 | 2018 | Change | % Change | 2019 | 2018 | Change | % Change |
| The Woodlands | 175 | 202 | (27) | (13.4)% | 88 | 115 | (27) | (23.5)% |
| The Woodlands Hills | 58 | 11 | 47 | 427.3 % | 26 | 11 | 15 | 136.4 % |
| Bridgeland | 351 | 260 | 91 | 35.0 % | 215 | 150 | 65 | 43.3 % |
| Summerlin | 667 | 744 | (77) | (10.3)% | 365 | 336 | 29 | 8.6 % |
| **Total** | **1,251** | **1,217** | **34** | **2.8 %** | **694** | **612** | **82** | **13.4 %** |

*The Seaport District*

In the Seaport District, we celebrated the opening of The Fulton by Jean-Georges, our new seafood restaurant, as well as the opening of the seasonal Garden Bar. We also kicked off our second annual Summer Concert Series on The Rooftop at Pier 17, which features a diverse roster of A-list talent from various genres. Pier 17 has also been home to our summer movie series and other events, including Seaport Fit and Pride Day, among others. Foot traffic at the Seaport District increased nearly 50% in the three months ended June 30, 2019 compared to the same period in the prior year with approximately 1.5 million total visitors in the second quarter of 2019. The increase in foot traffic and accompanying increase in revenue, as discussed in more detail below, demonstrates the demand for the Seaport District's dynamic culinary, fashion, entertainment and cultural experiences.

Seaport District segment revenues increased by $11.9 million to $19.9 million and $8.4 million to $12.9 million for the six and three months ended June 30, 2019, respectively, compared to the same periods in 2018. The increases are due to both our existing businesses as well as new business openings and were driven by the summer concert series, Cobble & Co, The Fulton, Garden Bar and 10 Corso Como Retail and Café.

In the Seaport District segment, NOI, including our share of NOI from equity investees, decreased by $8.0 million to a net operating loss of $7.1 million and $3.3 million to a net operating loss of $2.9 million for the six and three months ended June 30, 2019, respectively, compared to the same periods in 2018. These decreases were driven by continued investment in the development of the Seaport District, particularly as it relates to funding start-up costs related to the retail, food and beverage and other operating businesses. Decreases of $2.7 million, $1.7 million and $3.5 million for the six months ended June 30, 2019 and $2.0 million, $0.5 million and $0.8 million for the three months ended June 30, 2019 compared to the prior year periods in our event and sponsorship, landlord operations and managed businesses, respectively, were primary contributors to the decrease in NOI. Our landlord operations business represents physical real estate developed, owned and leased to third parties by HHC. We expect to continue to incur operating expenses in excess of rental revenues while the remaining available space is in lease-up. Our managed businesses include retail and food and beverage entities that we operate and own, either directly, through license agreements or in joint ventures. Our event and sponsorship businesses include our concert series; Winterland skating and bar; event catering; private events; and sponsorships from approximately 10 partners. We expect to incur operating losses for our event and sponsorship, landlord operations and managed business entities until the Seaport District reaches its critical mass of offerings. We project to achieve stabilization at the Seaport District in 2022.

*Strategic Developments*

In our Strategic Developments segment, we experienced another strong quarter as evidenced by the continued sales momentum at ‘A‘ali‘i and Kō'ula, which are approximately 81.6% and 63.5% pre-sold, respectively, as of June 30, 2019. Kō'ula, which launched public sales in January 2019, was approximately 65.3% pre-sold as of July 31, 2019. As further detailed below, we also secured financing for ‘A‘ali‘i, marking yet another significant milestone at Ward Village. With approximately 87% of our homes sold across our six towers that are either delivered or under construction, our sales continue to support our ability to maintain a 30% blended profit margin, excluding land, across the community. We feel that the pace of pre-sales of our recent buildings reflects the combination of product and price that we have found to resonate in the market. Further, these sales continue to demonstrate the desirability of our community and the high quality product that we are developing in Honolulu. The current increased pace of pre-sales gives us the opportunity to modestly accelerate the pace under which we launch new towers.

As a result of the strong quarter, segment EBT increased $72.5 million and $18.1 million for the six and three months ended June 30, 2019, respectively, compared to the same periods in prior year. The increase for the six months ended June 30, 2019 compared to the prior year period is primarily due to an increase in Condominium rights and unit sales, net due to bulk closings at Ae'o, which began in the fourth quarter of 2018 when the building opened. The increase for the three months ended June 30, 2019 compared to the prior year period is partly due to an increase in Condominium rights and unit sales, net driven by bulk closings at Ke Kilohana. Both the six and three months ended June 30, 2019 were also positively impacted by the absence of a $13.4 million charge for window repairs at our Waiea condominium tower which was recorded in the second quarter of 2018 but did not recur in 2019. For the six and three months ended

June 30, 2019, we reported revenues of $433.9 million and $235.6 million, respectively, from Condominium rights and unit sales for homes that actually closed escrow at our four delivered buildings (Waiea, Anaha, Aeʻo and Ke Kilohana) in Ward Village compared to $31.7 million and $20.9 million for the prior periods. As noted above, the cause of the increase in revenue in both the six and three month periods compared to prior year is increased closings. We closed on 587 and 418 condominium units during the six and three months ended June 30, 2019 compared to 13 and 7 units during the prior year periods, respectively. Condominium revenue is recognized when unit sales close, leading to greater variability in revenue recognized between periods.

We decreased our estimated annual stabilized NOI target, excluding the Seaport District, by $3.9 million to $317.1 million as of June 30, 2019. The decrease is primarily attributable to a decrease in our effective ownership of the 110 North Wacker joint venture. The 110 North Wacker loan was modified in May 2019 to increase the total loan commitment. The funding commitments of the joint venture partners were modified concurrently, and we will fund $35.3 million less cash equity for the project. The modified agreement allows us to retain our waterfall upside and return while reducing our capital requirements and mitigating our risk. We remain optimistic about the success of this project, and the strength of the project is further underscored by recent leasing activity. As of June 30, 2019, the project is 67% pre-leased, up from 50% in the prior quarter. The decrease in estimated stabilized NOI from 110 North Wacker was partially offset by an increase of $3.5 million related to the commencement of construction of Millennium Phase III Apartments, a 163-unit multi-family development in The Woodlands. This builds on prior success with Millennium Waterway and Millennium Six Pines which are 98% and 91% leased, respectively, at rates per square foot in excess of budget.

**Balance Sheet Second Quarter Activity and Subsequent Events**

On August 6, 2019, the Company closed on a $30.7 million construction loan for Millennium Phase III Apartments. The loan bears interest at one-month London Interbank Offered Rate ("LIBOR") plus 1.75% with an initial maturity date of August 6, 2023 and a one-year extension option.

On June 27, 2019, the Company closed on a $35.5 million construction loan for 8770 New Trails. The loan bears interest at one-month LIBOR plus 2.45% with an initial maturity date of June 27, 2021 and a 127-month extension option. The Company entered into a swap agreement to fix the interest rate to 4.89%.

On June 20, 2019, the Company closed on a $250.0 million term loan for the redevelopment of the Seaport District. The loan initially bears interest at 6.10% and matures on June 1, 2024. The loan will begin bearing interest at one-month LIBOR plus 4.10%, subject to a LIBOR cap of 2.30% and LIBOR floor of 0.00%, at the earlier of June 20, 2021 or the date certain debt coverage ratios are met.

On June 6, 2019, the Company closed on a $293.7 million construction loan for ʻAʻaliʻi, bearing interest at one-month LIBOR plus 3.10% with an initial maturity date of June 6, 2022 and a one-year extension option.

On June 5, 2019, the Company paid off the construction loan for Ke Kilohana with a commitment amount of $142.7 million. Total draws were approximately $121.7 million and were paid off from the proceeds of condominium sales.

On June 3, 2019, the Company exercised the second extension option for its 250 Water Street note payable. The extension required a $30.0 million pay down, reducing the outstanding note payable balance to $99.7 million.

On May 23, 2019, the Company and its joint venture partners closed on an amendment to increase the $512.6 million construction loan for 110 North Wacker to $558.9 million, and modify the commitments included in the loan syndication. The amendment also increased the Company's guarantee from approximately $92.3 million to approximately $100.6 million. In addition, the Company also guaranteed an additional $46.3 million, the increase in principal of the construction loan, which will become payable in fiscal year 2020 if a certain leasing threshold is not achieved. The guarantee of the $46.3 million will immediately expire on the date the leasing threshold is first achieved.

On May 17, 2019, the Company modified the facility for its Mr. C Seaport joint venture to increase the total commitment to $41.0 million. The loan bears interest at one-month LIBOR plus 4.50%, has an initial maturity of May 16, 2022, and has one, six-month extension option.

On April 9, 2019, the Company modified the HHC 242 Self-Storage and HHC 2978 Self-Storage facilities to reduce the total commitments to $5.5 million and $5.4 million, respectively. The loans have an initial maturity date of December 31, 2021 and a one-year extension option.

As of June 30, 2019, our total consolidated debt equaled approximately 44.4% of our total assets and our leverage ratio (debt to enterprise value, as defined in the Supplemental Information) was 41.2%. We believe our low leverage, with a focus on project-specific financing, reduces our exposure to potential downturns and provides us with the ability to evaluate new opportunities. As of June 30, 2019, we had $650.7 million of cash and cash equivalents.

**About The Howard Hughes Corporation®**

The Howard Hughes Corporation® owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Our properties include master planned communities, operating properties, development opportunities and other unique assets spanning 12 states from New York to Hawai‘i. The Howard Hughes Corporation® is traded on the New York Stock Exchange under HHC with major offices in New York, Columbia, MD, Dallas, Houston, Las Vegas and Honolulu. For additional information about HHC, visit www.howardhughes.com or find us on Facebook, Twitter, Instagram and LinkedIn.

**Safe Harbor Statement**

We may make forward-looking statements in this press release and in other reports and presentations that we file or furnish with the Securities and Exchange Commission. In addition, our management may make forward-looking statements orally to analysts, investors, creditors, the media and others. Forward-looking statements include:

- expected performance of our stabilized, income-producing properties and the performance and stabilization timing of properties that we have recently placed into service or are under construction;
- capital required for our operations and development opportunities for the properties in our Operating Assets, Seaport District and Strategic Developments segments;
- expected commencement and completion for property developments and timing of sales or rentals of certain properties;
- expected performance of our MPC segment;
- transactions related to our non-core assets;
- announcement of our strategic review;
- forecasts of our future economic performance; and
- future liquidity, finance opportunities, development opportunities, development spending and management plans.

These statements involve known and unknown risks, uncertainties and other factors that may have a material impact on any future results, performance and achievements expressed or implied by such forward-looking statements. These risk factors are described in our Annual Report on Form 10-K, which has been filed with the Securities and Exchange Commission ("SEC") on February 27, 2019, as amended and supplemented by any risk factors contained in our quarterly reports on Form 10-Q, which have been subsequently filed with the SEC. Any factor could, by itself, or together with one or more other factors, adversely affect our business, results of operations or financial condition. There may be other factors currently unknown to us that we have not described in our Annual Report that could cause results to differ from our expectations. These forward-looking statements present our estimates and assumptions as of the date of this press release. Except as may be required by law, we undertake no obligation to modify or revise any forward-looking statements to reflect events or circumstances occurring after the date of this release.

**Our Financial Presentation**

As discussed throughout this release, we use certain non-GAAP performance measures, in addition to the required GAAP presentations, as we believe these measures improve the understanding of our operational results and make comparisons of operating results among peer companies more meaningful. Management continually evaluates the usefulness, relevance, limitations and calculation of the Company's reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change. The non-GAAP financial measures used throughout this release are net operating income, Funds from operations, Core funds from operations, and Adjusted funds from operations. We provide a more detailed discussion about these non-GAAP measures in our reconciliation of non-GAAP measures provided in this earnings release.

**THE HOWARD HUGHES CORPORATION**
**CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS**
**UNAUDITED**

| | Six Months Ended June 30, | | Three Months Ended June 30, | |
|---|---|---|---|---|
| **(In thousands, except per share amounts)** | **2019** | **2018** | **2019** | **2018** |
| **Revenues:** | | | | |
| Condominium rights and unit sales | $ 433,932 | $ 31,722 | $ 235,622 | $ 20,885 |
| Master Planned Communities land sales | 99,633 | 98,997 | 58,321 | 52,432 |
| Minimum rents | 108,804 | 99,912 | 54,718 | 50,509 |
| Tenant recoveries | 27,020 | 25,002 | 13,512 | 12,250 |
| Hospitality revenues | 48,505 | 45,630 | 25,576 | 22,569 |
| Builder price participation | 14,564 | 10,709 | 9,369 | 5,628 |
| Other land revenues | 10,298 | 8,843 | 5,569 | 4,712 |
| Other rental and property revenues | 42,450 | 21,869 | 28,629 | 12,020 |
| Total revenues | 785,206 | 342,684 | 431,316 | 181,005 |
| **Expenses:** | | | | |
| Condominium rights and unit cost of sales | 358,314 | 35,545 | 220,620 | 28,816 |
| Master Planned Communities cost of sales | 44,824 | 52,426 | 28,006 | 26,383 |
| Master Planned Communities operations | 24,082 | 20,912 | 12,387 | 10,587 |
| Other property operating costs | 78,586 | 48,905 | 41,322 | 25,730 |
| Rental property real estate taxes | 19,505 | 15,629 | 9,674 | 7,502 |
| Rental property maintenance costs | 8,329 | 7,148 | 4,152 | 3,951 |
| Hospitality operating costs | 32,230 | 30,984 | 16,607 | 15,417 |
| (Recovery) provision for doubtful accounts | (88) | 2,135 | (86) | 1,359 |
| Demolition costs | 599 | 13,331 | 550 | 6,660 |
| Development-related marketing costs | 11,541 | 13,266 | 5,839 | 7,188 |
| General and administrative | 55,404 | 51,150 | 30,072 | 26,886 |
| Depreciation and amortization | 75,049 | 57,275 | 38,918 | 29,087 |
| Total expenses | 708,375 | 348,706 | 408,061 | 189,566 |
| **Other:** | | | | |
| Loss on sale or disposal of real estate | (150) | — | (144) | — |
| Other income, net | 10,461 | 266 | 10,288 | 266 |
| Total other | 10,311 | 266 | 10,144 | 266 |
| Operating income (loss) | 87,142 | (5,756) | 33,399 | (8,295) |
| Interest income | 4,824 | 4,679 | 2,251 | 2,603 |
| Interest expense | (47,529) | (35,512) | (24,203) | (18,903) |
| Equity in earnings from real estate and other affiliates | 16,305 | 30,685 | 6,354 | 16,299 |
| Income (loss) before taxes | 60,742 | (5,904) | 17,801 | (8,296) |
| Provision for (benefit from) income taxes | 15,489 | (1,859) | 4,473 | (2,417) |
| Net income (loss) | 45,253 | (4,045) | 13,328 | (5,879) |
| Net loss attributable to noncontrolling interests | 45 | 431 | 149 | 791 |
| Net income (loss) attributable to common stockholders | $ 45,298 | $ (3,614) | $ 13,477 | $ (5,088) |
| Basic income (loss) per share: | $ 1.05 | $ (0.08) | $ 0.31 | $ (0.12) |
| Diluted income (loss) per share: | $ 1.05 | $ (0.08) | $ 0.31 | $ (0.12) |

**THE HOWARD HUGHES CORPORATION**
**CONDENSED CONSOLIDATED BALANCE SHEETS**
**UNAUDITED**

| (In thousands, except par values and share amounts) | June 30, 2019 | December 31, 2018 |
|---|---|---|
| **Assets:** | | |
| Investment in real estate: | | |
| Master Planned Communities assets | $ 1,675,536 | $ 1,642,660 |
| Buildings and equipment | 3,136,130 | 2,932,963 |
| Less: accumulated depreciation | (444,461) | (380,892) |
| Land | 303,384 | 297,596 |
| Developments | 1,349,855 | 1,290,068 |
| Net property and equipment | 6,020,444 | 5,782,395 |
| Investment in real estate and other affiliates | 117,821 | 102,287 |
| Net investment in real estate | 6,138,265 | 5,884,682 |
| Cash and cash equivalents | 650,702 | 499,676 |
| Restricted cash | 197,898 | 224,539 |
| Accounts receivable, net | 19,980 | 12,589 |
| Municipal Utility District receivables, net | 273,169 | 222,269 |
| Notes receivable, net | 300 | 4,694 |
| Deferred expenses, net | 108,198 | 95,714 |
| Operating lease right-of-use assets, net | 71,176 | — |
| Prepaid expenses and other assets, net | 249,490 | 411,636 |
| Total assets | $ 7,709,178 | $ 7,355,799 |
| | | |
| **Liabilities:** | | |
| Mortgages, notes and loans payable, net | $ 3,422,490 | $ 3,181,213 |
| Operating lease obligations | 71,125 | — |
| Deferred tax liabilities | 166,033 | 157,188 |
| Accounts payable and accrued expenses | 697,763 | 779,272 |
| Total liabilities | 4,357,411 | 4,117,673 |
| | | |
| **Equity:** | | |
| Preferred stock: $.01 par value; 50,000,000 shares authorized, none issued | — | — |
| Common stock: $.01 par value; 150,000,000 shares authorized, 43,661,694 shares issued and 43,141,845 outstanding as of June 30, 2019 and 43,511,473 shares issued and 42,991,624 outstanding as of December 31, 2018 | 437 | 436 |
| Additional paid-in capital | 3,329,062 | 3,322,433 |
| Accumulated deficit | (75,043) | (120,341) |
| Accumulated other comprehensive loss | (28,542) | (8,126) |
| Treasury stock, at cost, 519,849 shares as of June 30, 2019 and December 31, 2018 | (62,190) | (62,190) |
| Total stockholders' equity | 3,163,724 | 3,132,212 |
| Noncontrolling interests | 188,043 | 105,914 |
| Total equity | 3,351,767 | 3,238,126 |
| Total liabilities and equity | $ 7,709,178 | $ 7,355,799 |

## Appendix – Reconciliations of Non-GAAP Measures

### As of and for the Six and Three Months Ended June 30, 2019

We use certain non-GAAP performance measures, in addition to the required GAAP presentations, as we believe these measures improve the understanding of our operational results and make comparisons of operating results among peer companies more meaningful. Management continually evaluates the usefulness, relevance, limitations, and calculation of the Company's reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change. The non-GAAP financial measures used herein are Net operating income ("NOI"), Funds from operations ("FFO"), Core funds from operations ("Core FFO") and Adjusted funds from operations ("AFFO").

As a result of our four segments, Operating Assets, Master Planned Communities ("MPC"), Seaport District and Strategic Developments, being managed separately, we use different operating measures to assess operating results and allocate resources among these four segments. The one common operating measure used to assess operating results for our business segments is earnings before tax ("EBT"). EBT, as it relates to each business segment, represents the revenues less expenses of each segment, including interest income, interest expense and Equity in earnings of real estate and other affiliates. EBT excludes corporate expenses and other items that are not allocable to the segments. We present EBT because we use this measure, among others, internally to assess the core operating performance of our assets. However, EBT should not be considered as an alternative to GAAP net income.

Effective January 1, 2019, the Company moved the Seaport District out of the Operating Assets and Strategic Development segments and into a stand-alone segment for disclosure purposes. As applicable, we have adjusted our performance measures in all periods reported to reflect this change.

| | Six Months Ended June 30, | | | Three Months Ended June 30, | | |
|---|---|---|---|---|---|---|
| **(In thousands)** | **2019** | **2018** | **$ Change** | **2019** | **2018** | **$ Change** |
| **Operating Assets Segment EBT** | | | | | | |
| Total revenues | $ 201,172 | $ 176,555 | $ 24,617 | $ 109,219 | $ 88,808 | $ 20,411 |
| Total operating expenses | (91,639) | (82,999) | (8,640) | (48,727) | (40,988) | (7,739) |
| Segment operating income | 109,533 | 93,556 | 15,977 | 60,492 | 47,820 | 12,672 |
| Depreciation and amortization | (56,046) | (47,558) | (8,488) | (28,938) | (24,198) | (4,740) |
| Interest expense, net | (39,050) | (33,995) | (5,055) | (20,059) | (17,308) | (2,751) |
| Other income, net | 1,123 | 164 | 959 | 1,088 | 71 | 1,017 |
| Equity in earnings from real estate and other affiliates | 2,754 | 1,583 | 1,171 | 45 | (1,000) | 1,045 |
| Segment EBT | 18,314 | 13,750 | 4,564 | 12,628 | 5,385 | 7,243 |
| | | | | | | |
| **MPC Segment EBT** | | | | | | |
| Total revenues | 123,755 | 118,530 | 5,225 | 72,859 | 62,765 | 10,094 |
| Total operating expenses | (68,906) | (73,371) | 4,465 | (40,392) | (37,003) | (3,389) |
| Segment operating income | 54,849 | 45,159 | 9,690 | 32,467 | 25,762 | 6,705 |
| Depreciation and amortization | (246) | (167) | (79) | (86) | (86) | — |
| Interest income, net | 15,826 | 13,200 | 2,626 | 8,283 | 6,808 | 1,475 |
| Other income, net | 67 | — | 67 | 72 | — | 72 |
| Equity in earnings from real estate and other affiliates | 14,336 | 25,228 | (10,892) | 6,499 | 14,100 | (7,601) |
| Segment EBT | 84,832 | 83,420 | 1,412 | 47,235 | 46,584 | 651 |

| (In thousands) | Six Months Ended June 30, 2019 | 2018 | $ Change | Three Months Ended June 30, 2019 | 2018 | $ Change |
|---|---|---|---|---|---|---|
| **Seaport District Segment EBT** | | | | | | |
| Total revenues | 19,921 | 8,011 | 11,910 | 12,891 | 4,500 | 8,391 |
| Total operating expenses | (32,405) | (9,976) | (22,429) | (17,972) | (6,441) | (11,531) |
| Segment operating income | (12,484) | (1,965) | (10,519) | (5,081) | (1,941) | (3,140) |
| Depreciation and amortization | (12,946) | (4,197) | (8,749) | (6,753) | (1,953) | (4,800) |
| Interest (expense) income, net | (3,456) | 6,995 | (10,451) | (1,924) | 3,278 | (5,202) |
| Other loss, net | (147) | — | (147) | (61) | — | (61) |
| Equity in losses from real estate and other affiliates | (1,083) | (240) | (843) | (451) | (240) | (211) |
| Loss on sale or disposal of real estate | (6) | — | (6) | — | — | — |
| Segment EBT | (30,122) | 593 | (30,715) | (14,270) | (856) | (13,414) |
| | | | | | | |
| **Strategic Developments Segment EBT** | | | | | | |
| Total revenues | 440,358 | 39,588 | 400,770 | 236,347 | 24,932 | 211,415 |
| Total operating expenses | (371,014) | (47,339) | (323,675) | (224,711) | (35,312) | (189,399) |
| Segment operating income | 69,344 | (7,751) | 77,095 | 11,636 | (10,380) | 22,016 |
| Depreciation and amortization | (2,316) | (2,178) | (138) | (1,260) | (1,113) | (147) |
| Interest income, net | 6,497 | 6,946 | (449) | 3,235 | 3,139 | 96 |
| Other income (loss), net | 310 | 373 | (63) | (385) | 164 | (549) |
| Equity in earnings from real estate and other affiliates | 298 | 4,112 | (3,814) | 261 | 3,440 | (3,179) |
| Loss on sale or disposal of real estate | (144) | — | (144) | (144) | — | (144) |
| Segment EBT | 73,989 | 1,502 | 72,487 | 13,343 | (4,750) | 18,093 |
| | | | | | | |
| **Consolidated Segment EBT** | | | | | | |
| Total revenues | 785,206 | 342,684 | 442,522 | 431,316 | 181,005 | 250,311 |
| Total operating expenses | (563,964) | (213,685) | (350,279) | (331,802) | (119,744) | (212,058) |
| Segment operating income | 221,242 | 128,999 | 92,243 | 99,514 | 61,261 | 38,253 |
| Depreciation and amortization | (71,554) | (54,100) | (17,454) | (37,037) | (27,350) | (9,687) |
| Interest expense, net | (20,183) | (6,854) | (13,329) | (10,465) | (4,083) | (6,382) |
| Other income, net | 1,353 | 537 | 816 | 714 | 235 | 479 |
| Equity in earnings from real estate and other affiliates | 16,305 | 30,683 | (14,378) | 6,354 | 16,300 | (9,946) |
| Loss on sale or disposal of real estate | (150) | — | (150) | (144) | — | (144) |
| Consolidated segment EBT | 147,013 | 99,265 | 47,748 | 58,936 | 46,363 | 12,573 |
| | | | | | | |
| Corporate expenses and other items | 101,760 | 103,310 | 1,550 | 45,608 | 52,242 | 6,634 |
| Net income (loss) | 45,253 | (4,045) | 49,298 | 13,328 | (5,879) | 19,207 |
| Net loss attributable to noncontrolling interests | 45 | 431 | 386 | 149 | 791 | 642 |
| Net income (loss) attributable to common stockholders | $ 45,298 | $ (3,614) | $ 48,912 | $ 13,477 | $ (5,088) | $ 18,565 |

## NOI

We believe that NOI is a useful supplemental measure of the performance of our Operating Assets and Seaport District portfolio because it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and operating real estate properties and the impact on operations from trends in rental and occupancy rates and operating costs. We define NOI as operating revenues (rental income, tenant recoveries and other revenue) less operating expenses (real estate taxes, repairs and maintenance, marketing and other property expenses, including our share of NOI from equity investees). NOI excludes straight-line rents and amortization of tenant incentives, net interest expense, ground rent amortization, demolition costs, other (loss) income, amortization, depreciation and development-related marketing. All management fees have been eliminated for all internally-managed 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 lease structure, lease rates and tenant base have on our operating results, gross margins and investment returns. Variances between years in NOI typically result from changes in rental rates, occupancy, tenant mix and operating expenses. Although we believe that NOI provides useful information to investors about the performance of our Operating Assets and Seaport District assets, due to the exclusions noted above, NOI should only be used as an additional measure of the financial performance of the assets of this segment of our business and not as an alternative to GAAP Net income (loss). For reference, and as an aid in understanding our computation of NOI, a reconciliation of EBT to NOI for Operating Assets and Seaport District has been presented in the tables below.

| | Six Months Ended June 30, (Unaudited) | | Three Months Ended June 30, (Unaudited) | |
|---|---|---|---|---|
| **(In thousands)** | **2019** | **2018** | **2019** | **2018** |
| **Total Operating Assets segment EBT (a)** | $ 18,314 | $ 13,750 | $ 12,628 | $ 5,385 |
| Add back: | | | | |
| Depreciation and amortization | 56,046 | 47,558 | 28,938 | 24,198 |
| Interest expense, net | 39,050 | 33,995 | 20,059 | 17,308 |
| Equity in (earnings) loss from real estate and other affiliates | (2,754) | (1,583) | (45) | 1,000 |
| Impact of straight-line rent | (5,382) | (5,536) | (2,537) | (2,414) |
| Other | (218) | (107) | (340) | (421) |
| **Total Operating Assets NOI - Consolidated** | **105,056** | **88,077** | **58,703** | **45,056** |
| Dispositions | | | | |
| Cottonwood Square | — | 11 | — | — |
| **Total Operating Asset Dispositions NOI** | **—** | **11** | **—** | **—** |
| **Consolidated Operating Assets NOI excluding properties sold or in redevelopment** | **$ 105,056** | **$ 88,088** | **$ 58,703** | **$ 45,056** |
| Company's Share NOI - Equity investees | 3,152 | 1,366 | 1,688 | 791 |
| Distributions from Summerlin Hospital Investment | 3,625 | 3,435 | — | — |
| **Total Operating Assets NOI** | **$ 111,833** | **$ 92,889** | **$ 60,391** | **$ 45,847** |

(a) EBT excludes corporate expenses and other items that are not allocable to the segments.

| (In thousands) | Six Months Ended June 30, (Unaudited) 2019 | 2018 | Three Months Ended June 30, (Unaudited) 2019 | 2018 |
|---|---|---|---|---|
| **Total Seaport District segment EBT (a)** | $ (30,122) | $ 593 | $ (14,270) | $ (856) |
| | | | | |
| Add back: | | | | |
| Depreciation and amortization | 12,946 | 4,197 | 6,753 | 1,953 |
| Interest expense (income), net | 3,456 | (6,995) | 1,924 | (3,278) |
| Equity in (earnings) loss from real estate and other affiliates | 1,083 | 240 | 451 | 240 |
| Impact of straight-line rent | 1,246 | (338) | 491 | (156) |
| Loss on sale or disposal of real estate | 6 | — | — | — |
| Other - development related | 4,513 | 3,286 | 1,764 | 2,562 |
| **Total Seaport District NOI - Consolidated** | **(6,872)** | **983** | **(2,887)** | **465** |
| | | | | |
| Company's Share NOI - Equity investees | (237) | (127) | (42) | (127) |
| | | | | |
| **Total Seaport District NOI** | **$ (7,109)** | **$ 856** | **$ (2,929)** | **$ 338** |

(a) EBT excludes corporate expenses and other items that are not allocable to the segments.

### FFO, Core FFO and AFFO

FFO is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as net income calculated in accordance with GAAP, excluding gains or losses from real estate dispositions, plus real estate depreciation and amortization and impairment charges (which we believe are not indicative of the performance of our operating portfolio). We calculate FFO in accordance with NAREIT's definition. Since FFO excludes depreciation and amortization, gains and losses from depreciable property dispositions and impairments, it can provide a performance measure that, when compared year over year, reflects the impact on operations from trends in land sales prices, occupancy rates, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of our financial performance not immediately apparent from net income determined in accordance with GAAP. Core FFO is calculated by adjusting FFO to exclude the impact of certain non-cash and/or nonrecurring income and expense items, as set forth in the calculation below. These items can vary greatly from period to period, depending upon the volume of our acquisition activity and debt retirements, among other factors. We believe that by excluding these items, Core FFO serves as a useful, supplementary measure of the ongoing operating performance of our core operations, and we believe it is used by investors in a similar manner. Finally, AFFO adjusts our Core FFO operating measure to deduct cash spent on recurring tenant improvements and capital expenditures of a routine nature as well as leasing commissions to present an adjusted measure of Core FFO. Core FFO and AFFO are non-GAAP and non-standardized measures and may be calculated differently by other peer companies.

While FFO, Core FFO, AFFO and NOI are relevant and widely used measures of operating performance of real estate companies, they do not represent cash flows from operations or net income as defined by GAAP and should not be considered an alternative to those measures in evaluating our liquidity or operating performance. FFO, Core FFO, AFFO and NOI do not purport to be indicative of cash available to fund our future cash requirements. Further, our computations of FFO, Core FFO, AFFO and NOI may not be comparable to those reported by other real estate companies. We have included a reconciliation of FFO, Core FFO and AFFO to GAAP net income below. Non-GAAP financial measures should not be considered independently, or as a substitute, for financial information presented in accordance with GAAP.

| (In thousands, except share amounts) | Six Months Ended June 30, (Unaudited) 2019 | 2018 | Three Months Ended June 30, (Unaudited) 2019 | 2018 |
|---|---|---|---|---|
| **Net income attributable to common shareholders** | $ 45,298 | $ (3,614) | $ 13,477 | $ (5,088) |
| Adjustments to arrive at FFO: | | | | |
| Segment real estate related depreciation and amortization | 71,554 | 54,100 | 37,037 | 27,350 |
| Loss on sale or disposal of real estate | 150 | — | 144 | — |
| Reconciling items related to noncontrolling interests | (45) | (431) | (149) | (791) |
| Our share of the above reconciling items included in earnings from unconsolidated joint ventures | 3,750 | 2,685 | 1,923 | 1,172 |
| **FFO** | **$ 120,707** | **$ 52,740** | **$ 52,432** | **$ 22,643** |
| | | | | |
| Adjustments to arrive at Core FFO: | | | | |
| Severance expenses | $ 923 | $ 281 | $ 69 | $ 63 |
| Non-real estate related depreciation and amortization | 3,495 | 3,175 | 1,880 | 1,738 |
| Straight-line amortization | (4,154) | (6,428) | (2,020) | (3,088) |
| Deferred income tax expense (benefit) | 14,821 | (924) | 4,118 | (1,170) |
| Non-cash fair value adjustments related to hedging instruments | (220) | (868) | (92) | (652) |
| Share based compensation | 5,653 | 5,354 | 2,928 | 2,828 |
| Other non-recurring expenses (development related marketing and demolition costs) | 12,140 | 26,597 | 6,389 | 13,848 |
| Our share of the above reconciling items included in earnings from unconsolidated joint ventures | 163 | 250 | 99 | 156 |
| **Core FFO** | **$ 153,528** | **$ 80,177** | **$ 65,803** | **$ 36,366** |
| | | | | |
| Adjustments to arrive at AFFO: | | | | |
| Tenant and capital improvements | $ (3,795) | $ (9,165) | $ (2,753) | $ (4,633) |
| Leasing commissions | (788) | (1,450) | (370) | (1,051) |
| **AFFO** | **$ 148,945** | **$ 69,562** | **$ 62,680** | **$ 30,682** |
| | | | | |
| FFO per diluted share value | **$ 2.79** | **$ 1.22** | **$ 1.21** | **$ 0.53** |
| | | | | |
| Core FFO per diluted share value | **$ 3.55** | **$ 1.87** | **$ 1.52** | **$ 0.85** |
| | | | | |
| AFFO per diluted share value | **$ 3.44** | **$ 1.62** | **$ 1.45** | **$ 0.71** |

Exhibit 9




# Supplemental Information

## Three months ended June 30, 2019

**NYSE: HHC**

The Howard Hughes Corporation, 13355 Noel Road, 22nd Floor, Dallas, TX 75240 HowardHughes.com 214.741

# Cautionary Statements

## Forward Looking Statements

This presentation includes forward-looking statements. Forward-looking statements give our current expectations relating to our financial condition, results of operations, plans, objectives, future performanc business. You can identify forward-looking statements by the fact that they do not relate strictly to current or historical facts. These statements may include words such as "anticipate," "estimate," "expect," "pro "forecast," "plan," "intend," "believe," "likely," "may," "realize," "should," "transform," "would" and other statements of similar expression. Forward looking statements give our expectations about the future ar not guarantees. These statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance and achievements to materially differ from any future re performance and achievements expressed or implied by such forward-looking statements. We caution you not to rely on these forward-looking statements. For a discussion of the risk factors that could ha impact on these forward-looking statements, see our Annual Report on Form 10-K for the fiscal year ended December 31, 2018, as filed with the Securities and Exchange Commission ("SEC") on Februa 2019 as amended and supplemented by any risk factors contained in our quarterly reports on Form 10-Q, which have been subsequently filed with the SEC. The statements made herein speak only as of the of this presentation, and we do not undertake to update this information except as required by law. Past performance does not guarantee future results. Performance during time periods shown is limited and not reflect the performance for the full year or future years, or in different economic and market cycles.

## Non-GAAP Financial Measures

Our financial statements have been prepared in accordance with accounting principles generally accepted in the United States (GAAP); however, we use certain non-GAAP performance measures in this present in addition to GAAP measures, as we believe these measures improve the understanding of our operational results and make comparisons of operating results among peer companies more meaningful. Manage continually evaluates the usefulness, relevance, limitations and calculation of our reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus reported measures could change. The non-GAAP financial measures used in this presentation are funds from operations ("FFO"), core funds from operations ("Core FFO"), adjusted funds from operations ("A and net operating income ("NOI").

FFO is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as net income calculated in accordance with GAAP, excluding gains or losses from real estate dispositions, plus real e depreciation and amortization and impairment charges (which we believe are not indicative of the performance of our operating portfolio). We calculate FFO in accordance with NAREIT's definition. Since excludes depreciation and amortization, gains and losses from depreciable property dispositions, and impairments, it can provide a performance measure that, when compared year over year, reflects the in on operations from trends in occupancy rates, rental rates, operating costs, acquisition, development activities and financing costs. This provides a perspective of our financial performance not immediately app from net income determined in accordance with GAAP. Core FFO is calculated by adjusting FFO to exclude the impact of certain non-cash and/or nonrecurring income and expense items, as set forth in the calcu herein. These items can vary greatly from period to period, depending upon the volume of our acquisition activity and debt retirements, among other factors. We believe that by excluding these items, Core serves as a useful, supplementary measure of the ongoing operating performance of the core operations across all segments, and we believe it is used by investors in a similar manner. Finally, AFFO adjus Core FFO operating measure to deduct cash expended on recurring tenant improvements and capital expenditures of a routine nature to present an adjusted measure of Core FFO. Core FFO and AFFO are GAAP and non-standardized measures and may be calculated differently by other peer companies.

We define NOI as operating revenues (rental income, tenant recoveries and other revenue) less operating expenses (real estate taxes, repairs and maintenance, marketing and other property expenses), plu share of NOI from equity investees. NOI excludes straight-line rents and amortization of tenant incentives, net interest expense, ground rent amortization, demolition costs, amortization, depreciation, develop related marketing costs and Equity in earnings from real estate and other affiliates. We use NOI to evaluate our operating performance on a property-by- property basis because NOI allows us to evaluate the i that factors which vary by property, such as lease structure, lease rates and tenant bases, have on our operating results, gross margins and investment returns. We believe that NOI is a useful supplemental me of the performance of our Operating Assets and Seaport District segments because it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly asso with owning and operating real estate properties and the impact on operations from trends in rental and occupancy rates and operating costs.

While FFO, Core FFO, AFFO and NOI are relevant and widely used measures of operating performance of real estate companies, they do not represent cash flows from operations or net income as defin GAAP and should not be considered an alternative to those measures in evaluating our liquidity or operating performance. FFO, Core FFO, AFFO and NOI do not purport to be indicative of cash available to our future cash requirements. Further, our computations of FFO, Core FFO, AFFO and NOI may not be comparable to FFO, Core FFO, AFFO and NOI reported by other real estate companies. We have inc in this presentation a reconciliation from GAAP net income to FFO, Core FFO and AFFO, as well as reconciliations of our GAAP Operating Assets segment Earnings Before Taxes ("EBT") to NOI and Seaport D segment EBT to NOI. Non-GAAP financial measures should not be considered independently, or as a substitute, for financial information presented in accordance with GAAP.

## Additional Information

Our website address is www.howardhughes.com. Our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and other publicly filed or furnished documents are ava and may be accessed free of charge through the "Investors" section of our website under the "SEC Filings" subsection, as soon as reasonably practicable after those documents are filed with, or furnished t SEC. Also available through the Investors section of our website are beneficial ownership reports filed by our directors, certain officers and shareholders on Forms 3, 4 and 5.

# Table of Contents

# Company Profile - Summary & Results

## Company Overview - Q2 2019

| | | |
|---|---|---|
| Exchange / Ticker | NYSE: | HHC |
| Share Price - June 30, 2019 | $ | 123.84 |
| Diluted Earnings / Share | $ | 0.31 |
| FFO / Diluted Share | $ | 1.21 |
| Core FFO / Diluted Share | $ | 1.52 |
| AFFO / Diluted Share | $ | 1.45 |

## Recent Company Highlights

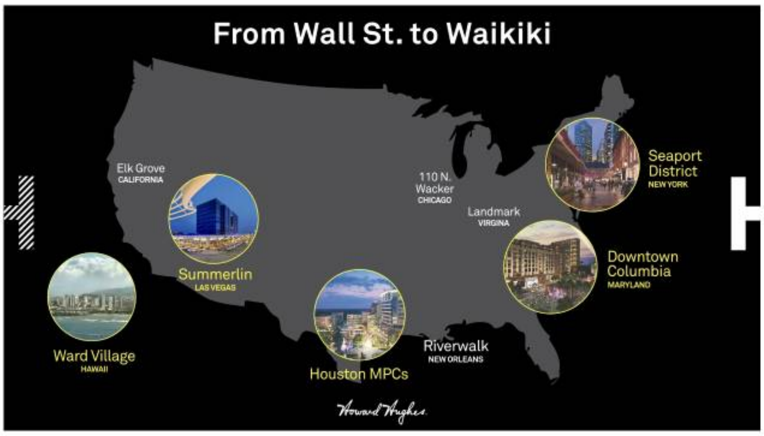
NEW YORK, June 27, 2019 -- (PRNewswire) -- The Howard Hughes Corporation (HHC) confirmed that i
Directors is conducting a broad review of potential strategic alternatives to maximize shareholder value.
has retained Centerview Partners to assist in its strategic review. A broad range of options is being consi
including a sale, joint venture or spin-off of a portion of the company's assets; a recapitalization of the co
changes in the corporate structure of the company; or a sale of the company.

NEW YORK, June 24, 2019 -- (PRNewswire) -- HHC announced today it has secured a $250 million term
redevelopment of the Seaport District. The five-year loan is being provided by a consortium of leading financi
administered by Civitas Alternative Investments. The term loan has an initial rate of 6.10% for its first two ye
by London Interbank Offered Rate (LIBOR) + 4.10% with a LIBOR cap of 2.30%.

NEW YORK, June 6, 2019 -- (PRNewswire) -- As part of a thoughtful and comprehensive approach to urb
within the Seaport District, HHC has selected Skidmore, Owings & Merrill LLP (SOM) to advance a forw
plan for the continuing evolution of Seaport District properties. SOM brings highly relevant expertise to th
commission and will work with HHC and local stakeholders to create a compelling vision that respect
character, its local community, and the dynamic role the Seaport has played throughout New York City's

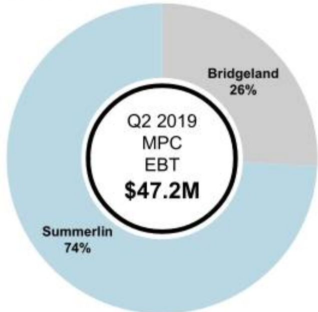
HONOLULU, May 15, 2019 -- (PRNewswire) -- HHC announced that it has begun welcoming residents to K
the first reserved housing tower and fourth mixed-use residential building to be delivered at Ward Village
winning 60-acre master planned community transforming Honolulu's urban core.

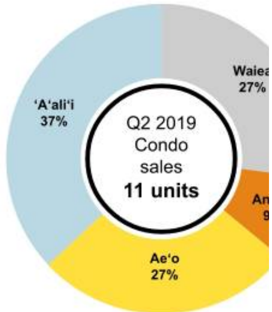
## Operating Portfolio by Region




## Q2 2019 MPC & Condominium Results

*$ in millions*




| Q2 2019 MPC EBT | | |
|---|---|---|
| Bridgeland | $ | 12.1 |
| Columbia | | (0.3) |
| Summerlin | | 35.2 |
| Woodlands/Woodlands Hills | | 0.2 |
| **Total** | **$** | **47.2** |

| Q2 2019 Condo Units Contrac |
|---|
| Waiea |
| Anaha |
| Ke Kilohana |
| Ae'o |
| 'A'ali'i |
| **Total (a)** |

(a) Total not including Kō'ula, our newest building that began public sales in January 2019 and con
units this quarter. Kō'ula is excluded as we have not yet commenced construction.



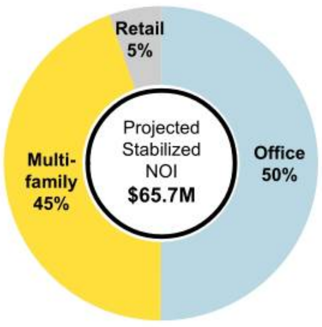
Howard Hughes

# Company Profile - Summary & Results (con't)

## Path to Projected Annual Stabilized NOI

### Currently Under Construction

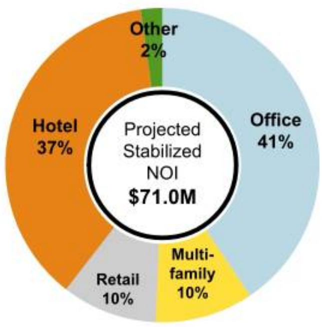
$ in millions




| | |
|---|---|
| Retail & Office S.F. | 2,353,219 |
| Multi-family Units | 1,510 |
| Hotel Keys | — |
| Other Units | — |
| Projected Stabilized NOI $ | 65.7 |

### Currently Unstabilized

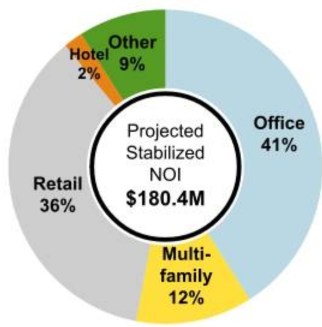
$ in millions




| | |
|---|---|
| Retail & Office S.F. | 1,459,376 |
| Multi-family Units | 729 |
| Hotel Keys | 704 |
| Other Units | 1,384 |
| Projected Stabilized NOI $ | 71.0 |

### Currently Stabilized

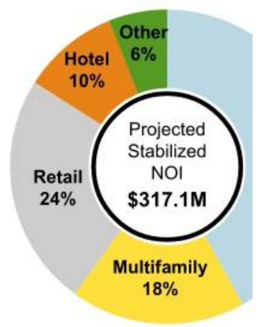
$ in millions




| | |
|---|---|
| Retail & Office S.F. | 5,572,289 |
| Multi-family Units | 1,601 |
| Hotel Keys | 205 |
| Other Units | — |
| Projected Stabilized NOI $ | 180.4 |

### Total

$ in millions




| | |
|---|---|
| Retail & Office S.F. | |
| Multi-family Units | |
| Hotel Keys | |
| Other Units | |
| Projected Stabilized NOI $ | |

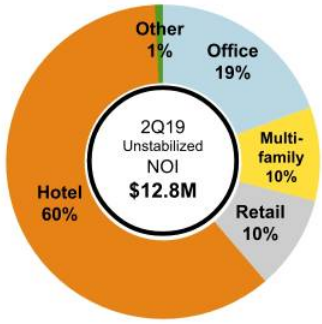
## Q2 2019 Operating Results by Property Type

### Currently Under Construction

$ in millions

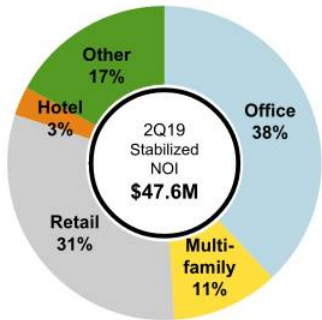

### Currently Unstabilized

$ in millions



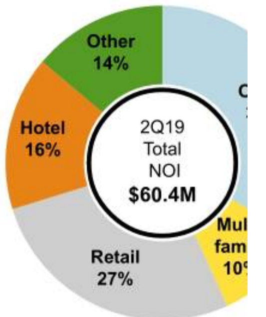

### Currently Stabilized

$ in millions




### Total

$ in millions




Path to Projected Annual Stabilized NOI charts exclude Seaport NOI, units, and square footage until we have greater clarity with respect to the performance of our tenants. See page 1 Seaport NOI Yield and other project information. See page 29 for definitions of "Under Construction," "Unstabilized," "Stabilized" and "Net Operating Income (NOI)."

# Financial Summary

| ($ in thousands, except share price and billions) | Q2 2019 | Q1 2019 | Q4 2018 | Q3 2018 | Q2 2018 | YTD Q2 2019 | YTD |
|---|---|---|---|---|---|---|---|
| **Company Profile** | | | | | | | |
| Share price (a) | $123.84 | $110.00 | $97.62 | $124.22 | $132.50 | $123.84 | |
| Market Capitalization (b) | $5.4b | 4.8b | 4.2b | $5.4b | $5.7b | $5.4b | |
| Enterprise Value (c) | $8.3b | 7.7b | 7.0b | $8.2b | $8.3b | $8.3b | |
| Weighted avg. shares - basic | 43,113 | 43,106 | 43,075 | 43,066 | 42,573 | 43,109 | |
| Weighted avg. shares - diluted | 43,271 | 43,257 | 43,250 | 43,317 | 42,942 | 43,263 | |
| Total diluted share equivalents outstanding | 43,223 | 43,223 | 43,077 | 43,194 | 43,325 | 43,223 | |
| **Debt Summary** | | | | | | | |
| Total debt payable (d) | $ 3,465,714 | $ 3,274,379 | $ 3,215,211 | $ 3,296,486 | $ 3,163,771 | $ 3,465,714 | $ 3, |
| Fixed rate debt | $ 1,904,165 | $ 1,675,207 | $ 1,663,875 | $ 1,651,695 | $ 1,643,194 | $ 1,904,165 | $ 1, |
| Weighted avg. rate - fixed | 5.18% | 5.06% | 5.17% | 4.60% | 4.60% | 5.18% | |
| Variable rate debt, excluding condominium financing | $ 1,561,549 | $ 1,494,918 | $ 1,454,579 | $ 1,411,932 | $ 1,355,523 | $ 1,561,549 | $ 1, |
| Weighted avg. rate - variable | 4.79% | 4.85% | 4.88% | 4.78% | 3.37% | 4.79% | |
| Condominium debt outstanding at end of period | $ — | $ 104,254 | $ 96,757 | $ 232,859 | $ 165,054 | $ — | $ |
| Weighted avg. rate - condominium financing | N/A | 5.74% | 5.75% | 6.04% | 5.93% | N/A | |
| Leverage ratio (debt to enterprise value) | 41.17% | 42.16% | 45.49% | 39.54% | 37.59% | 41.17% | |

(a) Presented as of period end date.
(b) Market capitalization = Closing share price at of the last trading day of the respective period times total diluted share equivalents outstanding as of the date presented.
(c) Enterprise Value = Market capitalization + book value of debt + noncontrolling interest - cash and equivalents.
(d) Represents total mortgages, notes and loans payable, as stated in our GAAP financial statements as of the respective date, excluding unamortized deferred financing costs and bond issuance c

## Financial Summary (con't)

| ($ in thousands) | Q2 2019 | Q1 2019 | Q4 2018 | Q3 2018 | Q2 2018 | YTD Q2 2019 | YT |
|---|---|---|---|---|---|---|---|
| **Earnings Profile** | | | | | | | |
| **Operating Assets Segment Income** | | | | | | | |
| Revenues | $ 106,604 | $ 89,107 | $ 80,940 | $ 83,676 | $ 85,905 | $ 195,711 | $ |
| Expenses | (47,901) | (42,754) | (41,348) | (42,786) | (40,849) | (90,655) | |
| Company's Share NOI - Equity investees | 1,688 | 5,089 | 1,952 | 1,343 | 791 | 6,777 | |
| Operating Assets NOI (a) | 60,391 | 51,442 | 41,544 | 42,233 | 45,847 | 111,833 | |
| Avg. NOI margin | 57% | 58% | 51% | 50% | 53% | 57% | |
| **MPC Segment Earnings** | | | | | | | |
| Total revenues | 72,859 | 50,896 | 47,786 | 143,135 | 62,765 | 123,755 | |
| Total expenses (b) | 40,406 | (28,679) | (25,864) | (70,298) | (37,088) | 69,085 | |
| Interest (expense) income, net (c) | (8,283) | 7,543 | 7,093 | 6,626 | 6,808 | (15,826) | |
| Equity in earnings in real estate and other affiliates | (6,499) | 7,837 | 1,602 | 9,454 | 14,100 | (14,336) | |
| MPC Segment EBT (c) | 47,235 | 37,597 | 30,617 | 88,917 | 46,585 | 84,832 | |
| **Seaport District Segment Income (d)** | | | | | | | |
| Revenues | 12,325 | 6,586 | 9,278 | 12,852 | 3,848 | 18,911 | |
| Expenses | (15,212) | (10,571) | (12,794) | (15,798) | (3,383) | (25,783) | |
| Company's Share NOI - Equity investees | (42) | (195) | (134) | (452) | (127) | (237) | |
| Seaport District NOI (e) | (2,929) | (4,180) | (3,650) | (3,398) | 338 | (7,109) | |
| Avg. NOI margin | (24%) | (63%) | (39%) | (26%) | 9% | (38%) | |
| **Condo Gross Profit** | | | | | | | |
| Revenues (f) | 235,622 | 198,310 | 317,953 | 8,045 | 20,885 | 433,932 | |
| Expenses (f) | (220,620) | (137,694) | (220,849) | (6,168) | (28,816) | (358,314) | |
| Condo Net Income (f) | $ 15,002 | $ 60,616 | $ 97,104 | $ 1,877 | $ (7,931) | $ 75,618 | $ |

(a) Operating Assets NOI = Operating Assets NOI excluding properties sold or in redevelopment + the Howard Hughes Corporation's (the "Company" or "HHC") share of equity method investments I annual distribution from our cost basis investment. Prior periods have been adjusted to be consistent with fiscal 2019 presentation.
(b) Expenses include both actual and estimated future costs of sales allocated on a relative sales value to land parcels sold, including Master Planned Communities ("MPC")-level G&A and real esta remaining residential and commercial land.
(c) MPC Segment EBT (Earnings before tax, as discussed in our GAAP financial statements), includes negative interest expense relating to capitalized interest for the segment on debt held in othe and at corporate.
(d) Starting in the first quarter of 2019, the Seaport District has been moved out of our other segments and into a stand-alone segment for disclosure purposes. Segment information for all periods pre been updated to reflect this change.
(e) Seaport District NOI = Seaport District NOI excluding properties sold or in redevelopment + Company's share of equity method investments NOI. Prior periods have been adjusted to be consister 2019 presentation.
(f) Revenues in 2019 and 2018 represent Condominium rights and unit sales and expenses represent Condominium rights and unit cost of sales as stated in our GAAP financial statements, based revenue standard adopted January 1, 2018.

# Balance Sheets

| (In thousands, except par values and share amounts) | Q2 2019 | Q2 2018 | FY 2018 | FY 20 |
|---|---|---|---|---|
| | Unaudited | Unaudited | Unaudited | Unaudi |
| **Assets:** | | | | |
| Investment in real estate: | | | | |
| Master Planned Communities assets | $ 1,675,536 | $ 1,640,298 | $ 1,642,660 | $ 1, |
| Buildings and equipment | 3,136,130 | 2,390,097 | 2,932,963 | 2, |
| Less: accumulated depreciation | (444,461) | (341,599) | (380,892) | ( |
| Land | 303,384 | 273,444 | 297,596 | |
| Developments | 1,349,855 | 1,739,787 | 1,290,068 | 1, |
| Net property and equipment | 6,020,444 | 5,702,027 | 5,782,395 | 5, |
| Investment in real estate and other affiliates | 117,821 | 99,444 | 102,287 | |
| Net investment in real estate | 6,138,265 | 5,801,471 | 5,884,682 | 5, |
| Cash and cash equivalents | 650,702 | 606,715 | 499,676 | |
| Restricted cash | 197,898 | 129,654 | 224,539 | |
| Accounts receivable, net | 19,980 | 13,471 | 12,589 | |
| Municipal Utility District receivables, net | 273,169 | 222,857 | 222,269 | |
| Notes receivable, net | 300 | 4,085 | 4,694 | |
| Deferred expenses, net | 108,198 | 93,319 | 95,714 | |
| Operating lease right-of-use assets, net | 71,176 | — | — | |
| Prepaid expenses and other assets, net | 249,490 | 262,125 | 411,636 | |
| **Total assets** | **$ 7,709,178** | **$ 7,133,697** | **$ 7,355,799** | **$ 6,** |
| **Liabilities:** | | | | |
| Mortgages, notes and loans payable, net | $ 3,422,490 | $ 3,137,773 | $ 3,181,213 | $ 2, |
| Operating lease obligations | 71,125 | — | — | |
| Deferred tax liabilities | 166,033 | 141,799 | 157,188 | |
| Accounts payable and accrued expenses | 697,763 | 703,514 | 779,272 | |
| **Total liabilities** | **4,357,411** | **3,983,086** | **4,117,673** | **3,** |
| **Equity:** | | | | |
| Common stock: $.01 par value; 150,000,000 shares authorized, 43,661,694 shares issued and 43,141,845 outstanding as of June 30, 2019 and 43,511,473 shares issued and 42,991,624 outstanding as of December 31, 2018 | 437 | 436 | 436 | |
| Additional paid-in capital | 3,329,062 | 3,314,197 | 3,322,433 | 3, |
| Accumulated deficit | (75,043) | (180,967) | (120,341) | ( |
| Accumulated other comprehensive loss | (28,542) | 2,515 | (8,126) | |
| Treasury stock, at cost, 519,849 shares as of June 30, 2019 and December 31, 2018 | (62,190) | (60,743) | (62,190) | |
| Total stockholders' equity | 3,163,724 | 3,075,438 | 3,132,212 | 3, |
| Noncontrolling interests | 188,043 | 75,173 | 105,914 | |
| **Total equity** | **3,351,767** | **3,150,611** | **3,238,126** | **3,** |
| **Total liabilities and equity** | **$ 7,709,178** | **$ 7,133,697** | **$ 7,355,799** | **$ 6,** |
| **Share Count Details (In thousands)** | | | | |
| Shares outstanding at end of period (including restricted stock) | 43,142 | 43,041 | 42,992 | |
| Dilutive effect of stock options (a) | 81 | 127 | 117 | |
| Dilutive effect of warrants (b) | — | 157 | — | |
| **Total diluted share equivalents outstanding** | **43,223** | **43,325** | **43,109** | |

(a) Stock options assume net share settlement calculated for the period presented.
(b) Warrants assume net share settlement and incremental shares for dilution calculated as of the date presented.

# Statements of Operations

| (In thousands, except per share amounts) | Q2 2019 | Q2 2018 | YTD Q2 2019 | YTD Q2 201 |
|---|---|---|---|---|
| | Unaudited | Unaudited | Unaudited | Unaudited |
| **Revenues:** | | | | |
| Condominium rights and unit sales | $ 235,622 | $ 20,885 | $ 433,932 | $ 3 |
| Master Planned Communities land sales | 58,321 | 52,432 | 99,633 | 9 |
| Minimum rents | 54,718 | 50,509 | 108,804 | 9 |
| Tenant recoveries | 13,512 | 12,250 | 27,020 | 2 |
| Hospitality revenues | 25,576 | 22,569 | 48,505 | 4 |
| Builder price participation | 9,369 | 5,628 | 14,564 | 1 |
| Other land revenues | 5,569 | 4,712 | 10,298 | |
| Other rental and property revenues | 28,629 | 12,020 | 42,450 | 2 |
| **Total revenues** | 431,316 | 181,005 | 785,206 | 34 |
| **Expenses:** | | | | |
| Condominium rights and unit cost of sales | 220,620 | 28,816 | 358,314 | 3 |
| Master Planned Communities cost of sales | 28,006 | 26,383 | 44,824 | 5 |
| Master Planned Communities operations | 12,387 | 10,587 | 24,082 | 2 |
| Other property operating costs | 41,322 | 25,730 | 78,586 | 4 |
| Rental property real estate taxes | 9,674 | 7,502 | 19,505 | 1 |
| Rental property maintenance costs | 4,152 | 3,951 | 8,329 | |
| Hospitality operating costs | 16,607 | 15,417 | 32,230 | 3 |
| (Recovery) provision for doubtful accounts | (86) | 1,359 | (88) | |
| Demolition costs | 550 | 6,660 | 599 | 1 |
| Development-related marketing costs | 5,839 | 7,188 | 11,541 | 1 |
| General and administrative | 30,072 | 26,886 | 55,404 | 5 |
| Depreciation and amortization | 38,918 | 29,087 | 75,049 | 5 |
| **Total expenses** | 408,061 | 189,566 | 708,375 | 34 |
| **Other:** | | | | |
| Loss on sale or disposal of real estate | (144) | — | (150) | |
| Other income, net | 10,288 | 266 | 10,461 | |
| **Total other** | 10,144 | 266 | 10,311 | |
| **Operating income (loss)** | 33,399 | (8,295) | 87,142 | ( |
| Interest income | 2,251 | 2,603 | 4,824 | |
| Interest expense | (24,203) | (18,903) | (47,529) | (3 |
| Equity in earnings from real estate and other affiliates | 6,354 | 16,299 | 16,305 | 3 |
| Income (loss) before taxes | 17,801 | (8,296) | 60,742 | ( |
| Provision for (benefit from) income taxes | 4,473 | (2,417) | 15,489 | ( |
| Net income (loss) | 13,328 | (5,879) | 45,253 | ( |
| Net loss attributable to noncontrolling interests | 149 | 791 | 45 | |
| **Net income (loss) attributable to common stockholders** | $ 13,477 | $ (5,088) | $ 45,298 | $ ( |
| **Basic income (loss) per share** | **$ 0.31** | **$ (0.12)** | **$ 1.05** | **$** |
| **Diluted income (loss) per share** | **$ 0.31** | **$ (0.12)** | **$ 1.05** | **$** |

# Reconciliations of Net Income to FFO, Core FFO and AFFO

| (In thousands, except share amounts) | Q2 2019 | Q2 2018 | YTD Q2 2019 | YTD Q2 2 |
|---|---|---|---|---|
| **RECONCILIATIONS OF NET INCOME TO FFO** | Unaudited | Unaudited | Unaudited | Unaudite |
| Net income (loss) attributable to common stockholders | $ 13,477 | $ (5,088) | $ 45,298 | $ (3 |
| Adjustments to arrive at FFO: | | | | |
| Segment real estate related depreciation and amortization | 37,037 | 27,350 | 71,554 | 54 |
| Loss on sale or disposal of real estate | 144 | — | 150 | |
| Reconciling items related to noncontrolling interests | (149) | (791) | (45) | |
| Our share of the above reconciling items included in earnings from unconsolidated joint ventures | 1,923 | 1,172 | 3,750 | 2 |
| **FFO** | **$ 52,432** | **$ 22,643** | **$ 120,707** | **$ 52** |
| Adjustments to arrive at Core FFO: | | | | |
| Severance expenses | $ 69 | $ 63 | $ 923 | $ |
| Non-real estate related depreciation and amortization | 1,880 | 1,738 | 3,495 | 3 |
| Straight-line amortization | (2,020) | (3,088) | (4,154) | (6 |
| Deferred income tax expense (benefit) | 4,118 | (1,170) | 14,821 | |
| Non-cash fair value adjustments related to hedging instruments | (92) | (652) | (220) | |
| Share based compensation | 2,928 | 2,828 | 5,653 | 5 |
| Other non-recurring expenses (development related marketing and demolition costs) | 6,389 | 13,848 | 12,140 | 26 |
| Our share of the above reconciling items included in earnings from unconsolidated joint ventures | 99 | 156 | 163 | |
| **Core FFO** | **$ 65,803** | **$ 36,366** | **$ 153,528** | **$ 80** |
| Adjustments to arrive at AFFO: | | | | |
| Tenant and capital improvements | $ (2,753) | $ (4,633) | $ (3,795) | $ (9 |
| Leasing commissions | (370) | (1,051) | (788) | (1 |
| **AFFO** | **$ 62,680** | **$ 30,682** | **$ 148,945** | **$ 69** |
| **FFO per diluted share value** | **$ 1.21** | **$ 0.53** | **$ 2.79** | **$** |
| **Core FFO per diluted share value** | **$ 1.52** | **$ 0.85** | **$ 3.55** | **$** |
| **AFFO per diluted share value** | **$ 1.45** | **$ 0.71** | **$ 3.44** | **$** |

# NOI by Region, excluding the Seaport District

| Property | % Ownership (a) | Total Sq. Ft. | Total Units | Q2 2019 Occupied (#) Sq. Ft. | Q2 2019 Occupied (#) Units | Q2 2019 Leased (#) Sq. Ft. | Q2 2019 Leased (#) Units | Q2 2019 Occupied (%) Sq. Ft. | Q2 2019 Occupied (%) Units | Q2 2019 Leased (%) Sq. Ft. | Q2 2019 Leased (%) Units | Q2 2019 Annualized NOI (b) | Stabilized NOI (c) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Stabilized Properties** | | | | | | | | | | | | | |
| Office - Houston | 100% | 1,477,006 | — | 1,391,441 | — | 1,411,897 | — | 94% | —% | 96% | —% | $ 38,071 | $ 40,070 |
| Office - Columbia | 100% | 1,256,848 | — | 1,149,127 | — | 1,196,360 | — | 91% | —% | 95% | —% | 22,045 | 22,779 |
| Office - Summerlin | 100% | 387,813 | — | 386,327 | — | 386,327 | — | 100% | —% | 100% | —% | 11,100 | 10,200 |
| Retail - Houston | 100% | 292,652 | — | 274,031 | — | 274,031 | — | 94% | —% | 94% | —% | 10,199 | 9,903 |
| Retail - Columbia | 100% | 89,199 | — | 89,199 | — | 89,199 | — | 100% | —% | 100% | —% | 2,085 | 2,200 |
| Retail - Hawaii | 100% | 925,490 | — | 867,243 | — | 867,243 | — | 94% | —% | 94% | —% | 18,608 | 19,800 |
| Retail - Other | 100% | 267,886 | — | 248,666 | — | 259,092 | — | 93% | —% | 97% | —% | 6,082 | 6,500 |
| Retail - Summerlin | 100% | 838,524 | — | 758,394 | — | 766,000 | — | 90% | —% | 91% | —% | 22,557 | 26,300 |
| Multi-Family - Houston (d) | 100% | 23,280 | 1,097 | 23,126 | 1,031 | 23,126 | 1,056 | 99% | 94% | 99% | 96% | 15,349 | 16,600 |
| Multi-Family - Columbia (d) | 50% | 13,591 | 380 | 13,591 | 362 | 13,591 | 367 | 100% | 95% | 100% | 97% | 2,762 | 2,900 |
| Multi-Family - Summerlin | 100% | — | 124 | — | 123 | — | 123 | —% | 99% | —% | 99% | 2,220 | 2,200 |
| Hospitality - Houston | 100% | — | 205 | — | 175 | — | — | —% | 85% | —% | —% | 5,478 | 4,500 |
| Other - Summerlin | 100% | — | — | — | — | — | — | —% | —% | —% | —% | 7,000 | 7,000 |
| Other Assets (e) | — | — | — | — | — | — | — | —% | —% | —% | —% | 9,004 | 9,409 |
| **Total Stabilized Properties (f)** | | | | | | | | | | | | **172,561** | **180,361** |
| **Unstabilized Properties** | | | | | | | | | | | | | |
| Office - Houston | 100% | 909,595 | — | 643,055 | — | 799,469 | — | 71% | —% | 88% | —% | 9,071 | 20,968 |
| Office - Columbia | 100% | 124,635 | — | 92,141 | — | 92,141 | — | 74% | —% | 74% | —% | 1,291 | 3,500 |
| Office - Summerlin | 100% | 144,615 | — | 113,994 | — | 141,886 | — | 79% | —% | 98% | —% | 993 | 3,500 |
| Retail - Houston | 100% | 143,758 | — | 118,036 | — | 124,116 | — | 82% | —% | 86% | —% | 2,887 | 3,368 |
| Retail - Hawaii | 100% | 108,747 | — | 75,397 | — | 104,281 | — | 69% | —% | 96% | —% | 1,842 | 3,759 |
| Multi-Family - Houston | 100% | — | 292 | — | 232 | — | 243 | —% | 79% | —% | 83% | 1,729 | 3,500 |
| Multi-Family - Columbia | 50% | 28,026 | 437 | 10,681 | 407 | 10,681 | 428 | 38% | 93% | 38% | 98% | 2,880 | 3,800 |
| Hospitality - Houston | 100% | — | 704 | — | 459 | — | — | —% | 65% | —% | —% | 21,799 | 27,000 |
| Self Storage - Houston | 100% | — | 1,384 | — | 1,050 | — | 1,062 | —% | 76% | —% | 77% | 486 | 1,600 |
| **Total Unstabilized Properties** | | | | | | | | | | | | **$ 42,977** | **$ 70,995** |

# NOI by Region, excluding the Seaport District (con't)

| Property | % Ownership (a) | Total | | Q2 2019 Occupied (#) | | Q2 2019 Leased (#) | | Q2 2019 Occupied (%) | | Q2 2019 Leased (%) | | Q2 2019 Annualized NOI (b) | Stabilized NOI (c) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sq. Ft. | Units | Sq. Ft. | Units | Sq. Ft. | Units | Sq. Ft. | Units | Sq. Ft. | Units | | |
| **Under Construction Properties** | | | | | | | | | | | | | |
| Office - Houston | 100% | 383,000 | — | — | — | 383,000 | — | —% | —% | 100% | —% | $ (1) | $ 9,500 |
| Office - Columbia | 100% | 320,000 | — | — | — | 150,000 | — | —% | —% | 47% | —% | — | 9,200 |
| Office - Other | 23% | 1,500,000 | — | — | — | 1,000,000 | — | —% | —% | 67% | —% | — | 14,421 |
| Retail - Houston | 100% | 72,264 | — | — | — | 42,389 | — | —% | —% | 59% | —% | — | 2,200 |
| Retail - Hawaii | 100% | 11,336 | — | — | — | — | — | —% | —% | —% | —% | — | 637 |
| Multi-Family - Houston | 100% | — | 861 | — | — | — | — | —% | —% | —% | —% | — | 15,914 |
| Multi-Family - Columbia | 100% | 56,619 | 382 | — | — | — | — | —% | —% | —% | —% | — | 9,162 |
| Multi-Family - Summerlin | 100% | — | 267 | — | — | — | — | —% | —% | —% | —% | — | 4,400 |
| Other - Houston | 100% | 10,000 | — | — | — | 10,000 | — | —% | —% | 100% | —% | 2 | 260 |
| **Total Under Construction Properties** | | | | | | | | | | | | **1** | **65,694** |
| **Total/ Wtd. Avg. for Portfolio** | | | | | | | | | | | | **$ 215,539** | **$ 317,050** |

(a) Includes our share of NOI for our joint ventures.

(b) Annualized 2Q19 NOI includes distribution received from cost method investment in 1Q19. For purposes of this calculation, this one time annual distribution is not annualized.

(c) Table above excludes Seaport District NOI, units, and square feet until we have greater clarity with respect to the performance of our tenants. See page 17 for Seaport District Est. stabilized yield and othe information.

(d) Multi-Family square feet represent ground floor retail whereas multi-family units represent residential units for rent.

(e) Other assets are primarily made up of our share of equity method investments not included in other categories. These assets can be found on page 14 of this presentation.

(f) For Stabilized Properties, the difference between 2Q19 Annualized NOI and Stabilized NOI is attributable to a number of factors which may include timing, free rent or other temporary abatements, tenant turn market factors.

# Stabilized Properties - Operating Assets Segment

($ in thousands)

| Property | Location | % Ownership | Rentable Sq. Ft./Units | Q2 2019 % Occ. | Q2 2019 % Leased | Annualized Q2 2019 NOI | Est. Stabili NOI |
|---|---|---|---|---|---|---|---|
| **Office** | | | | | | | |
| 3 Waterway Square | Houston, TX | 100 % | 232,021 | 100 % | 100 % | $ 6,235 | $ 6 |
| 4 Waterway Square | Houston, TX | 100 % | 218,551 | 100 % | 100 % | 6,813 | 6 |
| 1400 Woodloch Forest | Houston, TX | 100 % | 95,667 | 74 % | 74 % | 1,488 | 1 |
| 1735 Hughes Landing Boulevard | Houston, TX | 100 % | 318,170 | 100 % | 100 % | 7,498 | 7 |
| 2201 Lake Woodlands Drive | Houston, TX | 100 % | 24,119 | 100 % | 100 % | 495 | |
| 3831 Technology Forest | Houston, TX | 100 % | 95,078 | 100 % | 100 % | 2,446 | 2 |
| 9303 New Trails | Houston, TX | 100 % | 97,967 | 56 % | 77 % | 966 | 1 |
| One Hughes Landing | Houston, TX | 100 % | 197,719 | 94 % | 94 % | 5,923 | 6 |
| Two Hughes Landing | Houston, TX | 100 % | 197,714 | 98 % | 98 % | 6,206 | 6 |
| 10-70 Columbia Corporate Center | Columbia, MD | 100 % | 889,603 | 92 % | 95 % | 15,655 | 14 |
| Columbia Office Properties | Columbia, MD | 100 % | 62,038 | 89 % | 89 % | 1,230 | 1 |
| One Mall North | Columbia, MD | 100 % | 98,619 | 93 % | 97 % | 1,910 | 1 |
| One Merriweather | Columbia, MD | 100 % | 206,588 | 91 % | 95 % | 3,251 | 5 |
| Aristocrat | Las Vegas, NV | 100 % | 181,534 | 100 % | 100 % | 4,346 | 4 |
| One Summerlin | Las Vegas, NV | 100 % | 206,279 | 99 % | 99 % | 6,754 | 5 |
| **Total Office** | | | **3,121,667** | | | **71,216** | **73** |
| **Retail** | | | | | | | |
| 20/25 Waterway Avenue | Houston, TX | 100 % | 50,062 | 85 % | 85 % | 1,690 | 2 |
| 1701 Lake Robbins | Houston, TX | 100 % | 12,376 | 100 % | 100 % | 561 | |
| 2000 Woodlands Parkway | Houston, TX | 100 % | 7,900 | 100 % | 100 % | 214 | |
| Creekside Village Green | Houston, TX | 100 % | 74,670 | 92 % | 92 % | 2,516 | 2 |
| Hughes Landing Retail | Houston, TX | 100 % | 126,131 | 100 % | 100 % | 4,399 | 4 |
| Waterway Garage Retail | Houston, TX | 100 % | 21,513 | 78 % | 78 % | 819 | |
| Columbia Regional | Columbia, MD | 100 % | 89,199 | 100 % | 100 % | 2,085 | 2 |
| Ward Village Retail | Honolulu, HI | 100 % | 925,490 | 94 % | 94 % | 18,608 | 19 |
| Downtown Summerlin | Las Vegas, NV | 100 % | 838,524 | 90 % | 91 % | 22,557 | 26 |
| Outlet Collection at Riverwalk | New Orleans, LA | 100 % | 267,886 | 93 % | 97 % | 6,082 | 6 |
| **Total Retail** | | | **2,413,751** | | | **$ 59,531** | **$ 64** |

# Stabilized Properties - Operating Assets Segment (con't)

($ in thousands)

| Property | Location | % Ownership | Rentable Sq. Ft. / Units (a) | Q2 2019 % Occ. (a) | Q2 2019 % Leased (a) | Annualized Q2 2019 NOI | Est. Stal NO |
|---|---|---|---|---|---|---|---|
| **Multi-family** | | | | | | | |
| Millennium Six Pines Apartments | Houston, TX | 100% | 314 | 88% | 91% | $ 4,258 | $ |
| Millennium Waterway Apartments | Houston, TX | 100% | 393 | 95% | 98% | 4,153 | |
| One Lakes Edge | Houston, TX | 100% | 23,280 / 390 | 99% / 98% | 99% / 99% | 6,938 | |
| The Metropolitan Downtown Columbia | Columbia, MD | 50% | 13,591 / 380 | 100% / 95% | 100% / 97% | 2,762 | |
| Constellation | Las Vegas, NV | 100% | 124 | 99% | 99% | 2,220 | |
| **Total Multi-family** | | | **36,871 / 1,601** | | | **20,331** | |
| **Hotel** | | | | | | | |
| Embassy Suites at Hughes Landing (b) | Houston, TX | 100% | 205 | 85% | 85% | 5,478 | |
| **Total Hotel** | | | **205** | | | **5,478** | |
| **Other** | | | | | | | |
| Sarofim Equity Investment | Houston, TX | 20% | NA | NA | NA | 1,891 | |
| Stewart Title of Montgomery County, TX | Houston, TX | 50% | NA | NA | NA | 862 | |
| Woodlands Ground Leases | Houston, TX | 100% | NA | NA | NA | 1,850 | |
| Hockey Ground Lease | Las Vegas, NV | 100% | NA | NA | NA | 503 | |
| Summerlin Hospital Medical Center | Las Vegas, NV | 5% | NA | NA | NA | 3,625 | |
| Las Vegas Ballpark (c) | Las Vegas, NV | 100% | NA | NA | NA | 7,000 | |
| Other Assets | Various | 100% | NA | NA | NA | 274 | |
| **Total Other** | | | | | | **16,005** | |
| **Total Stabilized** | | | | | | **$ 172,561** | **$ 1** |

(a) Instances with two sets of rentable sq. ft/units, % occupied and % leased relate to multi-family assets with a retail component. In these cases, the first set of numbers relate to the retail asset and the second relate to the multi-family asset.
(b) Hotel property percentage occupied is the average for Q2 2019.
(c) The Las Vegas Ballpark is home to the Las Vegas Aviators which HHC owns 100%.

# Unstabilized Properties - Operating Assets Segment

($ in thousands)

| Project Name | Location | % Ownership | Rentable Sq. Ft. / Units | Q2 2019 % Occ. (a) | Q2 2019 % Leased (a) | Develop. Costs Incurred | Est. Total Cost (Excl. Land) | Annualized Q2 2019 NOI | Est. Stabilized NOI (b) | Est. Stab. Date |
|---|---|---|---|---|---|---|---|---|---|---|
| **Office** | | | | | | | | | | |
| Three Hughes Landing | Houston, TX | 100% | 320,815 | 78% | 82% | $ 79,692 | $ 90,133 | $ 4,379 | $ 7,600 | 2020 |
| 1725 Hughes Landing | Houston, TX | 100% | 331,754 | 78% | 95% | 58,764 | 74,994 | 5,275 | 6,900 | 2020 |
| Lakefront North (c) | Houston, TX | 100% | 257,026 | 51% | 86% | 55,070 | 77,879 | (583) | 6,468 | 2021 |
| Two Merriweather | Columbia, MD | 100% | 124,635 | 74% | 74% | 33,740 | 40,941 | 1,291 | 3,500 | 2021 |
| Two Summerlin | Las Vegas, NV | 100% | 144,615 | 79% | 98% | 42,939 | 49,421 | 993 | 3,500 | 2020 |
| **Total Office** | | | **1,178,845** | | | **270,205** | **333,368** | **11,355** | **27,968** | |
| **Retail** | | | | | | | | | | |
| Lakeland Village Center | Houston, TX | 100% | 83,497 | 80% | 83% | 14,489 | $ 15,478 | 1,462 | 1,700 | Q4 2019 |
| Ke Kilohana (d) | Honolulu, HI | 100% | 21,900 | —% | 100% | — | — | — | 1,050 | Q4 2019 |
| Anaha & Ae'o Retail (d) | Honolulu, HI | 100% | 86,847 | 79% / 89% | 93% / 95% | — | — | 1,842 | 2,709 | Q4 2019 |
| Lake Woodlands Crossing | Houston, TX | 100% | 60,261 | 85% | 91% | 10,522 | 15,381 | 1,425 | 1,668 | 2020 |
| **Total Retail** | | | **252,505** | | | **25,011** | **30,859** | **4,729** | **7,127** | |
| **Multi-family** | | | | | | | | | | |
| m.flats & TEN.M | Columbia, MD | 50% | 28,026 / 437 | 38% / 93% | 38% / 98% | 54,165 | 54,673 | 2,880 | 3,800 | 2020 |
| Creekside Apartments | Houston, TX | 100% | 292 | 79% | 83% | 40,058 | 42,111 | 1,729 | 3,500 | 2020 |
| **Total Multi-family** | | | 28,026 / 729 | | | **94,223** | **96,784** | **4,609** | **7,300** | |
| **Hotel** | | | | | | | | | | |
| The Woodlands Resort & Conference Center | Houston, TX | 100% | 402 | 55% | 55% | 72,360 | 72,360 | 13,399 | 16,500 | 2020 |
| The Westin at The Woodlands | Houston, TX | 100% | 302 | 78% | 78% | 97,304 | 98,444 | 8,400 | 10,500 | 2020 |
| **Total Hotel** | | | **704** | | | **169,664** | **170,804** | **21,799** | **27,000** | |
| **Other** | | | | | | | | | | |
| HHC 242 Self-Storage | Houston, TX | 100% | 639 | 80% | 80% | 8,228 | 8,228 | 253 | 800 | 2020 |
| HHC 2978 Self-Storage | Houston, TX | 100% | 745 | 73% | 74% | 7,828 | 7,828 | 233 | 800 | 2020 |
| **Total Other** | | | **1,384** | | | **16,056** | **16,056** | **486** | **1,600** | |
| **Total Unstabilized** | | | | | | **$ 575,159** | **$ 647,871** | **$ 42,977** | **$ 70,995** | |

(a) With the exception of Hotel properties, Percentage Occupied and Percentage Leased are as of June 30, 2019. Each Hotel property Percentage Occupied is the average for Q2 2019. Instances with two sets of rentable s units, % occupied and % leased relate to multi-family assets with a retail component. In these cases, the first set of numbers relate to the retail asset and the second set relate to the multi-family asset.
(b) Company estimates of stabilized NOI are based on current leasing velocity, excluding inflation and organic growth.
(c) Lakefront North development costs incurred and estimated total cost are inclusive of acquisition and tenant lease-up costs.
(d) Condominium retail Develop. Cost Incurred and Est. Total Costs (Excl. Land) are combined with their respective condominium costs on page 23 of this supplement.

# Under Construction Projects - Strategic Developments Segment

($ in thousands, except Sq. Ft. and units)

| (Owned & Managed) Project Name | Location | % Ownership | Est. Rentable Sq. Ft. | Percent Pre-Leased (a) | Project Status | Const. Start Date | Est. Stabilized Date (b) | Develop. Costs Incurred | Est. Total Cost (Excl. Land) | Est. Stabilized NOI |
|---|---|---|---|---|---|---|---|---|---|---|
| **Office** | | | | | | | | | | |
| 110 North Wacker (c) | Chicago, IL | 23% (d) | 1,500,000 | 67% | Under Construction | Q2 2018 | 2023 | $ 16,078 | $ 16,078 | $ 14,421 |
| 100 Fellowship Drive | Houston, TX | 100% | 203,000 | 100% | Under Construction | Q1 2017 | Q3 2019 | 52,443 | 63,278 | 5,100 |
| 8770 New Trails | Houston, TX | 100% | 180,000 | 100% | Under Construction | Q1 2019 | 2020 | 3,484 | 45,985 | 4,400 |
| 6100 Merriweather and Garage | Columbia, MD | 100% | 320,000 | 47% | Under Construction | Q2 2018 | 2023 | 64,138 | 138,221 | 9,200 |
| **Total Office** | | | **2,203,000** | | | | | **136,143** | **263,562** | **33,121** |
| **Retail** | | | | | | | | | | |
| 'A'ali'i (e) | Honolulu, HI | 100% | 11,336 | —% | Under Construction | Q4 2018 | 2022 | — | — | 637 |
| Creekside Park West | Houston, TX | 100% | 72,264 | 59% | Under Construction | Q4 2018 | 2022 | 5,807 | 22,625 | 2,200 |
| **Total Retail** | | | **83,600** | | | | | **5,807** | **22,625** | **2,837** |
| **Other** | | | | | | | | | | |
| Hughes Landing Daycare | Houston, TX | 100% | 10,000 | 100% | Under Construction | Q3 2018 | Q4 2019 | 1,479 | 3,206 | 260 |
| **Total Other** | | | **10,000** | | | | | **1,479** | **3,206** | **260** |

| Project Name | Location | % Ownership | Est. Rentable Sq. Ft. / # of Units | Monthly Est. Rent Per Unit | Project Status | Const. Start Date | Est. Stabilized Date (b) | Develop. Costs Incurred | Est. Total Cost (Excl. Land) | Est. Stabilized NOI |
|---|---|---|---|---|---|---|---|---|---|---|
| **Multi-family** | | | | | | | | | | |
| Juniper Apartments (f) | Columbia, MD | 100% | 56,619 / 382 | $ 2,053 | Under Construction | Q2 2018 | 2023 | $ 32,217 | $ 116,386 | $ 9,162 |
| Tanager Apartments | Las Vegas, NV | 100% | 267 | 1,924 | Under Construction | Q1 2018 | 2020 | 39,986 | 59,276 | 4,400 |
| Two Lakes Edge | Houston, TX | 100% | 386 | 2,690 | Under Construction | Q2 2018 | 2024 | 37,769 | 107,706 | 8,529 |
| Lakeside Row | Houston, TX | 100% | 312 | 1,686 | Under Construction | Q2 2018 | 2021 | 22,566 | 48,412 | 3,875 |
| Millennium Phase III | Houston, TX | 100% | 163 | 2,595 | Under Construction | Q2 2019 | 2021 | 1,027 | 45,033 | 3,510 |
| **Total Multi-family** | | | **56,619 / 1,510** | | | | | **133,565** | **376,813** | **29,476** |
| **Total Under Construction** | | | | | | | | **$ 276,994** | **$ 666,206** | **$ 65,694** |

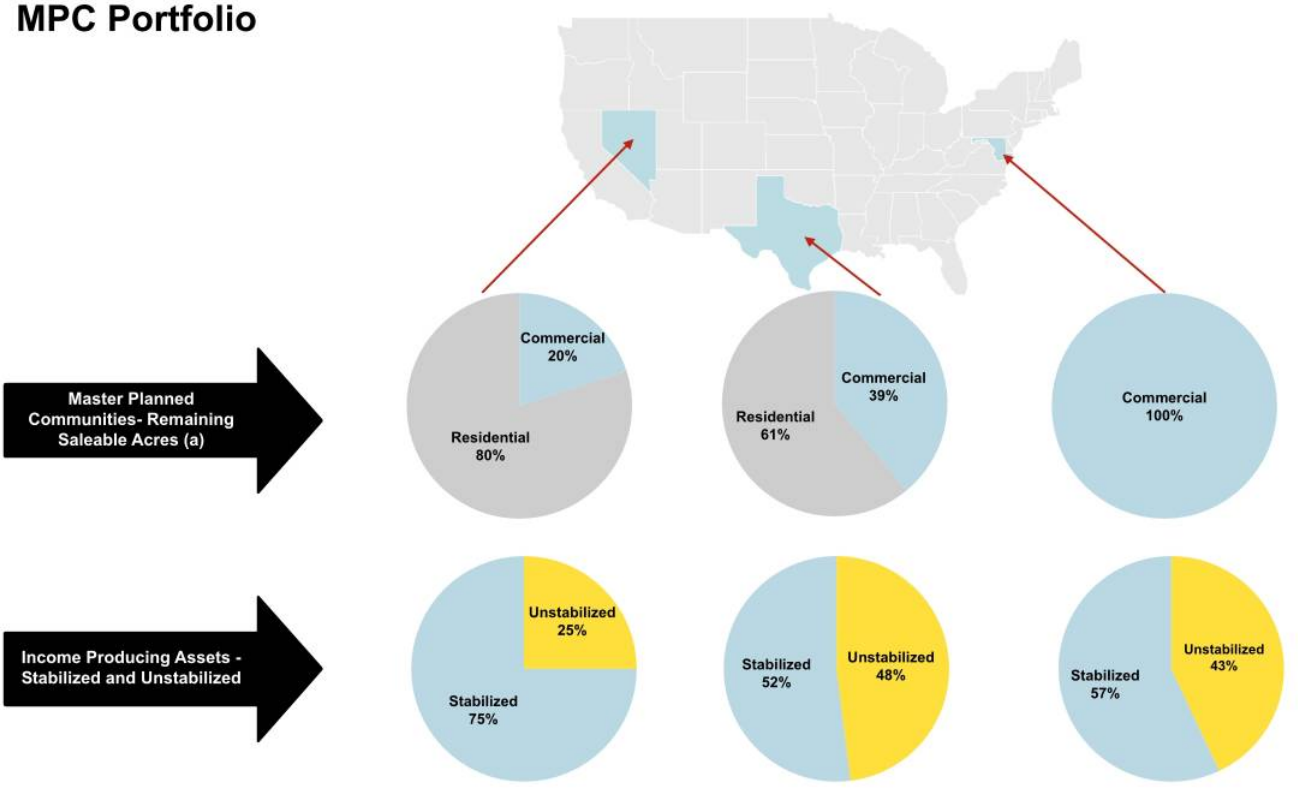
(a) Represents leases signed as of June 30, 2019 and is calculated as the total leased square feet divided by total leasable square feet, expressed as a percentage.
(b) Represents management's estimate of the second quarter of operations in which the asset may be stabilized.
(c) 110 North Wacker represents our member only. We are not including overhead allocations, development fees and leasing commissions in Develop. Costs Incurred and Est. Total Cost (Excl Land). Est. Total Land) represents HHC's total cash equity requirement. Develop. Costs Incurred represent HHC's equity in the project at June 30, 2019. Est. Stabilized NOI Yield is based on the projected building NOI at stabil our percentage ownership of the equity capitalization of the project. It does not include the impact of the partnership distribution waterfall.
(d) We revised the calculation of our effective ownership interest in 110 North Wacker based on the loan modification and joint venture funding commitment changes that occurred in May 2019. As a result of the n and our reduced future funding commitments, our effective ownership percentage is 22.9%. Our share of estimated stabilized NOI has therefore decreased, but the 8% yield remains unchanged as our funding c decreased as well.
(e) Condominium retail Develop. Cost Incurred and Est. Total Costs (Excl. Land) are combined with their respective condominium costs on page 23 of this supplement.
(f) Columbia Multi-family was renamed to Juniper Apartments as of Q1 2019.

# Seaport District Operating Performance

| ($ in thousands) | Real Estate Operations (Landlord) (a) | | | Managed Businesses (b) | | Events, Sponsorships & Catering Business (c) | Q2 2019 |
|---|---|---|---|---|---|---|---|
| | Historic District & Pier 17 | Multi-Family (d) | Hospitality (e) | Historic District & Pier 17 | Tin Building (f) | | |
| **Revenues** | | | | | | | |
| Rental revenue (g) | $ 1,670 | $ 240 | $ 749 | $ 5 | $ — | $ — | $ |
| Tenant recoveries | 357 | — | — | — | — | — | |
| Other rental and property revenue | (29) | — | 30 | 5,505 | — | 4,548 | |
| **Total Revenues** | 1,998 | 240 | 779 | 5,510 | — | 4,548 | |
| **Expenses** | | | | | | | |
| Other property operating costs (g) | (3,282) | (130) | (795) | (6,398) | — | (5,399) | |
| **Total Expenses** | (3,282) | (130) | (795) | (6,398) | — | (5,399) | |
| **Net Operating Income - Seaport District (h)** | $ (1,284) | $ 110 | $ (16) | $ (888) | $ — | $ (851) | $ |
| **Project Status** | Unstabilized | Stabilized | Unstabilized | Unstabilized | Under Construction | Unstabilized | |
| **Rentable Sq. Ft / Units** | | | | | | | |
| Total Sq. Ft. / units | 282,237 | 13,000 / 21 | 66 | 88,995 | 53,396 | 28,598 | |
| Leased Sq. Ft. / units (i) | 133,199 | — / 21 | 34 | 88,995 | 53,396 | 28,598 | |
| % Leased or occupied (i) | 47% | —% / 100% | 52% | 100% | 100% | 100% | |
| **Development (j)** | | | | | | | |
| Development costs incurred | $ 495,695 | $ — | $ — | $ — | $ 55,299 | $ — | $ 5 |
| Estimated total costs (excl. land) | $ 595,018 | $ — | $ — | $ — | $ 173,452 | $ — | $ 7 |
| **Stabilization Statistics - Seaport Uplands, Pier 17 and Tin Building ($ in thousands)** | | | | | | | |
| Est. stabilized NOI (k) | | | | | | | $43,000 - $ |
| Est. stabilized year | | | | | | | |
| Est. stabilized yield | | | | | | | 6 |

(a) Real Estate Operations (Landlord) represents physical real estate developed and owned by HHC.
(b) Managed Businesses represents retail and food and beverage businesses that HHC owns, either wholly or through joint ventures, and operates, including license and management agreements. For the three n ended June 30, 2019, our managed businesses include, among others, 10 Corso Como Retail and Café, SJP by Sarah Jessica Parker, R17 and Cobble & Co.
(c) Events, Sponsorships & Catering Business includes private events, catering, sponsorships, concert series and other rooftop activities.
(d) Multi-Family includes 85 South Street.
(e) Hospitality represents Mr. C Seaport, of which HHC has a 35% ownership interest. Percentage occupied is the average for Q2 2019.
(f) Represents the food hall by Jean-Georges.
(g) Rental revenue and expense earned from and paid by businesses we own and operate is eliminated in consolidation.
(h) See page 31 for the reconciliation of Seaport District NOI.
(i) The percent leased for Historic District & Pier 17 landlord operations includes agreements with terms of less than one year and excludes leases with our managed businesses. The decrease from Q1 2019 is the closing of Abercrombie & Fitch. Including managed businesses, events, sponsorships, catering and the Tin Building, we are approximately 67% leased.
(j) Development costs incurred and Estimated total costs (excl. land) are shown net of insurance proceeds of approximately $65.0 million.
(k) The expected range of stabilized yields is wider than our other projects because the Seaport District has a greater range of possible outcomes than our other projects, which may cause the ultimate results outside of the expected range. The increased uncertainty is largely the result of (i) business operating risks, (ii) seasonality, (iii) potential sponsorship revenue and (iv) event revenue.

# MPC Portfolio




| ($ in thousands) | Nevada | Texas | Maryland | Total (c |
|---|---|---|---|---|
| **MPC Performance - 2Q19 & 2Q18** | | | | |
| MPC Net Contribution (2Q19) (b) | $18,190 | $(10,679) | $(329) | $7,182 |
| MPC Net Contribution (2Q18) (b) | $20,525 | $(12,344) | $(177) | $8,004 |
| **Operating Asset Performance - 2019 & Future** | | | | |
| Annualized 2Q19 in-place NOI | $47,998 | $109,639 | $31,069 | $188,70 |
| Est. stabilized NOI (future) (d) | $57,683 | $160,340 | $53,541 | $271,56 |
| Wtd. avg. time to stab. (yrs.) | 1.0 | 2.4 | 3.4 | — |

(a) Commercial acres may be developed by us or sold.
(b) Reconciliation of GAAP MPC segment EBT to MPC Net Contribution for the three months ended June 30, 2019 is found under Reconciliation of Non-GAAP Measures on page 30.
(c) Total excludes NOI from non-core operating assets and NOI from core assets within Hawai'i and New York as these regions are not defined as MPCs.
(d) Est. Stabilized NOI (Future) represents all assets within the respective MPC regions, inclusive of stabilized, unstabilized and under construction.

# Portfolio Key Metrics

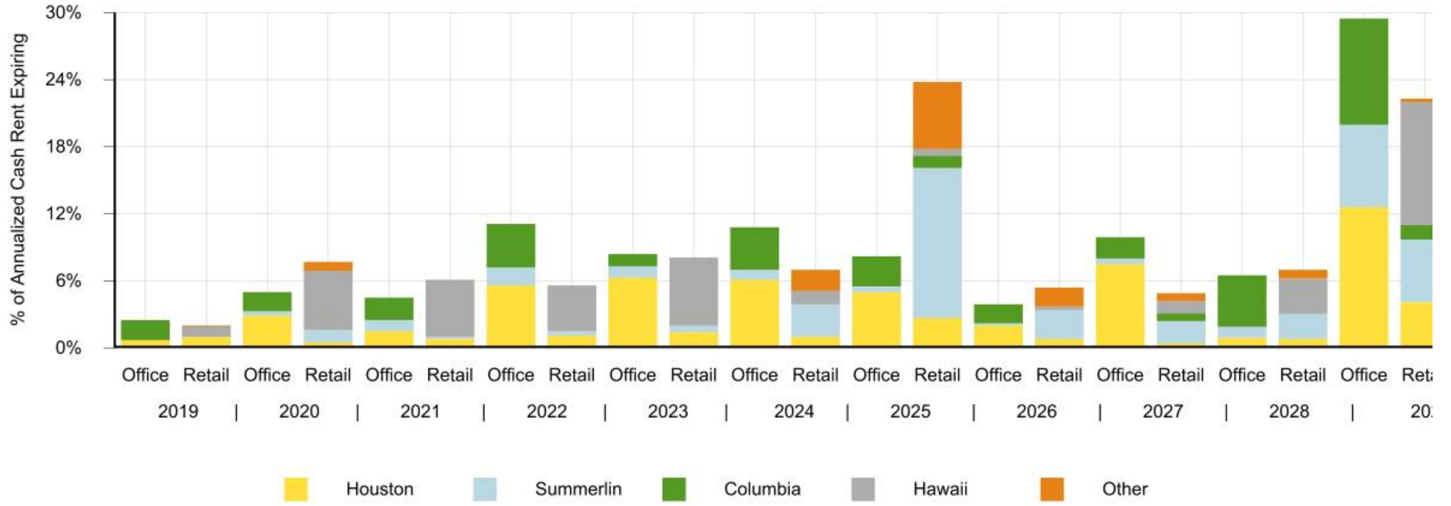
| | MPC Regions | | | | | | Non-MPC Regions | | |
|---|---|---|---|---|---|---|---|---|---|
| | The Woodlands<br>Houston, TX | The Woodlands Hills<br>Houston, TX | Bridgeland<br>Houston, TX | Summerlin<br>Las Vegas, NV | Columbia<br>Columbia, MD | Total<br>MPC Regions | Hawai'i<br>Honolulu, HI | Seaport<br>New York, NY | Other |
| **Operating - Stabilized Properties** | | | | | | | | | |
| Office Sq.Ft.. | 1,477,006 | — | — | 387,813 | 1,256,848 | 3,121,667 | — | — | — |
| Retail Sq. Ft. | 315,932 | — | — | 838,524 | 102,790 | 1,257,246 | 925,490 | 13,000 | 267,886 |
| Multifamily units | 1,097 | — | — | 124 | 380 | 1,601 | — | 21 | — |
| Hotel Rooms | 205 | — | — | — | — | 205 | — | — | — |
| Self Storage Units | — | — | — | — | — | — | — | — | — |
| **Operating - Unstabilized Properties** | | | | | | | | | |
| Office Sq.Ft.. | 909,595 | — | — | 144,615 | 124,635 | 1,178,845 | — | — | — |
| Retail Sq.Ft. (a) | 60,261 | — | 83,497 | — | 28,026 | 171,784 | 108,747 | 399,830 | — |
| Multifamily units | 292 | — | — | — | 437 | 729 | — | — | — |
| Hotel rooms | 704 | — | — | — | — | 704 | — | 66 | — |
| Self Storage Units | 1,384 | — | — | — | — | 1,384 | — | — | — |
| **Operating - Under Construction Properties** | | | | | | | | | |
| Office Sq.Ft.. | 383,000 | — | — | — | 320,000 | 703,000 | — | — | 1,500,000 |
| Retail Sq. Ft. | 72,264 | — | — | — | 56,619 | 128,883 | 11,336 | 53,396 | — |
| Other Sq. Ft. | 10,000 | — | — | — | — | 10,000 | — | — | — |
| Multifamily units | 549 | — | 312 | 267 | 382 | 1,510 | — | — | — |
| Hotel rooms | — | — | — | — | — | — | — | — | — |
| Self Storage Units | — | — | — | — | — | — | — | — | — |
| **Residential Land** | | | | | | | | | |
| Total gross acreage/condos (b) | 28,505 ac. | 2,055 ac. | 11,506 ac. | 22,500 ac. | 16,450 ac. | 81,016 ac. | 2,132 | n.a. | n.a. |
| Current Residents (b) | 117,100 | 36 | 10,100 | 110,000 | 112,000 | 349,236 | n.a. | n.a. | n.a. |
| Remaining saleable acres/condos | 108 | 1,369 | 2,244 | 3,246 | n.a. | 6,967 | 151 | n.a. | n.a. |
| Estimated price per acre (c) | 652 | 318 | 410 | 565 | n.a. | — | n.a. | n.a. | n.a. |
| **Commercial Land** | | | | | | | | | |
| Total acreage remaining | 737 | 175 | 1,543 | 831 | 96 | 3,382 | n.a. | n.a. | n.a. |
| Estimated price per acre (c) | 1,027 | 515 | 539 | 1,091 | 580 | — | n.a. | n.a. | n.a. |

Portfolio Key Metrics herein include square feet, units and rooms included in joint venture projects. Sq. Ft. and units are not shown at share. Retail Sq. Ft. includes multi-family Sq. Ft.
(a) Retail Sq. Ft. within the Summerlin region excludes 381,767 Sq. Ft. of anchors.
(b) Acreage shown as of June 30, 2019; current residents shown as of December 31, 2018.
(c) Residential and commercial pricing represents the Company's estimate of price per acre per its 2019 land models.

# Lease Expirations

## Office and Retail Lease Expirations

Total Office and Retail Portfolio as of June 30, 2019




| | Office Expirations (a) | | | Retail Expirations (a) | | |
|---|---|---|---|---|---|---|
| Expiration Year | Annualized Cash Rent (In thousands) | Percentage of Annualized Cash Rent | Wtd. Avg. Annualized Cash Rent Per Leased Sq. Ft. | Annualized Cash Rent (In thousands) | Percentage of Annualized Cash Rent | Wtd. Avg. Annua Rent Per Lease |
| 2019 | $ 3,969 | 2.60% | $ 21.84 | $ 2,167 | 2.00% | $ |
| 2020 | 7,582 | 4.97% | 29.97 | 8,368 | 7.74% | |
| 2021 | 6,719 | 4.40% | 31.91 | 6,524 | 6.04% | |
| 2022 | 16,781 | 11.00% | 32.54 | 6,117 | 5.66% | |
| 2023 | 12,889 | 8.45% | 29.74 | 8,634 | 7.99% | |
| 2024 | 16,386 | 10.74% | 30.59 | 7,663 | 7.09% | |
| 2025 | 12,383 | 8.12% | 34.78 | 25,687 | 23.77% | |
| 2026 | 5,994 | 3.93% | 36.16 | 5,837 | 5.40% | |
| 2027 | 15,100 | 9.90% | 29.49 | 5,357 | 4.96% | |
| 2028 | 9,824 | 6.44% | 42.08 | 7,662 | 7.09% | |
| Thereafter | 44,924 | 29.45% | 39.20 | 24,070 | 22.26% | |
| **Total** | **$ 152,551** | **100.00%** | | **$ 108,086** | **100.00%** | |

(a) Excludes leases with an initial term of 12 months or less.

# Acquisition / Disposition Activity

*(In thousands, except rentable Sq. Ft. / Units / Acres)*

**Q2 2019 Acquisitions**

| Date Acquired | Property | % Ownership | Location | Rentable Sq. Ft. / Units / Acres | Acquisition P |
|---|---|---|---|---|---|
| | | No acquisition activity in Q2 2019 | | | |

**Q2 2019 Dispositions**

| Date Sold | Property | % Ownership | Location | Rentable Sq. Ft. / Units / Acres | Sale Pric |
|---|---|---|---|---|---|
| | | No disposition activity in Q2 2019 | | | |

# Master Planned Community Land

| ($ in thousands) | The Woodlands Q2 2019 | The Woodlands Q2 2018 | The Woodlands Hills Q2 2019 | The Woodlands Hills Q2 2018 | Bridgeland Q2 2019 | Bridgeland Q2 2018 | Summerlin Q2 2019 | Summerlin Q2 2018 | Maryland Q2 2019 | Maryland Q2 2018 | To Q2 2019 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | |
| Residential land sale revenues | $ 9,013 | $ 10,910 | $ 3,142 | $ 2,273 | $ 16,432 | $ 9,011 | $ 29,701 | $ 28,838 | $ — | $ — | $ 58,288 |
| Commercial land sale revenues | — | — | — | — | 34 | 1,400 | — | — | — | — | 34 |
| Builder price participation | 89 | 90 | 44 | — | 280 | 125 | 8,956 | 5,413 | — | — | 9,369 |
| Other land sale revenues | 1,884 | 1,795 | 1 | 4 | 71 | 42 | 3,212 | 2,864 | — | — | 5,168 |
| **Total revenues** | 10,986 | 12,795 | 3,187 | 2,277 | 16,817 | 10,578 | 41,869 | 37,115 | — | — | 72,859 |
| **Expenses:** | | | | | | | | | | | |
| Cost of sales - residential land | (4,576) | (4,209) | (1,613) | (1,043) | (6,377) | (3,010) | (15,432) | (17,789) | — | — | (27,998) |
| Cost of sales - commercial land | — | — | — | — | (8) | (331) | — | — | — | — | (8) |
| Real estate taxes | (1,237) | (1,528) | (67) | (83) | (500) | (430) | (815) | (674) | (129) | (150) | (2,748) |
| Land sales operations | (4,263) | (3,301) | (1,148) | (482) | (1,795) | (1,656) | (2,259) | (2,133) | (173) | (184) | (9,638) |
| Depreciation and amortization | (34) | (34) | — | — | (33) | (33) | (20) | (19) | — | — | (87) |
| Other (loss) income, net | 73 | — | — | — | — | — | — | — | — | — | 73 |
| **Total operating expenses** | **(10,037)** | **(9,072)** | **(2,828)** | **(1,608)** | **(8,713)** | **(5,460)** | **(18,526)** | **(20,615)** | **(302)** | **(334)** | **(40,406)** |
| Net interest capitalized (expense) | (1,316) | (1,175) | 303 | 206 | 3,971 | 3,155 | 5,325 | 4,471 | — | 151 | 8,283 |
| Equity in earnings from real estate affiliates | — | — | — | — | — | — | 6,499 | 14,100 | — | — | 6,499 |
| **EBT** | $ (367) | $ 2,548 | $ 662 | $ 875 | $ 12,075 | $ 8,273 | $ 35,167 | $ 35,071 | $ (302) | $ (183) | $ 47,235 |
| | | | | | | | | | | | |
| **Key Performance Metrics:** | | | | | | | | | | | |
| **Residential** | | | | | | | | | | | |
| Total acres closed in current period | 16.1 | 13.7 | 11.1 | 8.8 | 40.7 | 22.6 | 44.3 | 38.6 | NM | NM | |
| Price per acre achieved (a) | $560 | $798 | $283 | $260 | $404 | $399 | $692 | $592 | NM | NM | |
| Avg. gross margins | 49.2% | 61.4% | 48.7% | 54.1% | 61.2% | 66.6% | 48.0% | 38.3% | NM | NM | |
| **Commercial** | | | | | | | | | | | |
| Total acres closed in current period | — | — | — | — | — | 2.0 | — | — | — | — | |
| Price per acre achieved | NM | NM | NM | NM | NM | $573 | NM | NM | NM | NM | |
| Avg. gross margins | NM | NM | NM | NM | NM | 76.4% | NM | NM | NM | NM | |
| Avg. combined before-tax net margins | 49.2% | 61.0% | 48.7% | 54.0% | 61.2% | 68.0% | 48.0% | 38.0% | NM | NM | |

| Key Valuation Metrics | The Woodlands | The Woodlands Hills | Bridgeland | Summerlin | Maryland |
|---|---|---|---|---|---|
| **Remaining saleable acres** | | | | | |
| Residential | 108 (b) | 1,369 | 2,244 | 3,246 | — |
| Commercial | 737 | 175 | 1,543 | 831 | 96 (c) |
| Projected est. % superpads / lot size | —% / — | —% / — | —% / — | 88% / 0.25 ac | NM |
| Projected est. % single-family detached lots / lot size | 56% / 0.32 ac | 86% / 0.23 ac | 89% / 0.17 ac | —% / — | NM |
| Projected est. % single-family attached lots / lot size | 44% / 0.07 ac | 14% / 0.13 ac | 10% / 0.10 ac | —% / — | NM |
| Projected est. % custom homes / lot size | —% / — | —% / — | 1% / 1.00 ac | 12% / 0.45 ac | NM |
| Estimated builder sale velocity (blended total - TTM) (d) | 33 | 9 | 68 | 100 | NM |
| Projected GAAP gross margin, residential / commercial (e) | 55.5% / 75.6% | 62.4% / 62.4% | 66.6% / 66.6% | 53.7% / 53.7% | NM |
| Projected cash gross margin (f) | 99.0% | 88.6% | 80.1% | 71.3% | NM |
| **Residential sellout / Commercial buildout date estimate** | | | | | |
| Residential | 2023 | 2029 | 2034 | 2039 | — |
| Commercial | 2027 | 2027 | 2045 | 2039 | 2023 |

(a) The 2019 price per acre achieved for Summerlin residential lots is mostly attributable to custom lots sales, which positively impacted results.
(b) The Woodlands Residential reports remaining saleable acres on a gross basis due to potential changes in land usage and the unknown acreage that may be set aside for drainage, parks and roads for undeveloped land.
(c) Does not include 31 commercial acres held in the Strategic Developments segment in Downtown Columbia.
(d) Represents the average monthly builder homes sold over the last twelve months ended June 30, 2019.
(e) GAAP gross margin is net of MUDs and is based on GAAP revenues and expenses which exclude revenues deferred on sales closed where revenue did not meet criteria for recognition and includes revenues previous that met criteria for recognition in the current period. The projected margin is the Company's estimate of the 2019 margin.
(f) Projected cash gross margin is net of MUDs and includes all future projected revenue less all future projected development costs, net of expected reimbursable costs, and capitalized overhead, taxes and interest ba Company's 2019 land models.
NM Not meaningful.

# Ward Village Condominiums

| | Waiea (a) | | Anaha (b) | Ae'o (c) | Ke Kilohana (d) | 'A'ali'i (e) | To |
|---|---|---|---|---|---|---|---|
| **Key Metrics ($ in thousands)** | | | | | | | |
| Type of building | Ultra-Luxury | | Luxury | Upscale | Workforce | Upscale | |
| Number of units | 177 | (f) | 317 | 465 | 423 | 750 | |
| Avg. unit Sq. Ft. | 2,138 | | 1,417 | 838 | 696 | 518 | |
| Condo Sq. Ft. | 378,488 | | 449,205 | 389,663 | 294,273 | 388,210 | |
| Street retail Sq. Ft. | 8,200 | | 16,100 | 70,800 | 21,900 | 11,336 | |
| Stabilized retail NOI | $ 453 | | $ 1,152 | $ 1,557 | $ 1,081 | $ 637 | $ |
| Stabilization year | 2017 | | 2019 | 2019 | 2020 | 2022 | |
| **Development progress ($ in millions)** | | | | | | | |
| Status | Opened | | Opened | Opened | Opened | Under Construction | |
| Start date | 2Q14 | | 4Q14 | 1Q16 | 4Q16 | 4Q18 | |
| Completion date/status | Complete | | Complete | Complete | Complete | 2021 | |
| Total development cost | $ 452 | | $ 401 | $ 430 | $ 219 | $ 412 | $ |
| Cost-to-date | $ 410 | | $ 390 | $ 385 | $ 211 | $ 65 | $ |
| **Remaining to be funded** | $ 42 | | $ 11 | $ 45 | $ 8 | $ 347 | $ |
| **Financial Summary ($ in thousands, except per Sq. Ft.)** | | | | | | | |
| Units closed (through Q2 2019) | 169 | | 314 | 463 | 418 | — | |
| Units under contract (through Q2 2019) | 2 | | — | 1 | 2 | 612 | |
| Total % of units closed or under contract | 96.6% | | 99.1% | 99.8% | 99.3% | 81.6% | |
| Units closed (current quarter) | 3 | | 1 | 3 | 418 | — | |
| Units under contract (current quarter) | 3 | | 1 | 3 | — | 4 | |
| Square footage closed or under contract (total) | 357,479 | | 434,157 | 388,680 | 292,056 | 298,075 | |
| Total % square footage closed or under contract | 94.4% | | 96.7% | 99.7% | 99.2% | 76.8% | |
| Target condo profit margin at completion (excl. land cost) | | | | | | | |
| Total cash received (closings & deposits) | | | | | | | $ |
| Total GAAP revenue recognized | | | | | | | $ |
| Expected avg. price per Sq. Ft. | $ 1,900 - $1,950 | | $ 1,100 - $1,150 | $ 1,300 - $1,350 | $ 700 - $750 | $ 1,300 - $1,350 | $ |
| Expected construction costs per retail Sq. Ft. | | | | | | | $ |
| **Deposit Reconciliation (in thousands)** | | | | | | | |
| Deposits from sales commitment | | | | | | | |
| Spent towards construction | $ — | | $ — | $ — | $ — | $ — | $ |
| Held for future use (g) | — | | — | — | — | 75,660 | |
| Total deposits from sales commitment | $ — | | $ — | $ — | $ — | **$ 75,660** | $ |

(a) We began delivering units at Waiea in November 2016. As of June 30, 2019, we have closed on 169 units. We have two under contract, and six units remain to be sold.
(b) We began delivering units at Anaha in October 2017. As of June 30, 2019, we have closed on 314 units. We have no units under contract, and three units remain to be sold.
(c) We began delivering units at Ae'o in November 2018. As of June 30, 2019, we have closed on 463 units. We have one unit under contract, and one units remains to be sold.
(d) Ke Kilohana consists of 375 workforce units and 48 market rate units. As of June 30, 2019, we have closed on 418 units. We have two under contract, and three units remain to be sold.
(e) We broke ground on 'A'ali'i in the fourth quarter of 2018. As of June 30, 2019, we have entered into contracts for 612 of the units.
(f) The increase in number of units at Waiea from 2018 is a result of subdividing one large unit due to demand for smaller units in the tower.
(g) Total deposits held for future use are presented above only for projects under construction and are included in Restricted cash on the balance sheet.
(h) Total not including Kō'ula, our newest building that began public sales in January 2019 and contracted 45 units this quarter. Kō'ula is excluded as we have not yet commenced construction.

## Other Assets

| Property Name | City, State | % Own | Acres | Notes |
|---|---|---|---|---|
| Planned Future Development | | | | |
| The Elk Grove Collection | Elk Grove, CA | 100% | 64 | Sold 36 acres for $36 million in total proceeds in 2017. We are assessing our pla remaining acres. Previous development plans have been placed on hold as we b can allocate capital into core assets and achieve a better risk-adjusted return. |
| Landmark Mall | Alexandria, VA | 100% | 33 | Plan to transform the mall into an open-air, mixed-use community. In January 20 acquired the 11.4 acre Macy's site for $22.2 million. |
| Cottonwood Mall | Holladay, UT | 100% | 54 | Under contract as of June 30, 2019. |
| Circle T Ranch and Power Center | Westlake, TX | 50% | 207 | 50/50 joint venture with Hillwood Development Company. In 2016, HHC sold 72 a an affiliate of Charles Schwab Corporation. |
| West Windsor | West Windsor, NJ | 100% | 658 | Zoned for approximately 6 million square feet of commercial uses. |
| Monarch City | Allen, TX | 100% | 238 | Located 27 miles north of Downtown Dallas, this 261-acre mixed-use developme received unanimous zoning approval June 26, 2019. |
| Bridges at Mint Hill | Charlotte, NC | 91% | 210 | Zoned for approximately 1.3 million square feet of commercial uses. |
| Maui Ranch Land | Maui, HI | 100% | 20 | Two, non-adjacent, ten-acre parcels zoned for native vegetation. |
| Fashion Show Air Rights | Las Vegas, NV | 80% | N/A | Air rights above the Fashion Show Mall located on the Las Vegas Strip. |
| 250 Water Street | New York, NY | 100% | 1 | The one-acre site is situated at the entrance of the Seaport District. While the Co in the initial planning stages for this strategic site, it will continue to be used as a lot. |
| Sterrett Place | Columbia, MD | 100% | 3 | In November 2017, we acquired the note secured by the land and improvements purchase price of $5.3 million. In 2018, we foreclosed on the property, resulting i acquisition of the land and improvements. We are in the process of relocating the tenants in the building and plan to commence demolition in late 2019. |
| American City Building | Columbia, MD | 100% | 3 | On December 20, 2016, we acquired the American City Building, a 117,098 squa building in Columbia, Maryland, for $13.5 million. We are in the process of formu redevelopment plans for this property. |

# Debt Summary

| (In thousands) | June 30, 2019 | December 31, 2018 |
|---|---|---|
| **Fixed-rate debt:** | | |
| Unsecured 5.375% Senior Notes | $ 1,000,000 | $ 1,000,000 |
| Secured mortgages, notes and loans payable | 889,654 | 648,707 |
| Special Improvement District bonds | 14,511 | 15,168 |
| **Variable-rate debt:** | | |
| Mortgages, notes and loans payable, excluding condominium financing (a) | 1,561,549 | 1,454,579 |
| Condominium financing (a) | — | 96,757 |
| **Mortgages, notes and loans payable** | 3,465,714 | 3,215,211 |
| Unamortized bond issuance costs | (5,678) | (6,096) |
| Deferred financing costs | (37,546) | (27,902) |
| Total mortgages, notes and loans payable, net | 3,422,490 | 3,181,213 |
| Total unconsolidated mortgages, notes and loans payable at pro-rata share | 100,228 | 96,185 |
| **Total Debt** | **$ 3,522,718** | **$ 3,277,398** |

**Net Debt on a Segment Basis, at share as of June 30, 2019**

| (In thousands) | Operating Assets | Seaport District | Master Planned Communities | Strategic Developments | Segment Totals | Non-Segment Amounts |
|---|---|---|---|---|---|---|
| Mortgages, notes and loans payable, excluding condominium financing (a) (b) | $ 1,780,882 | $ 351,684 | $ 231,913 | $ 154,994 | $ 2,519,473 | $ 1,003,244 |
| Condominium financing (a) | — | — | — | — | — | — |
| Less: cash and cash equivalents (b) | (70,497) | (1,605) | (177,002) | (34,556) | (283,660) | (429,276) |
| Special Improvement District receivables | — | — | (18,091) | — | (18,091) | — |
| Municipal Utility District receivables | — | — | (273,169) | — | (273,169) | — |
| TIF Receivable | — | — | — | (5,820) | (5,820) | — |
| **Net Debt** | **$ 1,710,385** | **$ 350,079** | **$ (236,349)** | **$ 114,618** | **$ 1,938,733** | **$ 573,968** |

**Consolidated Debt Maturities and Contractual Obligations by Extended Maturity Date as of June 30, 20**

| (In thousands) | Remaining in 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | Thereafter | |
|---|---|---|---|---|---|---|---|---|
| Mortgages, notes and loans payable | $ 46,032 | $ 206,693 | $ 418,782 | $ 248,434 | $ 787,783 | $ 353,299 | $ 1,404,692 | $ |
| Interest payments | 87,334 | 167,240 | 152,981 | 137,706 | 119,882 | 80,454 | 122,311 | |
| Ground lease and other leasing commitments | 3,028 | 7,272 | 7,111 | 6,373 | 6,390 | 6,432 | 266,855 | |
| **Total consolidated debt maturities and contractual obligations** | **$ 136,394** | **$ 381,205** | **$ 578,874** | **$ 392,513** | **$ 914,055** | **$ 440,185** | **$ 1,793,858** | **$** |

(a) As of June 30, 2019 and December 31, 2018, $615.0 million of variable-rate debt has been swapped to a fixed rate for the term of the related debt. An additional $55.0 million and $50.0 million of variable ra subject to interest rate collars as of June 30, 2019 and December 31, 2018, respectively, and $75.0 million of variable rate debt was capped at a maximum interest rate as of June 30, 2019 and December 31, 201
(b) Each segment includes our share of related cash and debt balances for all joint ventures included in Investments in real estate and other affiliates.
(c) Mortgages, notes and loans payable and Condominium financing are presented based on extended maturity date. Extension periods generally may be exercised at our option at the initial maturity date, subject t extension terms that are based on property performance as of the initial maturity date and/or extension date. Such extension terms may include, but are not limited to, minimum debt service coverage, minimum levels or condominium sales levels, as applicable, and other performance criteria. We may have to pay down a portion of the debt if we do not meet the requirements to exercise the extension option.

# Property-Level Debt

($ in thousands)

| Asset | | Q2 2019 Principal Balance | Contract Interest Rate | Interest Rate Hedge | Current Annual Interest Rate | | Initial / Extended Maturity (a |
|---|---|---|---|---|---|---|---|
| **Master Planned Communities** | | | | | | | |
| The Woodlands Master Credit Facility | $ | 150,000 | L+275 | Floating/Cap | 5.15% | | Apr-20 / Apr- |
| Bridgeland Credit Facility | | 65,000 | L+315 | Floating | 5.47% | | Nov-20 / Nov- |
| | | 215,000 | | | | | |
| **Operating Assets** | | | | | | | |
| Outlet Collection at Riverwalk | | 46,584 | L+250 | Floating | 4.90% | | Oct-19 / Oct- |
| Three Hughes Landing | | 58,456 | L+260 | Floating | 5.00% | | Dec-19 / Dec- |
| Downtown Summerlin | | 262,997 | L+215 | Floating | 4.55% | | Sep-20 / Sep- |
| Two Merriweather | | 26,242 | L+250 | Floating | 4.90% | | Oct-20 / Oct- |
| HHC 242 Self-Storage | | 5,499 | L+260 | Floating | 5.00% | | Dec-21 / Dec- |
| HHC 2978 Self-Storage | | 5,395 | L+260 | Floating | 5.00% | | Dec-21 / Dec- |
| 20/25 Waterway Avenue | | 13,263 | 0.0479 | Fixed | 4.79% | | May- |
| Millennium Waterway Apartments | | 53,560 | 3.75% | Fixed | 3.75% | | Jun- |
| Aristocrat | | 27,795 | P+40 | Floating | 5.90% | | Oct- |
| Two Summerlin | | 26,918 | P+40 | Floating | 5.90% | | Oct- |
| Lake Woodlands Crossing Retail | | 10,791 | L+180 | Floating | 4.20% | | Jan- |
| A'ali'i | | — | L+310 | Floating | 5.50% | | Jun-22 / June- |
| Senior Secured Credit Facility | | 615,000 | 4.61% | Floating/Swap | 4.61% | (b) | Sep- |
| The Woodlands Resort & Conference Center | | 62,500 | L+250 | Floating | 4.90% | | Dec-21 / Dec- |
| Lakefront North | | 26,153 | L+200 | Floating | 4.40% | | Dec-22 / Dec- |
| 9303 New Trails | | 11,406 | 4.88% | Fixed | 4.88% | | Dec- |
| 4 Waterway Square | | 33,401 | 4.88% | Fixed | 4.88% | | Dec- |
| 3831 Technology Forest Drive | | 21,356 | 0.045 | Fixed | 4.50% | | Mar- |
| Kewalo Basin Harbor | | 8,676 | L+275 | Floating | 5.15% | | Sep- |
| Millennium Six Pines Apartments | | 42,500 | 3.39% | Fixed | 3.39% | | Aug- |
| 3 Waterway Square | | 48,337 | 3.94% | Fixed | 3.94% | | Aug- |
| One Hughes Landing | | 52,000 | 4.30% | Fixed | 4.30% | | Dec- |
| One Lakes Edge | | 69,440 | 4.50% | Fixed | 4.50% | | Mar- |
| Two Hughes Landing | | 48,000 | 4.2% | Fixed | 4.20% | | Dec- |
| Constellation Apartments | | 24,200 | 4.07% | Fixed | 4.07% | | Jan- |
| Hughes Landing Retail | | 35,000 | 3.5% | Fixed | 3.50% | | Dec- |
| Columbia Regional Building | | 24,867 | 0.0448 | Fixed | 4.48% | | Feb- |
| Las Vegas Ballpark | | 51,231 | 4.92% | Fixed | 4.92% | | Dec- |
| | $ | 1,711,567 | | | | | |

# Property-Level Debt (con't)

($ in thousands)

| Asset | Q2 2019 Principal Balance | Contract Interest Rate | Interest Rate Hedge | Current Annual Interest Rate | Initial / Extended Maturity (a) |
|---|---|---|---|---|---|
| **Seaport District** | | | | | |
| 250 Water Street | $ 99,723 | 6.00% | Fixed | 6.00% | Jun-20 |
| Seaport District (c) | 250,000 | 6.10% | Fixed to Floating | 6.10% | Jun-24 |
| | 349,723 | | | | |
| **Strategic Developments** | | | | | |
| 100 Fellowship Drive | 42,686 | L+150 | Floating | 3.90% | May-22 |
| Lakeside Row | 11,317 | L+225 | Floating | 4.65% | Jul-22 / Jul-23 |
| Two Lakes Edge | 12,145 | L+215 | Floating | 4.55% | Oct-22 / Oct-23 |
| Creekside Park West | 1,334 | L+225 | Floating | 4.65% | Mar-23 / Mar-24 |
| 110 North Wacker | 54,956 | L+300 | Floating/Collar | 5.40% | Apr-22 / Apr-24 |
| 6100 Merriweather | 16,118 | L+275 | Floating | 5.15% | Sep-22 / Sep-24 |
| Juniper Apartments (d) | — | L+275 | Floating | 5.15% | Sep-22 / Sep-24 |
| Tanager Apartments | 24,988 | L+225 | Floating | 4.65% | Oct-21 / Oct-24 |
| 8770 New Trails | — | L+245 | Floating | 4.85% | Jun-21 / Jan-32 |
| | 163,544 | | | | |
| Total (e) | $ 2,439,834 | | | | |

(a) Extended maturity assumes all extension options are exercised if available based on property performance.
(b) The credit facility bears interest at one-month LIBOR plus 1.65%, but the $615.0 million term loan is swapped to an overall rate equal to 4.61%. The following properties are included as collateral for the credit facility: 10-70 Columbia Corporate Center, One Mall North, One Merriweather, 1701 Lake Robbins, 1725-1735 Hughes Landing Boulevard, Creekside Village Green, Lakeland Village Center at Bridgeland, Embassy Suites at Hughes Landing, The Westin at The Woodlands and certain properties at Ward Village.
(c) The loan initially bears interest at 6.10% and matures on June 1, 2024. The loan will begin bearing interest at one-month LIBOR plus 4.10%, subject to a LIBOR cap of 2.30% and LIBOR floor of 0.00%, at the earlier of June 20, 2021 or the date certain debt coverage ratios are met.
(d) Formerly known as Columbia Multi-family.
(e) Excludes JV debt, Corporate level debt, and SID bond debt related to Summerlin MPC and retail.

# Summary of Ground Leases

Minimum Contractual Ground Lease Payments ($ in thousands)

| Ground Leased Asset | Pro-Rata Share | Expiration Date | Three months ended June 30, 2019 | Future Cash Payments Remaining 2019 | Year Ending December 31, 2020 | Thereafter | Tot |
|---|---|---|---|---|---|---|---|
| Riverwalk (a) | 100% | 2045-2046 | $ 780 | $ 441 | $ 1,737 | $ 42,185 | $ |
| Seaport | 100% | 2031 (b) | 534 | 1,089 | 2,199 | 221,019 | 2 |
| Kewalo Basin Harbor | 100% | 2049 | — | — | 300 | 8,600 | |
| | | | $ 1,314 | $ 1,530 | $ 4,236 | $ 271,804 | $ 2 |

(a) Includes base ground rent, deferred ground rent and participation rent, as applicable. Future payments of participation rent are calculated based on the floor only.
(b) Initial expiration is December 30, 2031 but subject to extension options through December 31, 2072. Future cash payments are inclusive of extension options.

# Definitions

**Stabilized** - Properties in the Operating Assets and Seaport District segments that have been in service for more than 36 months or have reache occupancy, whichever occurs first. If an office, retail or multifamily property has been in service for more than 36 months but does not excee occupancy, the asset is considered underperforming.

**Unstabilized** - Properties in the Operating Assets and Seaport District segments that have been in service for less than 36 months and do not e 90% occupancy.

**Under Construction** - Projects in the Strategic Developments and Seaport District segments for which construction has commenced as of June 30, unless otherwise noted. This excludes MPC and condominium development.

**Net Operating Income (NOI)** - We define net operating income ("NOI") as operating cash revenues (rental income, tenant recoveries and other re less operating cash expenses (real estate taxes, repairs and maintenance, marketing and other property expenses), including our share of NC equity investees. NOI excludes straight-line rents and amortization of tenant incentives, net interest expense, ground rent amortization, demolition amortization, other (loss) income, depreciation, development-related marketing costs and, unless otherwise indicated, Equity in earnings from real and other affiliates. We use NOI to evaluate our operating performance on a property-by-property basis because NOI allows us to evaluate the i that factors which vary by property, such as lease structure, lease rates and tenant bases, have on our operating results, gross margins and inves returns. We believe that NOI is a useful supplemental measure of the performance of our Operating Assets and Seaport District segments bec provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and ope real estate properties and the impact on operations from trends in rental and occupancy rates and operating costs.

# Reconciliation of Non-GAAP Measures

**Reconciliation of Operating Assets segment EBT to Total NOI:**

| (In thousands) | Q2 2019 | Q1 2019 | Q4 2018 | Q3 2018 | Q2 2018 | YTD Q2 2019 | YTD Q2 |
|---|---|---|---|---|---|---|---|
| **Total Operating Assets segment EBT (a)** | $ 12,628 | $ 5,686 | $ (5,793) | $ (4,115) | $ 5,385 | $ 18,314 | $ 1 |
| Depreciation and amortization | 28,938 | 27,108 | 29,265 | 26,470 | 24,198 | 56,046 | 4 |
| Interest expense, net | 20,059 | 18,991 | 18,664 | 18,892 | 17,308 | 39,050 | 3 |
| Equity in earnings from real estate and other affiliates | (45) | (2,709) | (487) | 75 | 1,000 | (2,754) | ( |
| Impact of straight-line rent | (2,537) | (2,845) | (3,277) | (3,243) | (2,414) | (5,382) | ( |
| Other | (340) | 122 | 707 | 2,811 | (421) | (218) | |
| **Total Operating Assets NOI - Consolidated** | **58,703** | **46,353** | **39,079** | **40,890** | **45,056** | **105,056** | **8** |
| **Redevelopments** | | | | | | | |
| 110 North Wacker | — | — | 513 | — | — | — | |
| **Total Operating Asset Redevelopments NOI** | **—** | **—** | **513** | **—** | **—** | **—** | |
| **Dispositions** | | | | | | | |
| Cottonwood Square | — | — | — | — | — | — | |
| Park West | — | — | — | — | — | — | |
| **Total Operating Asset Dispositions NOI** | **—** | **—** | **—** | **—** | **—** | **—** | |
| **Consolidated Operating Assets NOI excluding properties sold or in redevelopment** | **58,703** | **46,353** | **39,592** | **40,890** | **45,056** | **105,056** | **8** |
| **Company's Share NOI - Equity investees** | **1,688** | **1,464** | **1,952** | **1,343** | **791** | **3,152** | |
| **Distributions from Summerlin Hospital Investment** | **—** | **3,625** | **—** | **—** | **—** | **3,625** | |
| **Total Operating Assets NOI** | **$ 60,391** | **$ 51,442** | **$ 41,544** | **$ 42,233** | **$ 45,847** | **$ 111,833** | **$ 9** |

(a) EBT excludes corporate expenses and other items that are not allocable to the segments. Prior periods have been adjusted to be consistent with fiscal 2019 presentation.

# Reconciliation of Non-GAAP Measures (con't)

**Reconciliation of Seaport District segment EBT to Total NOI:**

| (In thousands) | Q2 2019 | Q1 2019 | Q4 2018 | Q3 2018 | Q2 2018 | YTD Q2 2019 | YTD Q2 |
|---|---|---|---|---|---|---|---|
| **Total Seaport District segment EBT (a)** | $ (14,270) | $ (15,852) | $ (15,660) | $ (8,798) | $ (856) | $ (30,122) | $ |
| Depreciation and amortization | 6,753 | 6,193 | 5,959 | 2,309 | 1,953 | 12,946 | |
| Interest expense (income), net | 1,924 | 1,532 | 2,176 | (1,471) | (3,278) | 3,456 | ( |
| Equity in (earnings) loss from real estate and other affiliates | 451 | 632 | 14 | 452 | 240 | 1,083 | |
| Impact of straight-line rent | 491 | 755 | 179 | (274) | (156) | 1,246 | |
| Loss on sale or disposal of real estate | — | 6 | — | — | — | 6 | |
| Other - development related | 1,764 | 2,749 | 3,816 | 4,836 | 2,562 | 4,513 | |
| **Total Seaport District NOI - Consolidated** | **(2,887)** | **(3,985)** | **(3,516)** | **(2,946)** | **465** | **(6,872)** | |
| **Company's Share NOI - Equity investees** | **(42)** | **(195)** | **(134)** | **(452)** | **(127)** | **(237)** | |
| **Total Seaport District NOI** | **$ (2,929)** | **$ (4,180)** | **$ (3,650)** | **$ (3,398)** | **$ 338** | **$ (7,109)** | **$** |

(a) EBT excludes corporate expenses and other items that are not allocable to the segments. Prior periods have been adjusted to be consistent with fiscal 2019 presentation.

# Reconciliation of Non-GAAP Measures (con't)

| (In thousands) | Three Months Ended June 30, 2019 | Three Months Ended June 30, 2018 | Six Months Ended June 30, 2019 | Six Months Ended June 30, 2018 |
|---|---|---|---|---|
| **Reconciliation of MPC Land Sales Closed to GAAP Land Sales Revenue** | | | | |
| Total residential land sales closed in period | $ 59,248 | $ 45,063 | $ 98,727 | $ 87,8 |
| Total commercial land sales closed in period | — | 1,398 | — | 1,3 |
| Net recognized (deferred) revenue: | | | | |
| Bridgeland | 34 | 2 | 34 | |
| Summerlin | (970) | 3,134 | 475 | 3,8 |
| Total net recognized (deferred) revenue | (936) | 3,136 | 509 | 3,8 |
| Special Improvement District bond revenue | 10 | 2,834 | 398 | 5,8 |
| Total land sales revenue - GAAP basis | $ 58,322 | $ 52,431 | $ 99,634 | $ 98,9 |

| **Reconciliation of MPC Segment EBT to MPC Net Contribution** | Three Months Ended June 30, 2019 | Three Months Ended June 30, 2018 | Six Months Ended June 30, 2019 | Six Months Ended June 30, 2018 |
|---|---|---|---|---|
| MPC segment EBT | $ 47,235 | $ 46,584 | $ 84,832 | $ 83,4 |
| Plus: | | | | |
| Cost of sales - land | 28,006 | 26,383 | 44,824 | 52,4 |
| Depreciation and amortization | 86 | 86 | 246 | 1 |
| MUD and SID bonds collections, net | 119 | (2,380) | 981 | (5,0 |
| Distributions from real estate and other affiliates | 1,306 | 2,745 | 2,741 | 2,7 |
| Less: | | | | |
| MPC development expenditures | (63,071) | (49,266) | (119,843) | (91,2 |
| MPC land acquisitions | — | (2,048) | (752) | (2,5 |
| Equity in earnings in real estate and other affiliates | (6,499) | (14,100) | (14,336) | (25,2 |
| MPC Net Contribution | $ 7,182 | $ 8,004 | $ (1,307) | $ 14,7 |

| **Reconciliation of Segment EBTs to Net Income** | Three Months Ended June 30, 2019 | Three Months Ended June 30, 2018 | Six Months Ended June 30, 2019 | Six Months Ended June 30, 2018 |
|---|---|---|---|---|
| Operating Assets segment EBT | $ 12,628 | $ 5,385 | $ 18,314 | $ 13,7 |
| MPC segment EBT | 47,235 | 46,584 | 84,832 | 83,4 |
| Seaport District segment EBT | (14,270) | (856) | (30,122) | 5 |
| Strategic Developments segment EBT | 13,343 | (4,750) | 73,989 | 1,5 |
| Corporate and other items | (41,135) | (54,659) | (86,271) | (105,1 |
| Income before taxes | 17,801 | (8,296) | 60,742 | (5,9 |
| (Provision for) benefit from income taxes | (4,473) | 2,417 | (15,489) | 1,8 |
| Net income (loss) | 13,328 | (5,879) | 45,253 | (4,0 |
| Net loss attributable to noncontrolling interests | 149 | 791 | 45 | 4 |
| Net income (loss) attributable to common stockholders | $ 13,477 | $ (5,088) | $ 45,298 | $ (3,6 |