



Non-GAAP Financial Measures

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

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

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

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

<i>thousands</i>	Three Months Ended December 31,		Year Ended December 31,				
	2025	2024	2025	2024	2023	2022	2021
Operating Assets Segment							
Total revenues	\$ 117,938	\$ 112,521	\$ 465,568	\$ 444,300	\$ 410,254	\$ 401,304	\$ 415,104
Total operating expenses	(54,276)	(51,840)	(204,273)	(194,591)	(179,865)	(170,114)	(187,820)
Segment operating income (loss)	63,662	60,681	261,295	249,709	230,389	231,190	227,284
Depreciation and amortization	(43,996)	(43,137)	(172,835)	(169,040)	(161,138)	(145,208)	(153,893)
Interest income (expense), net	(34,240)	(34,439)	(136,637)	(138,207)	(125,197)	(87,664)	(73,017)
Other income (loss), net	1,465	(74)	2,266	822	2,092	(1,383)	(10,306)
Equity in earnings (losses) from unconsolidated ventures	376	1,775	4,829	5,819	2,968	22,262	(67,042)
Gain (loss) on sale or disposal of real estate and other assets, net	(9)	14,948	14,354	22,907	23,926	29,588	39,168
Gain (loss) on extinguishment of debt	(218)	(267)	(698)	(465)	(97)	(2,230)	(1,926)
Provision for impairment	—	—	—	—	—	—	—
Operating Assets segment EBT	(12,960)	(513)	(27,426)	(28,455)	(27,057)	46,555	(39,732)
Add back:							
Depreciation and amortization	43,996	43,137	172,835	169,040	161,138	145,208	153,893
Interest (income) expense, net	34,240	34,439	136,637	138,207	125,197	87,664	73,017
Equity in (earnings) losses from unconsolidated ventures	(376)	(1,775)	(4,829)	(5,819)	(2,968)	(22,262)	67,042
(Gain) loss on sale or disposal of real estate and other assets, net	9	(14,948)	(14,354)	(22,907)	(23,926)	(29,588)	(39,168)
(Gain) loss on extinguishment of debt	218	267	698	465	97	2,230	1,926
Provision for impairment	—	—	—	—	—	—	—
Impact of straight-line rent	(235)	(1,765)	(1,964)	(4,770)	(2,256)	(11,241)	(14,715)
Other	649	69	388	(306)	337	1,528	10,275
Operating Assets NOI	65,541	58,911	261,985	245,455	230,562	220,094	212,538
Company's share of NOI from equity investments	2,456	2,288	8,698	8,310	7,745	9,061	4,081
Distributions from Summerlin Hospital investment	—	—	5,605	3,242	3,033	4,638	3,755
Company's share of NOI from unconsolidated ventures	2,456	2,288	14,303	11,552	10,778	13,699	7,836
Total Operating Assets NOI	\$ 67,997	\$ 61,199	\$ 276,288	\$ 257,007	\$ 241,340	\$ 233,793	\$ 220,374

Cash G&A

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

<i>thousands</i>	Three Months Ended December 31, 2025		Year Ended December 31, 2025		Year Ended December 31, 2024	
General and administrative (G&A)	\$	36,971	\$	122,240	\$	91,752
Less: Non-cash stock compensation		(2,136)		(13,639)		(9,104)
Cash G&A	\$	34,835	\$	108,601	\$	82,648

Adjusted Condo Gross Profit

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

<i>thousands</i>	Three Months Ended December 31, 2025		Year Ended December 31, 2025		Year Ended December 31, 2024	
Condominium rights and unit sales	\$	369,479	\$	370,156	\$	778,616
Condominium rights and unit cost of sales		(368,296)		(369,408)		(582,574)
Less: Waiea settlement and remediation cost		—		—		15,091
Adjusted condo gross profit	\$	1,183	\$	748	\$	211,133

Adjusted Operating Cash Flow Performance Measure

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

<i>thousands</i>	Three Months Ended December 31, 2025		Year Ended December 31, 2025		Year Ended December 31, 2024	
Total Operating Assets NOI	\$	67,997	\$	276,288	\$	257,007
MPC EBT		105,421		476,102		349,134
Adjusted condo gross profit		1,183		748		211,133
Interest income (expense), net		(26,025)		(122,933)		(139,577)
Less MPC Interest (income) expense, net (a)		(20,853)		(75,160)		(60,473)
Cash G&A		(34,835)		(108,601)		(82,648)
Adjusted Operating Cash Flow Performance Measure	\$	92,888	\$	446,444	\$	534,576

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

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

	Three Months Ended December 31, 2025		Year Ended December 31, 2025		Year Ended December 31, 2024	
	(per diluted share)		(per diluted share)		(per diluted share)	
<i>thousands except per share amounts</i>						
Net income (loss) from continuing operations attributable to common stockholders	\$ 6,000	\$ 0.10	\$ 123,897	\$ 2.21	\$ 285,926	\$ 5.73
Adjustments to reconcile to Adjusted Operating Cash Flow Performance Measure:						
Corporate Adjustments						
Net (income) loss attributable to noncontrolling interests	(321)		(54)		(711)	
Income tax expense (benefit)	(897)		37,616		80,184	
Non-cash stock compensation expense	2,136		13,639		9,104	
(Gain) loss on sale of MUD receivables	—		48,197		48,651	
Other Corporate Items	7,801		22,570		17,236	
Total	8,719	0.15	121,968	2.18	154,464	3.09
Operating Assets Adjustments						
Depreciation and amortization	43,996		172,835		169,040	
Equity in (earnings) losses from unconsolidated ventures	(376)		(4,829)		(5,819)	
(Gain) loss on sale or disposal of real estate and other assets, net	9		(14,354)		(22,907)	
(Gain) loss on extinguishment of debt	218		698		465	
Impact of straight-line rent	(235)		(1,964)		(4,770)	
Other	649		388		(306)	
Company's share of NOI from unconsolidated ventures	2,456		14,303		11,552	
Total	46,717	0.79	167,077	2.98	147,255	2.95
Strategic Developments Adjustments						
Rental revenue	—		(33)		(459)	
Other land, rental, and property revenues	(1,856)		(4,174)		(4,321)	
Operating costs	11,210		22,490		17,670	
Rental property real estate taxes	404		2,191		2,480	
Depreciation and amortization	2,357		6,579		7,255	
Other (income) loss, net	19,423		18,487		(90,534)	
Equity in (earnings) losses from unconsolidated ventures	(86)		(317)		(251)	
(Gain) loss on sale or disposal of real estate and other assets, net	—		(11,721)		—	
Waiea settlement and remediation costs	—		—		15,091	
Total	31,452	0.53	33,502	0.59	(53,069)	(1.06)
Adjusted Operating Cash Flow Performance Measure	\$ 92,888	\$ 1.57	\$ 446,444	\$ 7.97	\$ 534,576	\$ 10.71