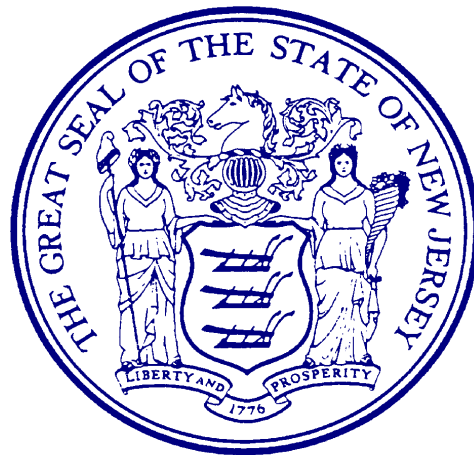


**TROPICANA CASINO AND RESORT  
QUARTERLY REPORT  
FOR THE QUARTER ENDED DECEMBER 31, 2020**

**SUBMITTED TO THE  
DIVISION OF GAMING ENFORCEMENT  
OF THE  
STATE OF NEW JERSEY**



**OFFICE OF FINANCIAL INVESTIGATIONS  
REPORTING MANUAL**

# TROPICANA CASINO AND RESORT BALANCE SHEETS

AS OF DECEMBER 31, 2020 AND 2019

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2020 (c)	2019 (d)
	<u>ASSETS:</u>			
	Current Assets:			
1	Cash and Cash Equivalents.....		\$17,021	\$23,029
2	Short-Term Investments.....		0	0
3	Receivables and Patrons' Checks (Net of Allowance for Doubtful Accounts - 2020, \$4,271 ; 2019, \$3,317.....	2	12,653	18,615
4	Inventories .....		2,595	3,222
5	Other Current Assets.....	4	2,929	2,730
6	Total Current Assets.....		35,198	47,596
7	Investments, Advances, and Receivables.....	5	211,193	234,786
8	Property and Equipment - Gross.....	3	514,688	511,628
9	Less: Accumulated Depreciation and Amortization.....	3	(57,621)	(30,612)
10	Property and Equipment - Net.....	3	457,067	481,016
11	Other Assets.....	6	150,347	167,823
12	Total Assets.....		\$853,805	\$931,221
	<u>LIABILITIES AND EQUITY:</u>			
	Current Liabilities:			
13	Accounts Payable.....		\$9,128	\$9,116
14	Notes Payable.....		0	0
	Current Portion of Long-Term Debt:			
15	Due to Affiliates.....		0	0
16	External.....		0	0
17	Income Taxes Payable and Accrued.....		0	0
18	Other Accrued Expenses.....	7	22,773	24,437
19	Other Current Liabilities.....	8	8,131	8,541
20	Total Current Liabilities.....		40,032	42,094
	Long-Term Debt:			
21	Due to Affiliates.....		0	0
22	External.....		0	0
23	Deferred Credits .....		0	0
24	Other Liabilities.....	9	442,004	435,904
25	Commitments and Contingencies.....		0	0
26	Total Liabilities.....		482,036	477,998
27	Stockholders', Partners', or Proprietor's Equity.....		371,769	453,223
28	Total Liabilities and Equity.....		\$853,805	\$931,221

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.  
Amounts indicated with an asterisk have been restated to conform to the current presentation.

# TROPICANA CASINO AND RESORT STATEMENTS OF INCOME

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020 AND 2019

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2020 (c)	2019 (d)
	Revenue:			
1	Casino.....	2	\$144,110	\$207,744
2	Rooms.....	2	39,585	87,954
3	Food and Beverage.....	2	11,754	36,838
4	Other.....	2	10,156	18,773
5	Net Revenue.....		205,605	351,309
	Costs and Expenses:			
6	Casino.....	2	59,628	75,188
7	Rooms, Food and Beverage.....	2	35,406	65,292
8	General, Administrative and Other.....	2	91,845	124,141
9	Total Costs and Expenses.....		186,879	264,621
10	Gross Operating Profit.....		18,726	86,688
11	Depreciation and Amortization.....	3	37,533	35,785
	Charges from Affiliates Other than Interest:			
12	Management Fees.....	5	0	2,323
13	Other.....		0	0
14	Income (Loss) from Operations.....		(18,807)	48,580
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....	9	(43,529)	(44,209)
16	Interest Expense - External.....		0	0
17	CRDA Related Income (Expense) - Net.....	5,10	(3,436)	(4,619)
18	Nonoperating Income (Expense) - Net.....	14	(1,795)	133
19	Total Other Income (Expenses).....		(48,760)	(48,695)
20	Income (Loss) Before Taxes .....		(67,567)	(115)
21	Provision (Credit) for Income Taxes.....		0	274
22	Net Income (Loss).....		(\$67,567)	(\$389)

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.

# TROPICANA CASINO AND RESORT

## STATEMENTS OF INCOME

FOR THE THREE MONTHS ENDED DECEMBER 31, 2020 AND 2019

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2020 (c)	2019 (d)
	Revenue:			
1	Casino.....	2	\$42,145	\$50,222
2	Rooms.....	2	8,653	16,732
3	Food and Beverage.....	2	1,975	8,428
4	Other.....	2	2,705	4,954
5	Net Revenue.....		55,478	80,336
	Costs and Expenses:			
6	Casino.....	2	16,399	18,371
7	Rooms, Food and Beverage.....	2	8,550	14,957
8	General, Administrative and Other.....	2	25,321	31,916
9	Total Costs and Expenses.....		50,270	65,244
10	Gross Operating Profit.....		5,208	15,092
11	Depreciation and Amortization.....	3	8,423	9,347
	Charges from Affiliates Other than Interest:			
12	Management Fees.....	5	0	376
13	Other.....		0	0
14	Income (Loss) from Operations.....		(3,215)	5,369
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....	9	(10,648)	(11,093)
16	Interest Expense - External.....		0	0
17	CRDA Related Income (Expense) - Net.....	5,10	(878)	(1,063)
18	Nonoperating Income (Expense) - Net.....	14	(1,889)	58
19	Total Other Income (Expenses).....		(13,415)	(12,098)
20	Income (Loss) Before Taxes .....		(16,630)	(6,729)
21	Provision (Credit) for Income Taxes.....		0	(1,777)
22	Net Income (Loss).....		(\$16,630)	(\$4,952)

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.

# TROPICANA CASINO AND RESORT

## STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019 AND THE TWELVE MONTHS ENDED DECEMBER 31, 2020

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	Common Stock		Preferred Stock		Additional Paid-In Capital (g)	AOCI (h)	Retained Earnings (Accumulated Deficit) (i)	Total Stockholders' Equity (Deficit) (j)
			Shares (c)	Amount (d)	Shares (e)	Amount (f)				
1	Balance, December 31, 2018.....						\$456,803	\$141	(\$3,617)	\$453,327
2	Net Income (Loss) - 2019.....								(389)	(389)
3	Contribution to Paid-in-Capital.....									0
4	Dividends.....									0
5	Prior Period Adjustments.....									0
6	Other Comprehensive Income Net							285		285
7	.....									0
8	.....									0
9	.....									0
10	Balance, December 31, 2019.....		0	0	0	0	456,803	426	(4,006)	453,223
11	Net Income (Loss) - 2020.....								(67,567)	(67,567)
12	Contribution to Paid-in-Capital.....									0
13	Dividends.....									0
14	Prior Period Adjustments.....									0
15	Other Comprehensive Income Net									0
16	Cummulative Change in Acct'g Pr								(13,887)	(13,887)
17	.....									0
18	.....									0
19	Balance, December 31, 2020 .....		0	\$0	0	\$0	\$456,803	\$426	(\$85,460)	\$371,769

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.

# TROPICANA CASINO AND RESORT STATEMENTS OF CASH FLOWS

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020 AND 2019

(UNAUDITED)

(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2020 (c)	2019 (d)
1	CASH PROVIDED (USED) BY OPERATING ACTIVITIES..		(\$29,156)	\$16,603
	CASH FLOWS FROM INVESTING ACTIVITIES:			
2	Purchase of Short-Term Investments .....		0	0
3	Proceeds from the Sale of Short-Term Investments .....		0	0
4	Cash Outflows for Property and Equipment.....		(4,391)	(15,687)
5	Proceeds from Disposition of Property and Equipment.....		0	40
6	CRDA Obligations .....	5	105	1,539
7	Other Investments, Loans and Advances made.....	5	25,350	(12,045)
8	Proceeds from Other Investments, Loans, and Advances .....		0	0
9	Cash Outflows to Acquire Business Entities.....		0	0
10	Proceeds from Sales and Luxury Tax Credits .....		2,334	3,763
11	Cash Outflows for Tenant Leasehold Improve.....	2	(250)	
12	Net Cash Provided (Used) By Investing Activities.....		23,148	(22,390)
	CASH FLOWS FROM FINANCING ACTIVITIES:			
13	Proceeds from Short-Term Debt .....		0	0
14	Payments to Settle Short-Term Debt.....		0	0
15	Proceeds from Long-Term Debt .....		0	0
16	Costs of Issuing Debt.....		0	0
17	Payments to Settle Long-Term Debt.....		0	0
18	Cash Proceeds from Issuing Stock or Capital Contributions...		0	0
19	Purchases of Treasury Stock.....		0	0
20	Payments of Dividends or Capital Withdrawals.....		0	0
21	.....			
22	.....			
23	Net Cash Provided (Used) By Financing Activities.....		0	0
24	Net Increase (Decrease) in Cash and Cash Equivalents.....		(6,008)	(5,787)
25	Cash and Cash Equivalents at Beginning of Period.....		23,029	28,816
26	Cash and Cash Equivalents at End of Period.....		\$17,021	\$23,029
	CASH PAID DURING PERIOD FOR:			
27	Interest (Net of Amount Capitalized).....		\$0	\$0
28	Income Taxes.....		\$0	\$0

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.

# TROPICANA CASINO AND RESORT STATEMENTS OF CASH FLOWS

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020 AND 2019

(UNAUDITED)

(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2020 (c)	2019 (d)
	<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
29	Net Income (Loss).....		(\$67,567)	(\$389)
30	Depreciation and Amortization of Property and Equipment.....	3	27,467	25,719
31	Amortization of Other Assets.....	6	10,066	10,066
32	Amortization of Debt Discount or Premium.....		(107)	(116)
33	Deferred Income Taxes - Current .....		0	0
34	Deferred Income Taxes - Noncurrent .....		3,343	(2,152)
35	(Gain) Loss on Disposition of Property and Equipment.....	13	138	158
36	(Gain) Loss on CRDA-Related Obligations.....		2,199	325
37	(Gain) Loss from Other Investment Activities.....		0	0
38	(Increase) Decrease in Receivables and Patrons' Checks .....		3,612	(6,547)
39	(Increase) Decrease in Inventories .....		626	(29)
40	(Increase) Decrease in Other Current Assets.....		(199)	198
41	(Increase) Decrease in Other Assets.....		4,334	(12,870)
42	Increase (Decrease) in Accounts Payable.....		747	(2,121)
43	Increase (Decrease) in Other Current Liabilities .....		(2,074)	(1,940)
44	Increase (Decrease) in Other Liabilities .....		2,146	0
45	Impairment Charges .....		0	6,301
46	Cummulative Change in Accounting Principle .....		(13,887)	0
47	Net Cash Provided (Used) By Operating Activities.....		(\$29,156)	\$16,603

## SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

	<b>ACQUISITION OF PROPERTY AND EQUIPMENT:</b>			
48	Additions to Property and Equipment.....		(\$4,391)	(\$15,687)
49	Less: Capital Lease Obligations Incurred.....			
50	Cash Outflows for Property and Equipment.....		(\$4,391)	(\$15,687)
	<b>ACQUISITION OF BUSINESS ENTITIES:</b>			
51	Property and Equipment Acquired.....			
52	Goodwill Acquired.....			
53	Other Assets Acquired - net .....			
54	Long-Term Debt Assumed.....			
55	Issuance of Stock or Capital Invested.....			
56	Cash Outflows to Acquire Business Entities.....		\$0	\$0
	<b>STOCK ISSUED OR CAPITAL CONTRIBUTIONS:</b>			
57	Total Issuances of Stock or Capital Contributions.....		\$0	\$0
58	Less: Issuances to Settle Long-Term Debt.....		0	0
59	Consideration in Acquisition of Business Entities.....		0	0
60	Cash Proceeds from Issuing Stock or Capital Contributions.....		\$0	\$0

The accompanying notes are an integral part of the financial statements.  
Valid comparisons cannot be made without using information contained in the notes.

# TROPICANA CASINO AND RESORT SCHEDULE OF PROMOTIONAL EXPENSES AND ALLOWANCES

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020  
(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Promotional Allowances		Promotional Expenses	
		Number of Recipients (c)	Dollar Amount (d)	Number of Recipients (e)	Dollar Amount (f)
1	Rooms	154,648	\$19,682		
2	Food	77,323	2,046	108,605	\$2,752
3	Beverage	428,585	4,286		
4	Travel			711	213
5	Bus Program Cash	273	32		
6	Promotional Gaming Credits	488,553	31,520		
7	Complimentary Cash Gifts	895,953	6,967		
8	Entertainment	2,955	82	381	65
9	Retail & Non-Cash Gifts			189,623	1,881
10	Parking			281,739	1,127
11	Other		(571)	21,855	(1,050)
12	Total	2,048,290	\$64,044	602,914	\$4,988

Amount in Other (Line 11, Column d), represents TAC's allocated portion of Caesars rewards redemption credits.

FOR THE THREE MONTHS ENDED DECEMBER 31, 2020

Line (a)	Description (b)	Promotional Allowances		Promotional Expenses	
		Number of Recipients (c)	Dollar Amount (d)	Number of Recipients (e)	Dollar Amount (f)
1	Rooms	47,790	\$5,019		
2	Food	7,664	160	42,894	\$897
3	Beverage	119,172	1,192		
4	Travel			195	58
5	Bus Program Cash	7	1		
6	Promotional Gaming Credits	113,121	8,713		
7	Complimentary Cash Gifts	206,888	1,773		
8	Entertainment				
9	Retail & Non-Cash Gifts			50,555	502
10	Parking			87,395	350
11	Other		(223)	7,363	(1,209)
12	Total	494,642	\$16,635	188,402	\$598

\*No item in this category (Other) exceeds 5%.

Amount in Other (Line 11, Column d), represents TAC's allocated portion of Caesars rewards redemption credits.



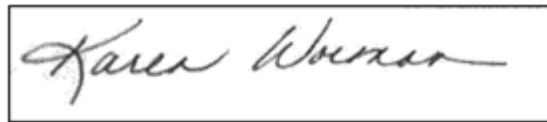
# TROPICANA CASINO AND RESORT STATEMENT OF CONFORMITY, ACCURACY, AND COMPLIANCE

FOR THE QUARTER ENDED DECEMBER 31, 2020

1. I have examined this Quarterly Report.
2. All the information contained in this Quarterly Report has been prepared in conformity with the Division's Quarterly Report Instructions and Uniform Chart of Accounts.
3. To the best of my knowledge and belief, the information contained in this report is accurate.
4. To the best of my knowledge and belief, except for the deficiencies noted below, the licensee submitting this Quarterly Report has remained in compliance with the financial stability regulations contained in N.J.S.A. 5:12-84a(1)-(5) during the quarter.

3/31/2021

\_\_\_\_\_  
Date



\_\_\_\_\_  
Karen Worman

\_\_\_\_\_  
Regional VP of Finance

Title

\_\_\_\_\_  
6320-11

License Number

On Behalf of:

TROPICANA CASINO AND RESORT  
Casino Licensee

**TROPICANA ATLANTIC CITY CORP.**  
**DBA TROPICANA CASINO AND RESORT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019**  
**(Unaudited)**

**1. Organization and Basis of Presentation**

The accompanying financial statements include the accounts of Tropicana Atlantic City Corp. (the “Company”).

The Company operates Tropicana Atlantic City, a casino hotel in Atlantic City, New Jersey (the “Property”) and is a wholly owned subsidiary of Tropicana Entertainment, Inc. (“TEI”), which was a wholly owned subsidiary of Eldorado Resorts Inc. (“ERI”). On July 20, 2020, ERI completed a merger with Caesars Entertainment Corporation (“Former Caesars”), with Former Caesars surviving as a wholly-owned subsidiary of ERI. In connection with this merger, ERI converted into a Delaware corporation and changed its name to Caesars Entertainment, Inc. (“CEI”).

On March 8, 2010 (“the Acquisition Date”), the Tropicana Casino and Resort was acquired along with the other assets of Adamar of New Jersey, Inc. by TEI (“the Acquisition”). The newly acquired company was formed as Tropicana Atlantic City Corp, a New Jersey corporation. Tropicana Atlantic City Corp. formed a wholly owned subsidiary, Tropicana AC Sub Corp. (“TAC Sub”), a New Jersey corporation. The new corporations were formed in accordance with the terms of the Amended and Restated Purchase agreement that was approved by the United States Bankruptcy Court, District of New Jersey, on November 4, 2009 and the New Jersey Casino Control Commission (“NJCCC”) on November 19, 2009.

On April 15, 2018, TEI announced that it had entered into a definitive agreement with CEI, a Nevada corporation and GLP Capital, L.P., a Pennsylvania limited partnership (“GLPI”), pursuant to which TEI agreed to sell substantially all of its gaming and hotel operations to CEI and substantially all of its real estate assets to GLPI, for aggregate consideration of approximately \$1.9 billion. At the closing of the transaction on October 1, 2018 (“Merger Date”), a subsidiary of CEI merged into TEI and TEI became a wholly-owned subsidiary of CEI. Immediately prior to the merger, TEI sold its operations and subsidiaries located in Aruba, GLPI acquired substantially all of TEI’s real estate, and CEI acquired TEI’s operations and certain real estate. The real estate acquired by GLPI included the Company’s subsidiary, TAC Sub, and all of its assets, which consisted primarily of the land on which the Property is located. Substantially concurrently with the sale of the real estate portfolio to GLPI, CEI entered into a triple net master lease with GLPI (the “Master Lease”) (see Note 9, Other Liabilities).

In November 2013, the Company received authorization from the New Jersey Division of Gaming Enforcement (“NJDE”) to commence continuous, 24-hour Internet gaming (“IGaming”) on its online gaming site, *TropicanaCasino.com*. Tropicana Atlantic City Online showcases a variety of slot game options and classic casino table games. Players have the opportunity to participate in community jackpots and to be rewarded with both on-property and online incentives and have the chance to participate in a variety of promotions. All participants must be 21 or older and physically located in the State of New Jersey to play.

The Company received its sports wagering license from the NJDE in October 2018. The Company’s sports book, which commenced operations on October 25, 2018, is operated by William Hill New Jersey, Inc. (“William Hill”), pursuant to an operating agreement. On September 30, 2020, CEI announced its intention to acquire William Hill plc in an all-cash transaction. The completion of this acquisition is expected to take place in the second half of 2021.

*Recent Developments Related to COVID-19*

In March 2020, an outbreak of a new strain of coronavirus (“COVID-19”) was characterized as a pandemic. In response, on March 16, 2020, the Governor of New Jersey issued Executive Order 104, which, among other things, ordered casino gaming floors and casino concert and entertainment venues to close effective 8:00 PM on March 16, 2020. Based on the Governor’s Order, the NJ Division of Gaming Enforcement issued an Order requiring all Atlantic City casinos to temporarily suspend their land based casino and sports wagering operations effective 8:00 PM on March 16, 2020. Executive Order 104 did not require suspension of online casino and sports wagering operations. As such, those operations continued. The Company resumed operations and returned a portion of its workforce on July 2, 2020 in accordance with governmental orders, directives and guidelines. As a result of an increase in COVID-19 cases in the State of New Jersey, on November 10, 2020, the Governor of New Jersey issued Executive Order 194, which, among other things, ordered the cessation of indoor food and beverage operations, including casino floor beverage service, from 10:00 PM until 5:00 AM daily, effective 5:00 AM on November 12, 2020. These restrictions continued through the end of the year. The COVID-19 pandemic has had an adverse effect on the Company’s results of operations for the year ended December 31, 2020. The Company paid its full-time employees through April 10, 2020, including tips and tokens. Effective April 11, 2020, the Company furloughed approximately 95% of its employees, implemented salary reductions for certain management level employees and committed to

**TROPICANA ATLANTIC CITY CORP.**  
**DBA TROPICANA CASINO AND RESORT**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019**  
**(Unaudited)**

continue to provide benefits to its employees through September 30, 2020. Subsequently, the benefit coverage for furloughed employees was extended indefinitely. The extent of the ongoing and future effects of the COVID-19 pandemic is uncertain, but the Company expects that it will continue to have a significant impact on its results of operations.

## **2. Summary of Significant Accounting Policies**

### *Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles in the United States (“GAAP”) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates incorporated in our financial statements include the estimated useful lives for depreciable and amortizable assets, the estimated allowance for doubtful accounts receivable, the estimated valuation allowance for deferred tax assets, certain tax liabilities, estimated cash flows in assessing the impairment of long-lived assets, intangible assets, New Jersey Casino Reinvestment Development Authority (“CRDA”) investments, self-insured liability reserves, customer loyalty program reserves, contingencies, litigation, claims, assessments and loss contingencies. Actual results could differ from these estimates.

### *Cash, Cash Equivalents and Restricted Cash*

Cash and cash equivalents include cash, cash on hand in the casino cages, money market funds and highly liquid investments with original maturities of three months or less.

Pursuant to N.J.A.C. 13:69O-1.3(j) the Company maintains a separate New Jersey bank account to ensure security of funds held in patrons’ internet gaming accounts. At December 31, 2020 and 2019 the above mentioned account balance was \$1.9 million and \$1.0 million, respectively which included patrons’ deposits held in IGaming accounts, which is classified as restricted cash of \$1.6 million and \$1.1 million, respectively.

### *Receivables*

Receivables consist primarily of casino, hotel and other receivables, net of an allowance for doubtful accounts. Receivables are typically non-interest bearing and are initially recorded at cost. Accounts are written off when management deems the account to be uncollectible. An estimated allowance for doubtful accounts is maintained to reduce the Company’s receivables to their expected realization, which approximates fair value. The allowance is estimated based on specific review of customer accounts as well as historical collection experience and current economic and business conditions. Recoveries of accounts previously written off are recorded when received.

### *Concentration of Credit Risk*

Financial instruments that potentially subject the Company to concentrations of credit risk consist primarily of cash and cash equivalent accounts maintained in financial institutions and accounts receivable. Bank accounts are insured by the Federal Deposit Insurance Corporation up to \$250,000 or with the Securities Investor Protection Corporation up to \$500,000. Concentration of credit risk, with respect to casino receivables, is limited through the Company’s credit evaluation process. The Company issues markers to approved casino customers following credit checks and investigation of credit worthiness.

### *Inventories*

Inventories are stated at the lower of average cost, using a first-in, first-out basis, or net realizable value. Inventories consist primarily of food and beverage and operating supplies.

### *Property and Equipment*

At the Merger Date, the carrying value of property and equipment was restated to fair value using the market approach with subsequent acquisitions through December 31, 2020 recorded at cost.

Depreciation is computed using the straight-line method over the estimated useful lives of the related assets or, for capital leases and leasehold improvements, over the shorter of the asset's useful life or the term of the lease. Gains or losses on disposals of assets are recognized as incurred. Costs of major improvements are capitalized, while costs of normal repairs and maintenance are expensed as

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**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019**  
**(Unaudited)**

incurred.

The Company must make estimates and assumptions when accounting for capital expenditures. Whether an expenditure is considered a maintenance expense or a capital asset is a matter of judgment. In contrast to normal repair and maintenance costs that are expensed when incurred, items the Company classifies as maintenance capital are expenditures necessary to keep its existing properties at their current levels and are typically replacement items due to the normal wear and tear of its properties and equipment as a result of use and age. The Company's depreciation expense is highly dependent on the assumptions it makes about its assets' estimated useful lives. The Company determines the estimated useful lives based on its experience with similar assets, engineering studies and its estimate of the usage of the asset. Whenever events or circumstances occur that change the estimated useful life of an asset, the Company accounts for the change prospectively.

Estimated useful lives are 10 to 40 years for building and improvements and 3 to 20 years for equipment, furniture and fixtures.

*CRDA Investment*

The CRDA cash deposits are carried at fair value and are used to purchase CRDA bonds that carry below market interest rates unless an alternative investment is approved. An allowance is established by a charge to the statement of income as part of CRDA related income (expense). If the CRDA deposits are used to purchase CRDA bonds, the allowance is transferred to the bonds as a discount, which is amortized to interest income using the interest method. If the CRDA deposits are used to make other investments, the allowance is transferred to those investments. The CRDA bonds are classified as held-to-maturity securities and are carried at amortized cost less any adjustments for other than temporary impairments.

As a result of the NJ PILOT Law, which was enacted in May 2016, the portion of investment alternative tax payments made by casino operators which are deposited with the CRDA and which have not been pledged for the payment of bonds issued by the CRDA are allocated to the State of New Jersey for purposes of paying the City of Atlantic City debt service. That portion of the deposits which are allocated to the State of New Jersey are no longer recorded as an investment with a corresponding allowance, but are charged directly to expense.

*Tenant Leasing Costs*

Leasing costs associated with tenant leases are capitalized as incurred and amortized evenly, as a reduction to rental income, over the related lease terms. Leasing costs consist primarily of incentives provided to tenants whereby the Company agrees to pay certain amounts toward tenant leasehold improvements or other tenant development costs. Leasing costs are included in other assets on the accompanying balance sheet.

*Valuation of Long-Lived Assets*

Long-lived assets held and used by the Company are reviewed for impairment whenever events or changes in circumstances warrant such a review. The carrying value of a long-lived or amortizable intangible asset is considered impaired when the anticipated undiscounted cash flow from such asset is separately identifiable and is less than its carrying value. In that event, a loss is recognized based on the amount by which the carrying value exceeds the fair value of the asset.

*Goodwill and Other Intangible Assets*

Goodwill represents the excess of purchase price over fair market value of the net assets acquired in the merger transaction with CEI. Goodwill and indefinite-lived intangible assets must be reviewed for impairment at least annually and between annual test dates in certain circumstances.

Indefinite-lived intangible assets consist of the fair value of gaming licenses and trademarks as of the Merger Date. Indefinite-lived intangible assets are not subject to amortization but are subject to an annual impairment test. If the carrying amount of an indefinite-lived intangible assets exceeds its fair value, an impairment loss is recognized in an amount equal to that excess amount.

The Company's definite life intangible assets include customer lists and favorable lease agreements. Intangible assets with a definite life are amortized over their useful life, which is the period over which the asset is expected to contribute directly or indirectly to future cash flows. Management periodically assesses the amortization period of intangible assets with definite lives based upon estimated future cash flows from related operations.

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*Financing Obligation with GLPI*

Substantially concurrently with the consummation of the sale on October 1, 2018 of TEI's real estate assets to GLPI, TEI and the Company entered into the Master Lease with GLPI. The Master Lease was evaluated as a sale-leaseback of real estate; however, based on certain forms of continuing involvement in the leased assets, the Master Lease did not qualify for sale-leaseback accounting, and was accounted for as a financing obligation. Under a failed sale-leaseback transaction, the real estate assets generally remain on the balance sheet at their historical net book value and are depreciated over their remaining useful lives with a failed sale-leaseback financing obligation recognized for the proceeds received. However, in the absence of cash proceeds, the value of the failed sale-leaseback financing obligations recognized is determined to be the fair value of the leased real estate assets. As a result, the Company calculated a financing obligation at the inception of the Master Lease based on the fair value of the real estate assets subject to the Master Lease (see Note 9, Other Liabilities).

As described above, for failed sale-leaseback transaction, the Company continues to recognize the real estate assets on the balance sheets, as if the Company were the legal owner, and the Company continues to recognize depreciation expense over the estimated useful lives. We do not recognize rent expense related to these leased assets, rather we have recorded a liability for the failed sale-leaseback obligation and the minimum lease payments are recognized as interest expense. In the initial periods, cash payments are less than the interest expense recognized in the statement of income, which causes the failed sale-leaseback obligation to increase during the initial years of the lease term (see Note 9, Other Liabilities).

*Self-Insurance Reserves*

The Company is self-insured for various levels of general liability, employee medical insurance coverage and workers' compensation coverage. Insurance claims and reserves include accruals of estimated settlements for known claims, as well as accruals of estimates for claims incurred but not yet reported. The Company utilizes independent consultants to assist management in its determination of estimated insurance liabilities. In estimating these accruals, historical loss experience is considered and judgments are made about the expected levels of costs per claim. The Company believes its estimates of future liability are reasonable based upon its methodology; however, changes in health care costs, accident frequency and severity and other factors could materially affect the estimates for these liabilities. The Company continually monitors changes in claim type and incident and evaluates the insurance accrual, making necessary adjustments based on the evaluation of these qualitative data points. The Company's accrual for all insurance reserves are included in other accrued expenses on the accompanying balance sheets.

*Player Loyalty Program*

The Company offers programs whereby participating customers can accumulate points for wagering that can be redeemed for credits for free play on slot machines, lodging, food and beverage and merchandise. The incentives earned by customers under these programs are based on previous revenue transactions and represent separate performance obligations. Points earned, less estimated breakage, are recorded as a reduction of casino revenues at the standalone selling price of the points when earned based upon the retail value of the benefits, historical redemption rates and estimated breakage and recognized as departmental revenue based on where such points are redeemed upon fulfillment of the performance obligation. The loyalty program liability represents a deferral of revenue until redemption occurs, which is typically less than one year.

On September 9, 2020 the Company commenced the transition from its current player loyalty program to Caesars Rewards loyalty program using Caesars Rewards Local accounts. The Company will eventually fully transition to Caesars Rewards.

*Complimentaries*

The Company offers discretionary coupons and other discretionary complimentaries to customers outside of the loyalty program. The retail value of complimentary food, beverage, hotel rooms and other services provided to customers is recognized as a reduction to the revenues for the department which issued the complimentary and a credit to the revenue for the department redeemed. Complimentaries provided by third parties at the discretion and under the control of the Company are recorded as an expense when incurred.

The Company's revenues included complimentaries and loyalty point redemptions totaling \$64.0 million and \$123.6 million, for the years ended December 31, 2020 and 2019, respectively.

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*Casino Revenue*

The Company recognizes as casino revenue the net win from gaming activities, which is the difference between gaming wins and losses, not the total amount wagered. Gaming revenues are recognized net of certain cash and free play incentives as well as complimentary.

*Internet Gaming Operations*

On November 21, 2013 the Company commenced online gaming operations with Gamesys Limited ("Gamesys") as our exclusive internet provider. Through Gamesys, the Company offers two online gaming brands TropicanaCasino.com and VirginCasino.com.

On July 1, 2020, the Company entered into an agreement that allowed William Hill to operate an online gaming skin under the Company's Internet Gaming permit. William Hill online gaming commenced August 10, 2020.

IGaming casino revenues represent the difference between wins and losses from online gaming activities and are recognized net of internet revenues from the Virgin Casino site as a component of Casino Revenue in the Statements of Income. The Company makes cash promotional offers to certain of its IGaming customers, including cash rebates as part of loyalty programs generally based on an individual's level of gaming play. Under ASC 606, these costs are classified as a deferral of gaming revenue until redeemed by the customer.

The State of New Jersey imposes an annual tax of 15% on IGaming gross revenue. These taxes along with expenses for software and licensing fees, royalty fees, marketing, advertising and administrative fees are recorded as a component of casino costs & expenses. Payment processing and regulatory fees are reflected in general and administrative expense on the accompanying statements of income.

A Responsible Internet Gaming Fee of \$250,000 is required annually. IGaming licensees are also required to remit an additional 2.5% of iGaming gross revenue to satisfy investment obligations with the CRDA.

*Non-gaming Revenue*

Hotel, food and beverage, and other operating revenues are recognized as services are performed and is the net amount collected from the customer for such goods and services. Hotel, food and beverage services have been determined to be separate, stand-alone performance obligations and are recorded as revenue as the good or service is transferred to the customer over the customer's stay at the hotel or when the delivery is made for the food and beverage. Advance deposits for future hotel occupancy, convention space or food and beverage services contracts are recorded as deferred income until the revenue recognition criteria has been met. The Company also provides goods and services that may include multiple performance obligations, such as for packages, for which revenues are allocated on a pro rata basis based on each service's stand-alone selling price.

*Advertising Costs*

The Company expenses advertising costs as incurred or the first time the advertising takes place. Advertising expense is generally recognized in general and administrative expense on the accompanying statements of income and totaled \$3.9 million and \$5.4 million for the years ended December 31, 2020 and 2019, respectively.

*Reclassifications*

Certain reclassifications of prior period presentations have been made to conform to the current period presentation.

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*Pronouncements Implemented in 2020*

In June 2016 (modified in November 2018), the Financial Accounting Standards Board (“FASB”) issued ASU No 2016-13, Financial Instruments – Credit Losses related to the timing of recognizing impairment losses on financial assets. The new guidance lowers the threshold on when losses are incurred, from a determination that a loss is probable to a determination that a loss is expected. The change in guidance is applicable to our evaluation of CRDA investments. The guidance is effective for interim and annual periods beginning after December 15, 2019. Adoption of the guidance required a modified-retrospective approach and a cumulative adjustment to retained earnings to the first reporting period that the update is effective. The Company adopted the new guidance on January 1, 2020. Adoption of this guidance did not have a material impact on the Company’s Financial Statements.

In August 2018, the FASB issued ASU 2018-15, Customer’s Accounting for Implementation Costs Incurred in a Cloud Computing Arrangement that is a Service Contract. This amendment aligns the requirements for capitalizing implementation costs incurred in a hosting arrangement that is a service contract with the requirements for capitalizing implementation costs incurred to develop or obtain internal-use software (and hosting arrangements that include an internal use software license). This generally means that an intangible asset is recognized for the software license and, to the extent that the payments attributable to the software license are made over time, a liability also is recognized. If a cloud computing arrangement does not include a software license, the entity should account for the arrangement as a service contract. This generally means that the fees associated with the hosting element (service) of the arrangement are expensed as incurred. The amendment was effective for annual and interim periods beginning after December 15, 2019. The Company adopted the new guidance on January 1, 2020. Adoption of this guidance did not have a material impact on the Company’s Financial Statements.

In August 2018, the FASB issued ASU 2018-13, Disclosure Framework-Changes to the Disclosure Requirements for Fair Value Measurement. This amendment modifies the disclosure requirements for fair value measurements and was effective for annual and interim periods beginning after December 15, 2019. The Company adopted the new guidance on January 1, 2020. Adoption of this guidance did not have a material impact on the Company’s Financial Statements.

*Pronouncements to be Implemented in Future Periods*

In August 2018, the FASB issued ASU No 2018-14, Compensation –Retirement Benefits – Defined Benefit Plans – General. This amendment improves disclosures over defined benefit plans and is effective for interim and annual periods ending after December 15, 2020 with early adoption allowed. The Company anticipates adopting this amendment during the first quarter of 2021, and currently does not expect it to have a significant impact on its Financial Statements.

In December 2019, the FASB issued ASU 2019-12, Simplifying the Accounting for Income Taxes. This amendment modifies accounting guidelines for income taxes and is effective for annual and interim periods beginning after December 15, 2020 with early adoption allowed. The Company will adopt the new guidance on January 1, 2021. The Company is evaluating the qualitative and quantitative effect the new guidance will have on its Financial Statements.

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**3. Property and Equipment**

Property and Equipment consist of the following (in thousands):

	<b>December 31, 2020</b>	<b>December 31, 2019</b>
<b>Non-Master Lease:</b>		
Building and improvements.....	14,729	13,573
Furniture, fixtures and equipment.....	69,312	67,555
Construction in progress.....	547	400
	<u>84,588</u>	<u>81,528</u>
Less: accumulated depreciation and amortization.....	<u>(38,162)</u>	<u>(20,651)</u>
	46,426	60,877
<b>Master Lease:</b>		
Land and land improvements.....	129,150	129,150
Building and improvements.....	300,950	300,950
	<u>430,100</u>	<u>430,100</u>
Less: accumulated depreciation and amortization.....	<u>(19,459)</u>	<u>(9,961)</u>
	410,641	420,139
Total property and equipment.....	<u><u>\$457,067</u></u>	<u><u>\$481,016</u></u>

Depreciation expense related to property and equipment was \$27.5 million and \$25.7 million for the years ended December 31, 2020 and 2019 respectively.

**4. Other Current Assets**

Other current assets consist of the following (in thousands):

	<b>December 31, 2020</b>	<b>December 31, 2019</b>
Prepaid taxes and licenses.....	\$ 845	\$ 789
Prepaid contracts.....	261	242
Prepaid marketing.....	448	1,401
Prepaid insurance.....	1,152	4
Prepaid utilities.....	23	30
Other.....	200	264
	<u>2,929</u>	<u>2,730</u>
Total other current assets.....	<u><u>\$ 2,929</u></u>	<u><u>\$ 2,730</u></u>



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**5. Investments, Advances and Receivables**

Investments, advances and receivables consist of the following (in thousands):

	<b>December 31, 2020</b>	<b>December 31, 2019</b>
CRDA bonds and deposits, net.....	\$ 2,749	\$ 4,946
Related party receivables:		
Due from Eldorado Resorts Inc. ....	208,444	229,840
	\$ 211,193	\$ 234,786

*CRDA Investments*

The New Jersey Casino Control Act provides, among other things, for an assessment of licensees equal to 1.25% of their gross gaming revenues and 2.5% on IGaming gross revenue in lieu of an investment alternative tax equal to 2.5% of gross gaming revenues and 5% on IGaming gross revenue. The Company may satisfy this investment obligation by investing in qualified eligible direct investments, by making qualified contributions or by depositing funds with the CRDA. Funds deposited with the CRDA may be used to purchase bonds designated by the CRDA or, under certain circumstances, may be donated to the CRDA in exchange for credits against future CRDA investment obligations. According to the Casino Control Act, funds on deposit with the CRDA are invested by the CRDA and the resulting income is shared two-thirds to the casino licensee and one third to the CRDA. Further, the Casino Control Act requires that CRDA bonds be issued at statutory rates established at two-thirds of market value.

The CRDA bonds have various contractual maturities that range up to 40 years. Actual maturities may differ from contractual maturities because of prepayment rights. The Company treats CRDA bonds as held-to-maturity since the Company has the ability and the intent to hold these bonds to maturity and under the CRDA, the Company is not permitted to do otherwise. As such, the CRDA bonds are initially recorded at a discount in order to approximate fair value.

After the initial determination of fair value, the Company analyzes the CRDA bonds for recoverability on a quarterly basis based on management's historical collection experience and other information received from the CRDA. If indications exist that the CRDA bond is not fully recoverable, additional valuation allowances are recorded.

Funds on deposit with the CRDA are held in an interest bearing account by the CRDA. Interest is earned at the stated rate that approximates two-thirds of the current market rate for similar assets. The Company records charges to expense to reflect the lower return on investment and records the deposit at fair value on the date the deposit obligation arises. For the years ended December 31, 2020 and 2019, the Company recorded expense of \$208,000 and a credit of \$7,000, respectively, representing changes in these investment reserves, which are included in CRDA Related Income/(Expense) – Net on the accompanying statements of income.

As a result of the NJ PILOT Law, which was enacted in May 2016 (see further discussion in Note 10, Commitments and Contingencies, *NJ PILOT Law*), the portion of investment alternative tax payments made by casino operators which are deposited with the CRDA and which have not been pledged for the payment of bonds issued by the CRDA will be allocated to the State of New Jersey for purposes of paying debt service on bonds previously issued by Atlantic City. That portion of the deposits which will be allocated to the State of New Jersey are no longer recorded as an investment with a corresponding valuation allowance, but are charged directly to expense. For the years ended December 31, 2020 and 2019, the Company recorded expense of \$3.4 million and \$4.6 million, respectively, representing that portion of investment alternative tax payments that are allocated to the State of New Jersey under the NJ PILOT Law and have no future value to the Company. This expense is included in CRDA Related Income/(Expense) – Net on the accompanying statements of income.

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*Related Party Receivables*

Transactions with TEI previously included activity principally related to joint insurance programs, federal income tax filings, and other administrative services. TEI provided various corporate services to the Company for the year ended December 31, 2019, under the terms of a Shared Services Agreement with TEI, which was executed in 2011, for which a management fee was charged. For the year ended December 31, 2019, the Company recorded management fee expense of \$2.3 million as per the terms of the Shared Services Agreement.

The Company operates a reservation call center for which it charges the Lumiere Hotel (“TEI (ES), LLC”), Centroplex Baton Rouge, and Tropicana Evansville a fee for the services provided. TEI (ES) LLC, Centroplex Baton Rouge, and Tropicana Evansville are wholly owned subsidiaries of TEI.

Commencing with the Merger Date, CEI provides various corporate services to the Company; transactions with CEI include activity principally related to the Master Lease, joint insurance programs, tax filings and other administrative services.

**6. Other Assets**

Other assets consist of the following (in thousands):

	<b>December 31, 2020</b>	<b>December 31, 2019</b>
Goodwill .....	\$ 102,966	\$ 102,966
Intangible asset – gaming licenses.....	1,068	1,068
Intangible asset – trade names .....	27,000	27,000
Intangible asset – player loyalty programs/customer list.....	30,200	30,200
Deferred tax assets.....	-	3,343
Long term notes receivable.....	10,917	13,070
Long term deposits and other assets .....	846	2,760
	<u>172,997</u>	<u>\$ 180,407</u>
Less: accumulated amortization – player loyalty programs/customer list ...	<u>(22,650)</u>	<u>(12,584)</u>
Other assets.....	<u>\$ 150,347</u>	<u>\$ 167,823</u>

Goodwill represents the excess of the purchase price over the fair market value of the assets acquired resulting from the acquisition of the Company on the Merger Date.

Gaming licenses, trade names and player loyalty programs at December 31, 2020 represent the fair value of intangible assets acquired resulting from the acquisition of the Company on the Merger Date. The intangible asset related to player loyalty programs is amortized on a straight-line basis over three years.

**7. Other Accrued Expenses**

Other accrued expenses consist of the following (in thousands):

	<b>December 31, 2020</b>	<b>December 31, 2019</b>
Accrued payroll, taxes and benefits.....	\$ 6,275	\$ 8,733
Loyalty program liabilities.....	2,848	2,952
Insurance reserves.....	9,099	8,601
Accrued Taxes .....	3,145	2,238
Other .....	1,406	1,913
Total other accrued expenses.....	<u>\$ 22,773</u>	<u>\$ 24,437</u>

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**8. Other Current Liabilities**

Other current liabilities consist of the following (in thousands):

	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>
Unredeemed Chip Liability	\$ 2,015	\$ 2,237
Other Accrued A/P	2,787	2,100
Accrued CRDA	1,072	1,156
Deferred Income	290	847
Other	1,967	2,201
Total Other Current Liabilities	<u>\$ 8,131</u>	<u>\$ 8,541</u>

**9. Other Liabilities**

Other liabilities at December 31, 2020 and 2019, include \$442.0 million and \$435.9 million respectively, for that portion of the Master Lease allocated to the Company based on the fair value of the leased assets attributable to the Company.

CEI's Master Lease with GLPI is accounted for as a failed sale-leaseback financing obligation equal to the fair value of the leased real estate assets. Under the terms of the Master Lease, and based on certain prohibited forms of continuing involvement in the leased assets, the Master Lease did not qualify for sale-leaseback accounting and was accounted for as a financing obligation.

When cash proceeds are exchanged, a failed sale-leaseback financing obligation is equal to the proceeds received for the assets that are sold and then leased back. However, in the absence of cash proceeds, the value of the failed sale-leaseback financing obligations recognized in this transaction was determined to be the fair value of the leased real estate assets. In subsequent periods, a portion of the periodic lease payment under the Master Lease will be recognized as interest expense with the remainder of the lease payment reducing the failed sale-leaseback financing obligation using the effective interest method. However, the failed sale-leaseback obligations will not be reduced to less than the net book value of the leased real estate assets as of the end of the lease term.

The fair value of the real estate assets and the related failed sale-leaseback financing obligations were estimated based on the present value of the estimated future lease payments over the lease term of 35 years, including renewal options, using an imputed discount rate of approximately 10.2%. The value of the failed sale-leaseback financing obligations is dependent upon assumptions regarding the amount of the lease payments and the estimated discount rate of the lease payments required by a market participant.

The Master Lease provides for the lease of land, buildings, structures and other improvements on the land, easements and similar appurtenances to the land and improvements relating to the operation of the leased properties. The Master Lease provides for an initial term of fifteen years with no purchase option. At CEI's option, the Master Lease may be extended for up to four five-year renewal terms beyond the initial 15-year term. If CEI elects to renew the term of the Master Lease, the renewal will be effective as to all, but not less than all, of the leased property then subject to the Master Lease. CEI does not have the ability to terminate its obligations under the Master Lease prior to its expiration without GLPI's consent.

The total rent payable under the Master Lease is comprised of "Base Rent" and "Percentage Rent." Base rent is the sum of:

- Building Base Rent: a fixed component equal, in the aggregate, to \$60.9 million during the first year of the Master Lease, and thereafter escalated annually by 2%, subject to a cap that would cause the preceding year's adjusted revenue to rent ratio for the properties in the aggregate not to fall below 1.20:1.00 for the first five years of the Master Lease and 1.80:1.00 thereafter, plus
- Land Base Rent: an additional fixed component equal, in the aggregate, to \$13.4 million, subject to adjustment in the event of the termination of the Master Lease with respect to any of the leased properties.

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The Percentage Rent payable under the Master Lease is adjusted every two years based on the actual net revenues of the leased properties during the two-year period then ended. The initial variable rent percentage, which is fixed for the first two years, is \$13.4 million per year. The actual percentage increase is based on actual performance and is subject to change.

Under the Master Lease, CEI is required to pay the following, among other things: lease payments to the underlying ground lessor for properties that are subject to ground leases, facility maintenance costs, all insurance premiums for insurance with respect to the leased properties and the business conducted on the leased properties, taxes levied on or with respect to the leased properties (other than taxes on the income of the lessor) and all utilities and other services necessary or appropriate for the leased properties and the business conducted on the leased properties.

Interest expense under the Master Lease for the years ended December 31, 2020 and 2019 recognized by the Company, was \$43.5 million and \$44.2 million respectively. For the initial periods of the Master Lease, cash payments are less than the interest expense recognized, which causes the failed sale-leaseback obligation to increase during the initial years of the lease term.

The Master Lease contains certain covenants, including minimum capital improvement expenditures. The payment of all monetary obligations under the Master Lease is guaranteed by CEI.

## **10. Commitments and Contingencies**

### *Licensing*

On November 10, 2010, the Company was granted its plenary casino license by the New Jersey Casino Control Commission. In accordance with N.J.S.A. 5:12-87.1, which requires casino licensees to resubmit information to the New Jersey Division of Gaming Enforcement ("NJUDGE") every five (5) years in connection with continuation of its casino license, on March 10, 2016, the Division found that the Company continued to meet the statutory requirements of N.J.S.A. 5:12-84 and 85 for retention of its casino license.

### *New Jersey Gross Casino Revenue Tax and Casino Investment Alternative Tax*

The State of New Jersey imposes annual taxes as follows: 8% for gross casino revenue; 15% for IGaming gross revenue; 8.5% for on-site sports wagering gross revenue; 13% for on-line sports wagering gross revenue; plus 1.25% additional tax for all sports wagering gross revenue. Casino license holders or IGaming permit holders are required to remit an additional 1.25% of gross casino revenue and 2.5% of IGaming gross revenue for CRDA investment obligations.

### *NJ PILOT Law*

On May 27, 2016, New Jersey enacted the Casino Property Tax Stabilization Act (the "NJ PILOT Law") which exempted Atlantic City casino gaming properties from ad valorem property taxation in exchange for an agreement to make annual payment in lieu of tax payments ("PILOT Payments") to the City of Atlantic City, made certain changes to the NJ Tourism District Law and redirected certain IAT payments to assist in the stabilization of Atlantic City finances. Under the NJ PILOT Law, commencing in 2017 and for a period of ten (10) years, each Atlantic City casino gaming property (as defined in the NJ PILOT Law) is required to pay its prorated share of an aggregate amount of PILOT Payments based on an equal weighted formula that includes the following criteria: the gross gaming revenues ("GGR") of the casino, the total number of hotel guest rooms and the geographic footprint of the real property owned by each casino gaming property. For calendar year 2017, the aggregate amount of PILOT Payments owed to the City of Atlantic City by Atlantic City casino gaming properties was \$120 million, prorated among casino properties based upon the above factors. Commencing in 2018 and for each year thereafter, the aggregate amount of PILOT Payments owed is determined based on a sliding scale of Atlantic City casino industry GGR from the applicable prior year, subject to certain adjustments. The aggregate amount of PILOT Payments owed to the City of Atlantic City by Atlantic City casino gaming properties for calendar year 2018 was \$130 million, for calendar year 2019 was \$132.6 million and for calendar year 2020 will be \$152.6 million. For each year from 2017 through 2021, each casino gaming property's prorated share of PILOT Payments is capped at an amount equal to the real estate taxes due and payable in calendar year 2015, which is calculated based upon the assessed value of the casino gaming property for real estate tax purposes and tax rate.

The NJ PILOT Law also provided for the abolishment, effective January 1, 2015, of the Atlantic City Alliance ("ACA"), which had been established in 2011 as a five-year public private partnership with the casinos in Atlantic City to jointly market the city. The \$30 million in ACA funds paid by the casinos for each of the years 2015 and 2016 under the Tourism District Law was redirected to the

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State of New Jersey for Atlantic City fiscal relief. Additional payments under the NJ PILOT Law of \$15 million in 2017, \$10 million in 2018 and \$5 million for each year between 2019 and 2023 are to be made to Atlantic City.

In addition, the NJ PILOT Law also provides for IAT payments made by the casino operators since the effective date of the NJ PILOT Law, which were previously deposited with the CRDA and which have not been pledged for the payment of bonds issued by the CRDA, or any bonds issued to refund such bonds, to be allocated to the State of New Jersey for purposes of paying debt service on bonds previously issued by Atlantic City.

*Other*

The Company is a party to various claims, legal actions and complaints arising in the ordinary course of business or asserted by way of defense or counter-claim in actions filed by the Company. Management believes that its defenses are substantial in each of these matters, and the Company's legal posture can be successfully defended or satisfactorily settled without material adverse effect on its financial position, results of operations or cash flows.

**11. Leases**

The Company's management determines if a contract is or contains a lease at inception or modification of a contract. A contract is or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control over the use of the identified asset means the lessee has both (a) the right to obtain substantially all of the economic benefits from the use of the asset and (b) the right to direct the use of the asset.

Finance and operating lease ROU assets and liabilities are recognized based on the present value of future minimum lease payments over the expected lease term at commencement date. As the implicit rate is not determinable in most of the Company's leases, management uses the Company's incremental borrowing rate based on the information available at the lease commencement date in determining the present value of future payments. The expected lease terms include options to extend or terminate the lease when it is reasonably certain the Company will exercise such options. Lease expense for operating leases with minimum lease payments is recognized on a straight-line basis over the expected lease term.

The Company's lease arrangements have lease and non-lease components. For leases in which the Company is the lessee, the Company accounts for the lease components and non-lease components as a single lease component for all classes of underlying assets. Leases, in which the Company is the lessor, are substantially all accounted for as operating leases and the lease components and non-lease components are accounted for separately, which is consistent with the Company's historical accounting. Leases with an expected or initial term of 12 months or less are not accounted for on the balance sheet and the related lease expense is recognized on a straight-line basis over the expected lease term.

The Company has operating and finance leases for various real estate and equipment. Certain of the Company's lease agreements include rental payments based on a percentage of sales over specified contractual amounts, rental payments adjusted periodically for inflation and rental payments based on usage. The Company's leases include options to extend the lease term one month to 60 years. Except for the GLPI Master Lease (see Note 9), the Company's lease agreements do not contain any material residual value guarantees or material restrictive covenants.

Leases recorded on the balance sheet consist of the following (in thousands):

<b>Leases</b>	<b>Classification on the Balance Sheet</b>	<b>December 31, 2020</b>	<b>December 31, 2019</b>
<b>ASSETS</b>			
Operating lease ROU assets	Other assets	\$ 5	\$ 278
Finance lease ROU assets	Property and equipment, net <sup>(1)</sup>	\$ 410,641	\$ 420,139
<b>LIABILITIES</b>			
<b>Current:</b>			
Operating	Short-term lease obligation	\$ 5	\$ 278
<b>Noncurrent:</b>			
Finance	Long-term financing obligation to GLPI and debt	\$ 439,858	\$ 435,904

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(1) Finance lease ROU assets are recorded net of accumulated depreciation of \$19.5 million and \$10.0 million as of December 31, 2020 and 2019 respectively.

(2) Other information related to lease terms and discount rates are as follows:

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Weighted Average Remaining Lease Term		
Operating leases	0.1 year	0.8 years
Finance leases	37.25 years	33.75 years
Weighted Average Discount Rate		
Operating leases <sup>(1)</sup>	4.7%	5.0%
Finance leases	9.7%	10.2%

(1) Upon adoption of the new lease standard, discount rates used for existing operating leases were established on January 1, 2019.

The components of lease expense are as follows (in thousands):

	<u>Classification on the Income Statement</u>	<u>Year Ended December 31, 2020</u>	<u>Year Ended December 31, 2019</u>
Operating lease expense:			
Operating lease expense	Operating expenses	\$ 306	\$ 680
Short-term and variable lease expense	Operating expenses	3,239	5,988
Finance lease expense:			
Interest expense on lease liabilities	Interest expense, net	43,529	44,209
Amortization of ROU assets	Depreciation and amortization expense	9,499	7,809
Total lease expense		<u>\$ 56,573</u>	<u>\$ 58,686</u>

Supplemental cash flow information related to leases is as follows (in thousands):

	<u>Year Ended December 31, 2020</u>	<u>Year Ended December 31, 2019</u>
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows for operating leases	\$ 306	\$ 680
Operating cash flows for finance leases	\$ 39,575	\$ 39,517

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In addition to the payments made for operating leases noted above, the Company paid \$3.2 million in short term and variable leases.

Maturities of lease liabilities are summarized as follows (in thousands):

	<u>Operating Leases</u>	<u>Finance Leases</u>
Year ending December 31,		
2021	\$ 5	\$ 38,519
2022	—	38,606
2023	—	38,956
2024	—	39,347
2025	—	39,850
Thereafter	—	1,706,167
Total future minimum lease payments	5	1,901,445
Less: amount representing interest	—	(1,590,787)
Present value of future minimum lease payments	5	310,658
Less: current lease obligations	(5)	—
Plus: residual values - GLPI	—	129,200
Long-term lease obligations	<u>\$ —</u>	<u>\$ 439,858</u>

## 12. Fair Value

The carrying values of the Company's cash and cash equivalents, restricted cash, receivables and accounts payable approximate fair value because of the short term maturities of these instruments. A financial asset or liability classification within the hierarchy is determined based on the lowest level input that is significant to the fair value measurement. The three levels are as follows:

- Level 1 - Inputs are unadjusted quoted prices in active markets for identical assets or liabilities that the Company has the ability to access at the measurement date.
- Level 2 - Inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability and inputs that are derived principally from or corroborated by observable market data by correlation or other means (market corroborated inputs).
- Level 3 - Unobservable inputs reflect the Company's judgments about the assumptions market participants would use in pricing the asset or liability since limited market data exists. The Company develops these inputs based on the best information available, including its own data.

The following table presents a summary of fair value measurements by level for certain assets measured at fair value on a recurring basis included in the accompanying consolidated balance sheets at December 31, 2020 and December 31, 2019 (in thousands):

**TROPICANA ATLANTIC CITY CORP.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019**  
**(Unaudited)**

<b>Input Levels for Fair Value Measurements</b>			
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<u>December 31, 2020</u>			
Assets:			
CRDA deposits, net .....	\$ —	\$ —	\$ 450
<u>December 31, 2019</u>			
Assets:			
CRDA deposits, net .....	\$ —	\$ —	\$ 452

Funds on deposit with the CRDA are held in an interest bearing accounts by the CRDA. Interest is earned at the stated rate that approximates two-thirds of the current market rate for similar assets. The Company records charges to expense to reflect the lower return on investment and records the deposit at fair value. The fair value of the CRDA deposits, classified in the fair value hierarchy as Level 3, are estimated using valuation allowances calculated based on market rates for similar assets and other information received from the CRDA. See Note 5 - Investments for more detail related to the CRDA deposits.

	<b>For the Years Ended December 31,</b>	
	<b>2020</b>	<b>2019</b>
	(in thousands)	
Beginning balance.....	\$ 452	\$ 481
Realized or unrealized losses .....	1	10
Additional CRDA deposits .....	-	-
Purchases of CRDA investments .....	(3)	(39)
Ending balance.....	\$ 450	\$ 452

Losses are recognized in general and administrative expense included in the accompanying consolidated statements of income. There were no transfers between fair value levels for the years ended December 31, 2020 and 2019.

*CRDA Bonds*

The Company's CRDA bonds are classified as held-to-maturity since the Company has the ability and intent to hold these bonds to maturity under the CRDA, the Company is not permitted to do otherwise. The CRDA Bonds are initially recorded at a discount to approximate fair value. After the initial determination of fair value, the company will analyze the CRDA bonds quarterly for recoverability based on management's historical collection experience and other information received from the CRDA. If indications exist that the CRDA bond is impaired, additional valuation allowances will be recorded. The fair value of the Company's CRDA bonds are considered a Level 3 fair value measurement. The CRDA bonds carrying value as of December 31, 2020 and 2019 net of the unamortized discount and valuation allowance was \$2.3 million and \$4.5 million, respectively, which approximates fair value. See Note 5 - Investments for more detail related to the CRDA bonds.

**13. Employee Benefit Plans**

*Variable Annuity Pension Plan*

In connection with the collective bargaining agreement and related settlement agreement that was executed in May 2014 between the Company and UNITE HERE Local 54 ("Local 54"), the parties agreed that the Company would establish a Variable Annuity Pension Plan ("VAPP"), a defined benefit pension plan, for certain Local 54 employees.

Contributions to the VAPP under the current collective bargaining agreement, which expired on February 29, 2020 and is being renegotiated, are calculated at \$1.93 per straight time hour paid to employees covered by the agreement.



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**(Unaudited)**

The components of the net periodic benefit cost relating to the VAPP consist of the following (in thousands):

	<b>Years Ended December 31,</b>	
	<b>2020</b>	<b>2019</b>
Service costs.....	\$ 3,064	\$ 3,254
Interest costs.....	547	629
Expected return on plan assets .....	(877)	(749)
Net periodic benefit cost.....	<u>\$ 2,734</u>	<u>\$ 3,134</u>

Net periodic benefit costs are reported in the various operating departments in the accompanying statement of income for the years ended December 31, 2020 and 2019.

The change in the projected benefit obligation, change in plan asset and funded status is as follows (in thousands):

	<b>Years Ended December 31,</b>	
	<b>2020</b>	<b>2019</b>
Change in benefit obligations		
Projected benefit obligation, beginning of period.....	\$ 15,508	\$ 12,651
Service and interest cost during period.....	3,611	3,883
Benefit payments during the period.....	(75)	(39)
Expenses during the period.....	(393)	(306)
Actuarial loss (gain) .....	1,501	(681)
Projected benefit obligation, end of period .....	<u>\$ 20,152</u>	<u>\$ 15,508</u>
Change in plan assets:		
Fair value of plan assets, beginning of period .....	\$ 16,963	\$ 14,331
Return on plan assets during period.....	1,127	770
Benefit payments during period.....	(75)	(39)
Expenses during period .....	(393)	(306)
Employer contributions	2,393	2,207
Fair value of plan assets, end of period .....	<u>\$ 20,015</u>	<u>\$ 16,963</u>
Funded status at end of period .....	<u>\$ (137)</u>	<u>\$ 1,455</u>

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**(Unaudited)**

Future estimated expected benefit payments for 2021 through 2030 are as follows (in thousands):

	<b>Expected Benefit Payments</b>
2021.....	\$ 260
2022.....	348
2023.....	441
2024.....	540
2025.....	647
2026 through 2030 .....	5,068
	\$ 7,304

The Company's net periodic pension cost for the year ended December 31, 2021 is expected to be approximately \$1.2 million.

**14. Other Non-Operating Income (Expense), net**

Non-operating income (expense), net for the years ended December 31, 2020 and 2019 consisted of the following (in thousands):

	<b>Years Ended December 31,</b>	
	<b>2020</b>	<b>2019</b>
Interest income.....	\$ 243	\$ 291
Loss on disposal of assets.....	(138)	(158)
Unrealized loss- other.....	(1,900)	-
	(\$1,795)	\$ 133

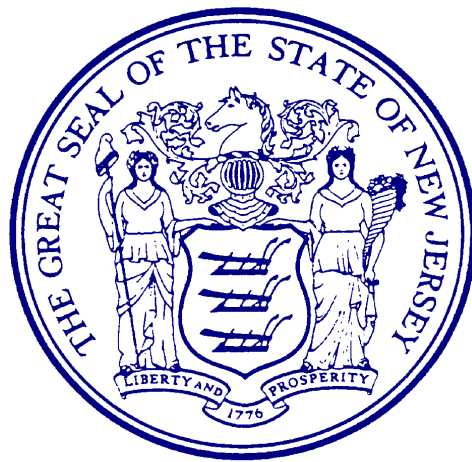
**15. Subsequent Events**

On February 3, 2021, the Governor of New Jersey issued Executive Order 219, which, among other things, reinstated indoor food and beverage operations, including casino floor beverage service, from 10:00 PM until 5:00 AM daily, effective 8:00 AM on February 5, 2021. On March 11, 2021 the Governor of New Jersey issued Executive Order 230, which among other things, increased food and beverage capacity from 35% to 50%, effective 6:00 AM on March 19, 2021.

**TROPICANA CASINO AND RESORT  
ANNUAL FILINGS**

**FOR THE YEAR ENDED DECEMBER 31, 2020**

**SUBMITTED TO THE  
DIVISION OF GAMING ENFORCEMENT  
OF THE  
STATE OF NEW JERSEY**



**OFFICE OF FINANCIAL INVESTIGATIONS  
REPORTING MANUAL**

**TROPICANA CASINO AND RESORT**  
**ANNUAL SCHEDULE OF RECEIVABLES AND PATRONS' CHECKS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

(UNAUDITED)  
(\$ IN THOUSANDS)

ACCOUNTS RECEIVABLE BALANCES				
Line (a)	Description (b)	Account Balance (c)	Allowance (d)	Accounts Receivable (Net of Allowance) (e)
	Patrons' Checks:			
1	Undeposited Patrons' Checks.....	\$2,253		
2	Returned Patrons' Checks.....	3,362		
3	Total Patrons' Checks.....	5,615	\$3,190	\$2,425
4	Hotel Receivables.....	794	185	609
	Other Receivables:			
5	Receivables Due from Officers and Employees....	-		
6	Receivables Due from Affiliates.....	-		
7	Other Accounts and Notes Receivables.....	10,515		
8	Total Other Receivables.....	10,515	896	9,619
9	Totals (Form DGE-205).....	\$16,924	\$4,271	\$12,653

UNDEPOSITED PATRONS' CHECKS ACTIVITY		
Line (f)	Description (g)	Amount (h)
10	Beginning Balance (January 1).....	\$3,778
11	Counter Checks Issued.....	59,840
12	Checks Redeemed Prior to Deposit.....	(47,045)
13	Checks Collected Through Deposits.....	(12,622)
14	Checks Transferred to Returned Checks.....	(1,698)
15	Other Adjustments.....	0
16	Ending Balance.....	\$2,253
17	"Hold" Checks Included in Balance on Line 16.....	0
18	Provision for Uncollectible Patrons' Checks.....	\$1,260
19	Provision as a Percent of Counter Checks Issued.....	2.1%

# TROPICANA CASINO AND RESORT ANNUAL EMPLOYMENT AND PAYROLL REPORT

AT DECEMBER 31, 2020

(\$ IN THOUSANDS)

Line (a)	Department (b)	Number of Employees (c)	Salaries and Wages		
			Other Employees (d)	Officers & Owners (e)	Totals (f)
	CASINO:				
1	Table and Other Games	544			
2	Slot Machines	54			
3	Administration	2			
4	Casino Accounting	87			
5	Simulcasting				
6	Other				
7	Total - Casino	687	\$11,523	\$0	\$11,523
8	ROOMS	332	6,361		6,361
9	FOOD AND BEVERAGE	553	8,016		8,016
10	GUEST ENTERTAINMENT	152	781		781
11	MARKETING	110	4,768		4,768
12	OPERATION AND MAINTENANCE	188	6,570		6,570
	ADMINISTRATIVE AND GENERAL:				
13	Executive Office	4	620		620
14	Accounting and Auditing	33	1,584		1,584
15	Security	208	5,127		5,127
16	Other Administrative and General	48	1,965		1,965
	OTHER OPERATED DEPARTMENTS:				
17	Communications	8	196		196
18	Transportation	52	816		816
19	Hotel Sales	4	306		306
20	IT	15	982		982
21					0
22					0
23	TOTALS - ALL DEPARTMENTS	2,394	\$49,613	\$0	\$49,613