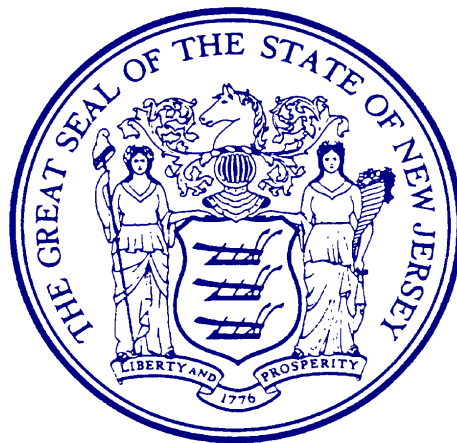


**OCEAN CASINO RESORT HOLDINGS, LLC
QUARTERLY REPORT**

FOR THE QUARTER ENDED JUNE 30, 2023

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



**OFFICE OF FINANCIAL INVESTIGATIONS
REPORTING MANUAL**

OCEAN CASINO RESORT HOLDINGS, LLC

BALANCE SHEETS

AS OF JUNE 30, 2023 AND 2022

(UNAUDITED)
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2023 (c)	2022 (d)
	<u>ASSETS:</u>			
	Current Assets:			
1	Cash and Cash Equivalents.....	2	\$59,038	\$51,587
2	Short-Term Investments.....		0	0
3	Receivables and Patrons' Checks (Net of Allowance for Doubtful Accounts - 2023, \$4,625; 2022, \$4,172	2, 4	24,262	17,397
4	Inventories	2	6,233	5,606
5	Other Current Assets.....	5	19,159	12,323
6	Total Current Assets.....		108,692	86,913
7	Investments, Advances, and Receivables.....			
8	Property and Equipment - Gross.....	2, 6	452,649	399,793
9	Less: Accumulated Depreciation and Amortization.....	2, 6	(95,018)	(64,940)
10	Property and Equipment - Net.....	2, 6	357,631	334,853
11	Other Assets.....		1,023	887
12	Total Assets.....		\$467,346	\$422,653
	<u>LIABILITIES AND EQUITY:</u>			
	Current Liabilities:			
13	Accounts Payable.....		\$14,797	\$23,373
14	Notes Payable.....		0	0
	Current Portion of Long-Term Debt:			
15	Due to Affiliates.....	9	0	2,500
16	External.....	9	0	202
17	Income Taxes Payable and Accrued.....	2	0	0
18	Other Accrued Expenses.....	7	27,486	21,905
19	Other Current Liabilities.....	8	32,275	23,078
20	Total Current Liabilities.....		74,558	71,058
	Long-Term Debt:			
21	Due to Affiliates.....	9, 11	0	9,879
22	External.....	9	170,728	137,865
23	Deferred Credits		0	0
24	Other Liabilities.....	2	4,414	5,578
25	Commitments and Contingencies.....		0	0
26	Total Liabilities.....		249,700	224,380
27	Stockholders', Partners', or Proprietor's Equity.....		217,646	198,273
28	Total Liabilities and Equity.....		\$467,346	\$422,653

*Amounts indicated with an asterick have been restated to conform to the current presentation.

The accompanying notes are an integral part of the financial statements.

Valid comparisons cannot be made without using information contained in the notes.

OCEAN CASINO RESORT HOLDINGS, LLC

STATEMENTS OF INCOME

FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND 2022

(UNAUDITED)
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2023 (c)	2022 (d)
	Revenue:			
1	Casino.....	2	\$113,602	\$94,354
2	Rooms.....	2	60,904	51,449
3	Food and Beverage.....	2	35,947	30,241
4	Other.....	2	12,311	7,136
5	Net Revenue.....	2	222,764	183,180
	Costs and Expenses:			
6	Casino.....		47,159	39,776
7	Rooms, Food and Beverage.....		60,779	48,142
8	General, Administrative and Other.....		67,249	61,152
9	Total Costs and Expenses.....		175,187	149,070
10	Gross Operating Profit.....		47,577	34,110
11	Depreciation and Amortization.....	2	16,290	9,901 *
	Charges from Affiliates Other than Interest:			
12	Management Fees.....	11	300	300
13	Other.....		0	0
14	Income (Loss) from Operations.....		30,987	23,909
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....	9	0	(641)
16	Interest Expense - External.....	9	(7,761)	(2,585) *
17	CRDA Related Income (Expense) - Net.....	2, 10	(2,663)	(2,220)
18	Nonoperating Income (Expense) - Net.....		582	(309)
19	Total Other Income (Expenses).....		(9,842)	(5,755)
20	Income (Loss) Before Taxes		21,145	18,154
21	Provision (Credit) for Income Taxes.....	2	2,432	0
22	Net Income (Loss).....		\$18,713	\$18,154

*Amounts indicated with an asterick have been restated to conform to the current presentation.

The accompanying notes are an integral part of the financial statements.

Valid comparisons cannot be made without using information contained in the notes.

OCEAN CASINO RESORT HOLDINGS, LLC

STATEMENTS OF INCOME

FOR THE THREE MONTHS ENDED JUNE, 2023 AND 2022

(UNAUDITED)
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2023 (c)	2022 (d)
	Revenue:			
1	Casino.....	2	\$54,726	\$44,002
2	Rooms.....	2	35,376	29,958
3	Food and Beverage.....	2	19,990	17,151
4	Other.....	2	6,518	3,681
5	Net Revenue.....	2	116,610	94,792
	Costs and Expenses:			
6	Casino.....		24,254	20,438
7	Rooms, Food and Beverage.....		33,274	26,666
8	General, Administrative and Other.....		35,151	32,104
9	Total Costs and Expenses.....		92,679	79,208
10	Gross Operating Profit.....		23,931	15,584
11	Depreciation and Amortization.....	2	8,241	5,051 *
	Charges from Affiliates Other than Interest:			
12	Management Fees.....	11	150	150
13	Other.....		0	0
14	Income (Loss) from Operations.....		15,540	10,383
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....	9	0	(286)
16	Interest Expense - External.....	9	(4,037)	(923) *
17	CRDA Related Income (Expense) - Net.....	2, 10	(1,385)	(1,136)
18	Nonoperating Income (Expense) - Net.....		549	(234)
19	Total Other Income (Expenses).....		(4,873)	(2,579)
20	Income (Loss) Before Taxes		10,667	7,804
21	Provision (Credit) for Income Taxes.....	2	1,227	0
22	Net Income (Loss).....		\$9,440	\$7,804

*Amounts indicated with an asterick have been restated to conform to the current presentation.

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

OCEAN CASINO RESORT HOLDINGS, LLC STATEMENTS OF CHANGES IN PARTNERS', PROPRIETOR'S OR MEMBERS' EQUITY

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022
AND THE SIX MONTHS ENDED JUNE 30, 2023

(UNAUDITED)
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	Contributed Capital (c)	Accumulated Earnings (Deficit) (d)	Other (e)	Total Equity (Deficit) (f)
1	Balance, December 31, 2021.....		\$250,668	(\$54,779)	\$111	\$196,000
2	Net Income (Loss) - 2022.....			58,848		58,848
3	Capital Contributions.....					0
4	Capital Withdrawals.....					0
5	Partnership Distributions.....	11	(44,456)			(44,456)
6	Prior Period Adjustments.....					0
7	Joint Venture Dissolution	1, 11	(1,348)			(1,348)
8	Interest Rate Cap adjustment	9			(111)	(111)
9						0
10	Balance, December 31, 2022.....		204,864	4,069	0	208,933
11	Net Income (Loss) - 2023.....			18,713		18,713
12	Capital Contributions.....					0
13	Capital Withdrawals.....					0
14	Partnership Distributions.....	11	(10,000)			(10,000)
15	Prior Period Adjustments.....					0
16						0
17						0
18						0
19	Balance, June 30, 2023.....		\$194,864	\$22,782	\$0	\$217,646

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

OCEAN CASINO RESORT HOLDINGS, LLC

STATEMENTS OF CASH FLOWS

FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND 2022

(UNAUDITED)
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2023 (c)	2022 (d)
1	CASH PROVIDED (USED) BY OPERATING ACTIVITIES..		\$36,201	\$30,964
	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.....		(28,709)	(58,078)
5	Proceeds from Disposition of Property and Equipment.....		0	2
6	CRDA Obligations		0	0
7	Other Investments, Loans and Advances made.....		0	0
8	Proceeds from Other Investments, Loans, and Advances		0	0
9	Cash Outflows to Acquire Business Entities.....		0	0
10		0	0
11		0	0
12	Net Cash Provided (Used) By Investing Activities.....		(28,709)	(58,076)
	CASH FLOWS FROM FINANCING ACTIVITIES:			
13	Proceeds from Short-Term Debt		0	0
14	Payments to Settle Short-Term Debt.....	9	(2,500)	0
15	Proceeds from Long-Term Debt	1, 9	6,158	49,841
16	Costs of Issuing Debt.....		0	0
17	Payments to Settle Long-Term Debt.....	1, 9	0	(15,021)
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	Capital Lease Obligations and Other Payments	9	(15)	(941)
22	Partnership Distributions	11	(10,000)	(17,000)
23	Net Cash Provided (Used) By Financing Activities.....		(6,357)	16,879
24	Net Increase (Decrease) in Cash and Cash Equivalents.....		1,135	(10,233)
25	Cash and Cash Equivalents at Beginning of Period.....		57,903	61,820
26	Cash and Cash Equivalents at End of Period.....	2	\$59,038	\$51,587 *
	CASH PAID DURING PERIOD FOR:			
27	Interest (Net of Amount Capitalized).....		\$6,192	\$2,921
28	Income Taxes.....	2	\$3,100	\$0

*Amounts indicated with an asterick have been restated to conform to the current presentation.

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

OCEAN CASINO RESORT HOLDINGS, LLC

STATEMENTS OF CASH FLOWS

FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND 2022

(UNAUDITED)

(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2023 (c)	2022 (d)
	CASH FLOWS FROM OPERATING ACTIVITIES:			
29	Net Income (Loss).....		\$18,713	\$18,154
30	Depreciation and Amortization of Property and Equipment...	2	16,231	9,865
31	Amortization of Other Assets.....		59	36
32	Amortization of Debt Discount or Premium.....	9	405	422
33	Deferred Income Taxes - Current	2	(668)	0
34	Deferred Income Taxes - Noncurrent		0	0
35	(Gain) Loss on Disposition of Property and Equipment.....		47	26
36	(Gain) Loss on CRDA-Related Obligations.....		0	0
37	(Gain) Loss from Other Investment Activities.....		0	0
38	(Increase) Decrease in Receivables and Patrons' Checks		(4,232)	(1,259)
39	(Increase) Decrease in Inventories		(551)	(1,056)
40	(Increase) Decrease in Other Current Assets.....		(4,369)	(4,947)
41	(Increase) Decrease in Other Assets.....		(258)	(262)
42	Increase (Decrease) in Accounts Payable.....		2,801	2,572
43	Increase (Decrease) in Other Current Liabilities		8,310	3,677
44	Increase (Decrease) in Other Liabilities		(287)	3,095
45	PIK Interest Converted to Debt	9	0	641
46			0	0
47	Net Cash Provided (Used) By Operating Activities.....		\$36,201	\$30,964

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

	ACQUISITION OF PROPERTY AND EQUIPMENT:			
48	Additions to Property and Equipment.....		(\$28,709)	(\$58,078)
49	Less: Capital Lease Obligations Incurred.....		0	0
50	Cash Outflows for Property and Equipment.....		(\$28,709)	(\$58,078)
	ACQUISITION OF BUSINESS ENTITIES:			
51	Property and Equipment Acquired.....		\$0	\$0
52	Goodwill Acquired.....		0	0
53	Other Assets Acquired - net		0	0
54	Long-Term Debt Assumed.....		0	0
55	Issuance of Stock or Capital Invested.....		0	0
56	Cash Outflows to Acquire Business Entities.....		\$0	\$0
	STOCK ISSUED OR CAPITAL CONTRIBUTIONS:			
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

*Amounts indicated with an asterick have been restated to conform to the current presentation.

The accompanying notes are an integral part of the financial statements.

Valid comparisons cannot be made without using information contained in the notes.

OCEAN CASINO RESORT HOLDINGS, LLC
SCHEDULE OF PROMOTIONAL
EXPENSES AND ALLOWANCES

FOR THE SIX MONTHS ENDED JUNE 30, 2023
(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	173,615	\$38,334	0	\$0
2	Food	93,160	4,658	20,850	417
3	Beverage	1,171,750	4,687	0	0
4	Travel	0	0	6,733	1,010
5	Bus Program Cash	0	0	0	0
6	Promotional Gaming Credits	1,129,240	28,231	0	0
7	Complimentary Cash Gifts	229,120	5,729	0	0
8	Entertainment	8,120	406	3,480	174
9	Retail & Non-Cash Gifts	9,800	245	81,400	4,070
10	Parking	284,200	1,421	242,267	914
11	Other	9,400	94	25,900	258
12	Total	3,108,405	\$83,805	380,630	\$6,843

FOR THE THREE MONTHS ENDED JUNE 30, 2023

Line (a)	Description (b)	Promotional Allowances		Promotional Expenses	
		Number of Recipients (c)	Dollar Amount (d)	Number of Recipients (e)	Dollar Amount (f)
1	Rooms	93,125	\$22,909	0	\$0
2	Food	50,200	2,510	11,150	223
3	Beverage	619,000	2,476	0	0
4	Travel	0	0	3,066	460
5	Bus Program Cash	0	0	0	0
6	Promotional Gaming Credits	650,360	16,259	0	0
7	Complimentary Cash Gifts	88,680	2,217	0	0
8	Entertainment	5,500	275	480	24
9	Retail & Non-Cash Gifts	7,360	184	45,440	2,272
10	Parking	148,400	742	93,600	468
11	Other	5,900	59	14,700	146
12	Total	1,668,525	\$47,631	168,436	\$3,593

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

OCEAN CASINO RESORT HOLDINGS, LLC STATEMENT OF CONFORMITY, ACCURACY, AND COMPLIANCE

FOR THE QUARTER ENDED JUNE 30, 2023

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.

08/15/2023

Date



Daniel McFadden

Vice President of Finance

Title

7167-11

License Number

On Behalf of:

OCEAN CASINO RESORT HOLDINGS, LLC

Casino Licensee

OCEAN CASINO RESORT HOLDINGS, LLC
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(unaudited)
(dollars in thousands)

NOTE 1 - NATURE OF BUSINESS

Organization and Operations

Ten RE ACNJ, LLC (“Ten RE”) was formed on December 15, 2016 to acquire, renovate, develop, own, and operate a casino and hotel property. Pursuant to the Ten RE restructuring transactions on November 24, 2021 (the “2021 Transactions”), Ten RE formed Ocean Casino Resort Holdings, LLC, a Delaware limited liability company (“OCRH” or the “Company”) and contributed all of its outstanding equity interests of AC Beachfront, LLC to the Company, which assumed Ten RE liabilities under a Mezzanine Loan and the Demand Promissory Notes (as defined below). In addition, the Ilitch Organization (“Ilitch”), through various subsidiaries, invested cash for a 50% ownership of the Company. As a result of these transactions, Luxor Capital Group, LP (“Luxor”), a New York City based investment manager, who was the previous majority owner of Ten RE since 2019, along with others, own the remaining 50%.

OCRH is the sole member of:

- AC Beachfront, LLC, which is a single member LLC formed in Delaware on October 31, 2017 to hold the NJ operating entity for the casino and hotel operations.

AC Beachfront, LLC is the sole member of:

- ACOWRE, LLC, which is a single member LLC formed in Delaware on October 31, 2017 to own the real property of the casino and hotel; and
- ACOWMGR, LLC, which is a single member LLC formed in Delaware on October 31, 2017 to manage AC Ocean Walk, LLC.

Together, AC Beachfront, LLC and ACOWMGR, LLC own 100% of:

- AC Ocean Walk, LLC, which is a multi-member LLC formed in New Jersey on August 2, 2017 to hold the NJ Casino license and conduct operations of the casino and hotel. The casino and hotel operate on 20 acres of ocean-front property in Atlantic City, New Jersey with over 6.4 million square feet of building space and officially opened for business on June 25, 2018 as Ocean Casino Resort (“Ocean”). Ocean features approximately 1,858 rooms, including high end suites, a variety of fine dining and casual restaurants, approximately 1,817 slot machines, 130 table games, a sportsbook, multiple entertainment venues and various other amenities. Ocean derives its revenues primarily from casino operations, rooms sales, food and beverage revenues, and entertainment ticket sales.

OCRH, together with AC Beachfront, LLC, ACOWRE, LLC, ACOWMGR, LLC, and AC Ocean Walk, LLC, are herein referred to as the “Company”.

2021 Transactions

In March 2021, Luxor signed a Framework and Investment Agreement, subject to regulatory approvals and final closing conditions, which resulted in the Ilitch Organization, through a subsidiary, OCR Investment, LLC, investing \$175,000 in and owning up to 50% of the Company, with Luxor and others owning the remainder. In addition, under a management agreement (the “Management Agreement”) with OCRM, LLC (an Ilitch affiliate), OCRM, LLC provides certain management services to the Company.

The restructuring transactions contemplated by the Framework and Investment Agreement were completed on November 24, 2021. Concurrent with the Ilitch investment, the Company also entered into a mortgage loan agreement for up to \$185,000 (the “First Mortgage Loan”) of which the initial draw of \$90,000 was taken in 2021. The First Mortgage Loan initial draw was used by the Company, along with the \$175,000 Ilitch Investment and existing cash on hand, to retire the existing First Mortgage Loan and the Mezzanine Loan, fund certain equity distributions, and pay closing costs. The remaining proceeds

OCEAN CASINO RESORT HOLDINGS, LLC
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(unaudited)
(dollars in thousands)

of the First Mortgage Loan have been and will continue to be used in connection with the addition of 461 hotel rooms and for other lender-approved costs ("Project Costs"). See Note 9 - Debt - First Mortgage Loan for additional details.

Joint Venture – Blue Ocean Waters

In April 2018, AC Ocean Walk, LLC entered into a partnership agreement with Blue Ocean Waters, LLC, a related party, (the "Joint Venture") to operate the Day Club and the Night Club located at Ocean. The term of the agreement was initially to be ten years and had included a Blue Ocean Waters, LLC option to extend for five additional years. The two parties had shared equally in the adjusted income/loss of the operations, until the agreement was terminated in January 2023, retroactively to October 10, 2020. The impact of the Joint Venture was not material to the accompanying consolidated financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The accompanying consolidated financial statements are prepared using the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America ("GAAP"), which requires the use of estimates and assumptions that affect certain reported amounts and disclosures at the date of the accompanying consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Management believes the estimates and assumptions are appropriate, however, actual results could differ from those estimates.

The accompanying consolidated financial statements include the accounts of the Company as of and for the three months and six months ended June 30, 2023 and 2022. These financial statements should be read in conjunction with the financial statements and notes included in the Company's December 31, 2022 Quarterly Report as filed with the Division of Gaming Enforcement of the State of New Jersey.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of OCRH and its subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.

Reclassifications

Certain reclassifications of prior year balances have been made to conform with the current year presentation.

Cash and Cash Equivalents

Cash and Cash Equivalents include cash on hand at the property, cash in bank, and certificates of deposits with high quality financial institutions.

As of June 30, 2023 and 2022, Cash and Cash Equivalents consist of the following:

	2023	2022
Restricted cash	\$ 11,602	\$ 10,512
Unrestricted cash and cash equivalents	47,436	41,075
Total cash and cash equivalents	\$ 59,038	\$ 51,587

The Company maintains amounts to satisfy certain deposit and contractual requirements, including amounts required pursuant to the Company's loan agreement that are included in restricted cash. Also, pursuant to N.J.A.C. 13:69O-1.3(j), the Company maintains separate New Jersey bank accounts to ensure security of funds held in all patrons' online gaming

OCEAN CASINO RESORT HOLDINGS, LLC
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(unaudited)
(dollars in thousands)

("iGaming") accounts held under the Company's Internet Gaming Permit and Sports Wagering license. Customer deposits related to the Company's Oceanonlinecasino.com website are classified as restricted cash and other current liabilities in the accompanying consolidated financial statements. In addition, all cash amounts held by the Company related to third party internet gaming and sports wagering agreements are classified in the same fashion.

Receivables and Allowance for Doubtful Accounts

Receivables consist primarily of casino, hotel, and other receivables, net of an allowance for doubtful accounts. Concentration of credit risk, with respect to gaming receivables, is limited through the Company's credit evaluation process. Upon request, the Company extends short-term credit on a discretionary basis to certain of its casino customers following an investigation of their creditworthiness. Economic conditions, business conditions or other significant events could impact the collectability of these receivables. Such credit is typically non-interest bearing and due on demand. In addition, the Company has receivables due from hotel guests, which are primarily secured with a credit card at the time that the customer checks in.

The Company does not accrue interest on outstanding accounts receivable. Accounts receivables are stated at the amount management expects to collect from outstanding balances. Management provides for uncollectible amounts through a valuation allowance and a charge to bad debt expense based on its experience and on all known factors that may affect collectability. The allowance for doubtful accounts at June 30, 2023 and 2022, was \$4,625 and \$4,172, respectively. Balances that are deemed uncollectible, after management has used all reasonable collection efforts, are written off against the valuation allowance. Recoveries of accounts previously written off are recorded when received.

Inventories

Inventory consists of food, beverages, linen, uniforms, retail merchandise, gift cards, general supplies, china and glass, and fuel/oil inventory. The values are stated at the lower of cost or net realizable value, with cost determined on a first-in, first-out basis. As of June 30, 2023 and 2022, inventory was valued at \$6,233 and \$5,606, respectively.

Property and Equipment

Additions, improvements, and expenditures for repairs and maintenance that significantly extend the life of an asset are capitalized and stated at cost. Other expenditures for routine repairs and maintenance are charged directly to expense when incurred. Depreciation is recorded using the straight-line method over the estimated useful lives of the related assets as follows:

Land improvements	3 through 40 years
Building and building improvements	5 through 40 years
Furniture, fixtures and equipment	3 through 10 years

Depreciation expense related to property and equipment amounted to \$16,231 and \$9,865 for the six months ended June 30, 2023 and 2022, respectively.

The Company evaluates property and equipment and other long-lived assets for impairment in accordance with GAAP. For assets to be disposed of, the Company recognizes the asset to be sold at the lower of carrying value or fair value less costs of disposal. For assets to be held and used, the Company reviews such assets whenever indicators of impairment exist. If an indicator of impairment exists, the Company compares the estimated future cash flows of the asset, on an undiscounted basis, to the carrying value of the asset. If the undiscounted cash flows exceed the carrying value, no adjustment is recorded. If the undiscounted cash flows do not exceed the carrying value, the impairment is measured based on fair value compared to the carrying value, with fair value typically based on a discounted cash flow model or market equivalents, when available. For the six months ended June 30, 2023 and 2022, there were no impairment charges recognized.

OCEAN CASINO RESORT HOLDINGS, LLC
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(unaudited)
(dollars in thousands)

Fair Value of Financial Instruments

The Company applies the following fair value hierarchy, which prioritizes the inputs utilized to measure fair value into three levels:

- Level 1 – Quoted prices for identical assets or liabilities in active markets;
- Level 2 – Quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in inactive markets or valuations based on models where the significant inputs are observable or can be corroborated by observable market data; and
- Level 3 – Valuations based on models where the significant inputs are unobservable. The unobservable inputs reflect the Company's estimates or assumptions that market participants would utilize in pricing such assets or liabilities.

The Company's assessment of the significance of a particular input requires judgment and may affect the valuation of financial assets and liabilities and their placement within the fair value hierarchy.

The carrying amount of cash and cash equivalents, restricted cash, receivables, accounts payable, and loans from financial institutions approximate the fair value. The estimated fair value of the Company's interest rate cap agreement as of June 30, 2023 and 2022, was \$1,665 and \$899, respectively. This is a Level 2 investment.

Revenues

Revenues from contracts with customers consist of casino revenues, non-gaming revenues and other revenues as follows:

Casino Revenues

The majority of the Company's revenues are derived from gaming activities. As gaming revenues are primarily generated from cash transactions, the Company's revenues do not typically require the use of estimates. The Company's casino revenues include land-based gaming and online gaming as follows:

- Land-based gaming revenues represent the difference between customer amounts wagered and amounts won, less certain sales incentives and other adjustments related to their gaming play. Gaming contracts include a performance obligation to honor the patron's wager and typically include a performance obligation to provide a product or service to the patron on a complimentary basis to incentivize gaming or in exchange for points earned under the Company's loyalty program.
- Online gaming is available through the Company's website (oceanonlinecasino.com). The Company has a contract with a third party, which delivers, monitors and services the hardware platform and data warehouse through which the activities are conducted. Online gaming revenue represents net win from online gaming activity, which is the difference between wins and losses, less promotional offers related to a patron's level of play.
- On March 1, 2022, the Company assumed the operation of the retail sports book from William Hill (see "Other Revenue", below). As a result, effective on that date, revenues generated from the Company's retail sports book are included in Casino Revenues.

After allocation to the other revenue types for products and services provided to patrons as part of a wagering contract, the residual amount is recorded to casino revenue as soon as the wager is settled. As all wagers have similar characteristics, the Company accounts for its gaming contracts collectively on a portfolio basis versus an individual basis.

Non-gaming Revenues

Revenues from hotel and other services are recognized as follows:

- Hotel revenue recognition criteria are met at the time of occupancy.
- Convention revenue is recognized when the related service is rendered, or the event is held.
- Food and beverage revenue recognition criteria are met at the time of service.

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Revenues from contracts with a combination of these services are allocated pro rata based on each service's relative stand-alone selling price.

Deposits for future hotel occupancy, convention space or food and beverage services contracts are recorded as deferred revenue until the revenue recognition criteria are met. Cancellation fees for hotel, convention space and food and beverage services are recognized upon cancellation by the customer and are then included in revenues.

Other Revenues

Other revenues are recognized as follows:

- From June 2018 until the termination as described below, the Company was party to an agreement with William Hill New Jersey Inc. ("William Hill"), which called for William Hill to operate the retail sportsbook at the property, in addition to an online sports betting platform, on behalf of the Company. In July 2021, the Company reached an agreement with William Hill to terminate the Sports Book contract. Pursuant to the agreement, the online sports betting platform ceased operations in August 2021 with the retail sports book continuing to be operated by William Hill until February 28, 2022, at which point the Company assumed operations of the retail sportsbook. Through February 28, 2022, revenues recorded represent the Company's share of the difference between amounts wagered and won by patrons, less all associated expenses, including but not limited to, gaming taxes.
- The Company recognizes revenues pursuant to agreements with third parties who operate online sports wagering and online gaming platforms under Ocean's Casino License. Any advance payments received have been recorded within Other Current Liabilities and Other Liabilities in the accompanying Balance Sheets and will be amortized according to the terms of the respective agreements.
- Rental revenues from retail tenants are recognized monthly over the terms of the related leases. Rental revenues are based on a percentage of the retail tenants' respective revenues.
- Entertainment revenue recognition criteria are met at the completion of the event.
- Revenues such as cash services commissions and parking revenues are recorded when the applicable services are rendered.

Complimentaries

As part of our normal business operations, we provide lodging, transportation, food and beverage, entertainment and other goods and services to our casino customers at no additional charge. Such complimentaries are provided in conjunction with other gaming revenue earning activities and are generally provided to encourage additional customer spending on those activities. Accordingly, we record the transaction price to the respective revenue type of the complimentary goods and services based on the average cash sales prices received for similar services.

The retail value of lodging, food, beverage, and other services provided to patrons without charge is included as a reduction to Casino revenues in the accompanying consolidated statements of income. The estimated costs of providing such promotional allowances are included in Rooms, Food & Beverage and General, Administrative and Other expenses in the accompanying consolidated statements of income. Complimentary products or services provided under the Company's control and discretion, which are supplied by third parties, are recorded as an operating expense. Cash discounts based upon a negotiated amount with each affected patron are recognized as a reduction to revenue on the date the related revenue is recorded. Customer loyalty program awards earned by patrons are accrued as the patron earns the points and recorded as a reduction to Casino revenues in the accompanying consolidated statements of income.

The Company offers other incentive programs. These programs include gift giveaways and other promotional programs. Management elects the type of gift and the person to whom it will be offered. Since these awards are not cash awards and are discretionary in nature, the Company includes such awards within General, Administrative and Other expenses in the accompanying consolidated statements of income. Such amounts are expensed on the date the awards are provided to the patron.

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Loyalty Program

For wagering contracts that include products and services provided to a patron in exchange for points earned under the Company's loyalty program, the Company allocates the estimated fair value of the points earned to the loyalty program liability. The loyalty program liability is a deferral of revenue until redemption occurs. Upon redemption of loyalty program points for Company-owned products and services, the stand-alone selling price of each product or service is allocated to the respective revenue type. For redemptions of points with third parties, the redemption amount is deducted from the loyalty program liability and paid directly to the third party.

Gaming Taxes

The Company is subject to gaming tax assessments as follows:

- 8.0% of land-based gross gaming revenues
- 15.0% of online gaming gross revenues
- 8.5% of land-based sports wagering
- 13.0% of online sports wagering

Gaming taxes related to land-based and online gaming gross revenues are recorded within Casino expenses in the accompanying consolidated statements of income. These taxes amounted to \$7,599 and \$6,002 for the three months ended June 30, 2023 and 2022, respectively, and \$14,668 and \$11,860 for the six months ended June 30, 2023 and 2022, respectively. As discussed above, prior to March 1, 2022, gaming taxes related to sports wagering (land-based and online) were netted against Other revenues. Effective March 1, 2022, gaming taxes related to sports wagering (land-based and online) are recorded within Casino expenses in the accompanying consolidated statements of income.

CRDA Obligations

Pursuant to the New Jersey Casino Control Act ("Casino Control Act"), and the agreement dated June 28, 2018 between AC Ocean Walk, LLC and the Casino Reinvestment Development Authority ("CRDA"), the Company, as a casino licensee, is assessed an amount equal to 1.25% of its land-based gross gaming revenues and 2.5% of its online gaming gross revenues. The Company is required to make quarterly payments to the CRDA to satisfy these obligations. The Company recognized CRDA Fees totaling \$1,385 and \$1,136 for the three months ended June 30, 2023 and 2022, respectively and \$2,663 and \$2,220 for the six months ended June 30, 2023 and 2022, respectively.

Advertising Costs

The Company expenses advertising production costs as they are incurred, and advertising communication costs the first time the advertising takes place. Advertising costs totaled \$2,273 and \$2,145 for the three months ended June 30, 2023 and 2022, respectively, and \$3,861 and \$3,424 for the six months ended June 30, 2023 and 2022, respectively.

Income Taxes

Generally, income taxes have not been recognized because the Company is treated as a partnership for federal income tax purposes as provided in the Internal Revenue Code. As such, the Company's income or loss are passed through to the members and reported on their individual federal income tax returns. Under the New Jersey Casino Control Act, casino licensees are required to file New Jersey Consolidated Corporation Business Tax ("CBT") returns, and the Company is subject to New Jersey State income taxes. For the six months ended June 30, 2023 and 2022, the Company recognized \$2,432 and \$0, respectively, of current state income tax expense.

Management has evaluated uncertain tax positions taken by the Company. The financial statement effects of a tax position are recognized when the position is more likely than not, based on the technical merits, to be sustained upon examination by the Internal Revenue Service or other taxing authority. The Company has recognized no interest or penalties related to uncertain tax positions.

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NOTE 3 – INTERNET GAMING AND SPORTS WAGERING

The Company holds both an internet gaming permit and a sports wagering license. As the holder of each, the Company is permitted to operate up to five internet gaming websites and three individually branded sports wagering websites (“Skins”). These Skins may be operated by the Company or leased to a third party.

As of June 30, 2023, the Company has four internet gaming Skins and one sports wagering Skins in use, as follows:

- the Company utilizes one of the internet gaming Skins to operate its own branded site (“Oceanonlinecasino.com”). The revenue derived from this website are reflected in Casino Revenue on the accompanying Statements of Income, with associated expenses included in Casino expense. This website commenced operations in June 2018;
- the Company entered into an agreement with GW Sports Inc, (“Parx”) in 2019 to operate an internet gaming Skin. The Parx Skin commenced operations in October 2019. This agreement calls for a percentage of revenue derived from the operation of the Skin to be paid to the Company, with a minimum annual revenue guarantee. All revenue recognized by the Company from the operation of the Parx Skin is included in Other Revenue on the accompanying Statements of Income;
- the Company entered into an agreement with Tipico Services, LTD (“Tipico”) in 2019 to operate both internet gaming and sports wagering Skins. The Tipico Skin for sports wagering commenced operations in October 2020. The Tipico Skin for internet gaming commenced operations in October 2021. This agreement calls for a percentage of revenue derived from the operation of both Skins to be paid to the Company, with a minimum annual revenue guarantee. In addition, an initial access fee was paid by Tipico to the Company, which is recognized as revenue over the term of the agreement with Tipico. All revenue recognized by the Company from the operation of the Tipico Skins is included in Other Revenue on the accompanying Statements of Income;
- the Company contracted with Playstar NJ, LLC (“Playstar”) in 2021 to operate an internet gaming website. The Playstar website commenced operations in August 2022. This agreement calls for a percentage of revenue derived from the operation of the Skin to be paid to the Company, with a minimum annual revenue guarantee. In addition, an initial access fee was paid by Playstar to the Company, which is recognized as revenue over the term of the agreement. All revenue recognized by the Company from the operation of the Playstar Skin is included in Other Revenue on the accompanying Statements of Income.

Also, effective March 1, 2022, the Company has operated a retail sports wagering lounge named “The Gallery”. Revenue generated from sports wagering activity at The Gallery is included in Casino Revenue on the accompanying Statements of Income, with associated expenses included in Casino expense. Prior to March 2022, the Company’s retail sports wagering lounge was operated by a third party under an agreement with the Company, with the Company receiving its contractual share of the revenues, after the deduction of all associated operating expenses; this net revenue was included in Other Revenue on the Statements of Income.

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NOTE 4 – RECEIVABLES AND PATRONS’ CHECKS

	June 30,	
	2023	2022
Casino receivables (net of allowance for doubtful accounts – 2023, \$4,603 and 2022, \$3,640)	\$ 16,598	\$ 10,190
Other (net of allowance for doubtful accounts – 2023, \$22 and 2022, \$532)	7,664	7,207
Receivables and patrons’ checks, net	\$ 24,262	\$ 17,397

NOTE 5 – OTHER CURRENT ASSETS

Other Current Assets consist of the following:

	June 30,	
	2023	2022
Prepaid insurance	\$ 7,467	\$ 2,360
Fair value of interest rate cap	1,665	899
Prepaid income tax	1,636	-
Prepaid advertising and marketing	1,290	1,502
Prepaid taxes and licenses	2,022	1,918
Prepaid license fee	-	1,517
Prepaid service contracts	751	1,144
Other	4,328	2,983
Total	\$ 19,159	\$ 12,323

NOTE 6 – PROPERTY AND EQUIPMENT, NET

Property and equipment, net, consist of the following:

	June 30,	
	2023	2022
Land and land improvements	\$ 37,731	\$ 37,704
Building and building improvements	295,445	236,532
Furniture and fixtures	95,839	60,534
Construction-in-progress	23,634	65,023
Total property and equipment	452,649	399,793
Less: accumulated depreciation and amortization	(95,018)	(64,940)
Property and equipment, net	\$ 357,631	\$ 334,853

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NOTE 7 – OTHER ACCRUED EXPENSES

Other Accrued Expenses consist of the following:

	June 30,	
	2023	2022
Accrued payroll and benefits	\$ 12,510	\$ 9,119
Accrued insurance reserves	4,734	4,917
Accrued taxes and fees	4,633	3,293
Parking fee agreement (Note 10)	717	655
Other	4,892	3,921
Total	\$ 27,486	\$ 21,905

NOTE 8 – OTHER CURRENT LIABILITIES

Other Current Liabilities consists of the following:

	June 30,	
	2023	2022
I-Gaming player related liabilities	\$ 5,681	\$ 4,561
Customer loyalty programs	7,107	6,754
Partnership distribution payable	4,800	-
Deferred revenue, current	2,659	3,433
Advance deposits	7,646	5,552
Land based gaming related liabilities	4,044	2,403
Other	338	375
Total	\$ 32,275	\$ 23,078

NOTE 9 – DEBT

Debt consists of the following:

	June 30,	
	2023	2022
First Mortgage Loan: Interest – SOFR + 3.895%, due 11/24, net of unamortized loan costs of \$1,155 and \$1,976 at June 30, 2023 and 2022, respectively	\$ 170,728	\$ 137,865
Luxor Term Loans: Interest – 7%, Due 11/24,	-	9,879
Due to affiliate on demand, repaid in full April 2023	-	2,500
Capital Lease Obligations and Other	-	202
Total Debt	\$ 170,728	\$ 150,446
Less: current portion	-	(2,702)
Total Debt, net of current portion	\$ 170,728	\$ 147,744

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First Mortgage Loan

Pursuant to the 2021 Transactions as described in Note 1, the Company entered into the First Mortgage Loan agreement for up to \$185,000, of which the initial draw of \$90,000 was taken in 2021. The balance of the First Mortgage Loan was intended to be used for Lender-approved Project Costs. As of June 30, 2023, the Company has drawn \$81,883 of the balance available on the First Mortgage Loan to fund Project Costs, increasing the total outstanding under the First Mortgage Loan to \$171,883. The First Mortgage Loan requires monthly payments of interest at a rate of the Secured Overnight Financing Rate ("SOFR") plus 3.895% over an initial term of three years, plus two one-year maturity extensions. The First Mortgage Loan is subject to various restrictive covenants and prepayment penalties. The First Mortgage Loan is collateralized by substantially all of the assets of the Company. Also, the Company is required to obtain and maintain protection with an interest rate cap at a strike of 3.5% throughout the term of the First Mortgage Loan. In addition, the Company capitalized \$2,467 in deferred financing costs during the year ended December 31, 2021, with such amount being amortized over the initial term of three years. Amortization expense of \$204 and \$202 related to these fees was recorded for the three months ended June 30, 2023 and 2022, respectively.

Luxor Term Loans

Beginning in February 2019, the Company issued various demand promissory notes ("Demand Notes") to affiliated entities in the aggregate principal amount of \$20,250. These Demand Notes accrued interest at a rate of 7% per annum and were payable on demand. As of November 24, 2021, \$3,835 of cumulative interest related to the Demand Notes was recorded as PIK interest.

On November 24, 2021, in accordance with the Amended and Restated Framework and Investment Agreement, the Demand Notes in the amount of \$24,085 (principal and interest) were exchanged for Term Notes ("Luxor Term Loans"). On a quarterly basis, during 2022, at the election of the Board of Managers of the Company, interest on the Luxor Term Loans was capitalized and added to the outstanding principal. The Luxor Term Loans had accrued interest at a rate of 7% per annum and had a three year maturity. Since November 24, 2021, \$869 of cumulative interest had been recorded as PIK interest, of which \$641 was recorded through June 30, 2022.

During the six months ended June 30, 2022, the Company made payments totaling \$15,021 towards the outstanding balance due. The remaining amounts due on the Luxor Term Loans were fully satisfied in July 2022 and the Luxor Term Loans were then terminated.

Capital Lease Obligations and Other

There were various agreements to purchase gaming and other equipment maturing from January 2021 to February 2023 with varying interest rates up to 6.9%. The remaining balances are \$0 and \$202, as of June 30, 2023 and 2022, respectively. The agreements were collateralized by the related equipment. Interest expense related to these agreements for the three months ended June 30, 2023 and 2022 was \$0 and \$3, respectively. As of March 31, 2023, all outstanding balances had been paid in full.

Interest Rate Swap Agreements

As discussed above, the Company utilizes an interest rate swap agreement to convert a portion of its interest rate exposure from floating rates to fixed rates to reduce its cash flow risk associated with the First Mortgage Loan. The swap agreement expires on December 15, 2023. The fair value of the swap agreement as of June 30, 2023 and 2022 was \$1,665 and \$899, respectively, and these amounts are included in Other Current Assets in the accompanying balance sheets. The fair value of the swap agreement excludes accrued interest and takes into consideration current interest rates and current likelihood of the cap counterparties' compliance with its contractual obligations.

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NOTE 10 – COMMITMENTS AND CONTINGENCIES

Licensing

The Company's operations are dependent upon obtaining and retaining continued licensing from the New Jersey gaming authorities. The inability to obtain a license or subsequent loss of a license could have a material adverse effect on future results of operations.

New Jersey Gross Casino Revenue Tax and Casino Investment Alternative Tax

The State of New Jersey imposes Gross Casino Revenue Taxes as follows: 8.0% for land-based gross gaming revenues; 15.0% for online gaming gross revenues; 8.5% for land-based sports betting gross revenues; and 13.0% for online sports betting gross revenues. Additionally, casino license holders or online gaming permit holders are required to remit additional Casino Investment Alternative Taxes of 1.25% for its land-based gross gaming revenues and sports betting combined gross revenues, and 2.5% of its online gaming gross revenues.

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 payments in lieu of tax payments ("PILOT Payments") to the City of Atlantic City. The NJ PILOT Law also made changes to the NJ Tourism District Law and redirected certain Investment Alternative Tax ("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 their prorated portion 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 the first year of the program, calendar year 2017, the aggregate amount of PILOT Payments owed to the City of Atlantic City by Atlantic City casino gaming properties was \$120,000, prorated among operating 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. For each year from 2017 through 2021, each casino gaming property's prorated share of PILOT Payments was capped (the "PILOT CAP") at an amount equal to the real estate taxes due and payable in calendar year 2015, which was calculated based upon the assessed value of the casino gaming property for real estate tax purposes and tax rate. The PILOT CAP for the Company was \$7,541 for years through 2021.

In December 2021, the Governor of New Jersey signed a bill amending the PILOT legislation. The amendment eliminated internet gaming revenues from GGR used in determining the annual PILOT calculation and set the aggregate amount of 2022 PILOT payments owed to the City of Atlantic City by Atlantic City casino gaming properties at \$110,000 for calendar year 2022. This amount will increase each year through 2026 based on the prior year's industry gross gaming revenues, as further described in the amended legislation. The 2023 PILOT payments for the industry will total approximately \$112,000.

The Company recorded expense of \$2,550 and \$2,112 for the three months ended June 30, 2023 and 2022, respectively, and \$5,100 and \$4,224 for the six months ended June 30, 2023 and 2022, respectively related to the PILOT. This expense is included in General, Administrative and Other expense on the accompanying Consolidated Income Statements.

In August 2022, a New Jersey Superior Court Judge struck down the bill passed in December 2021, which provided provisions to the casino industry in the calculation of total annual PILOT payments and the allocation by property. The State has appealed this ruling, and on January 11, 2023, was granted an additional 120-day stay of any changes, pending appellate review. In

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April 2023, the Superior Court of New Jersey granted the State an indefinite stay; there are no new hearings currently scheduled.

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 market tourism in the city. The \$30,000 in ACA funds paid by the casinos for each of the years 2015 and 2016 under the Tourism District Law was redirected to the State of New Jersey for Atlantic City fiscal relief. Beginning with 2017, as part of the PILOT program with the State of New Jersey, the Atlantic City casino industry is required to provide \$15,000 in 2017, \$10,000 in 2018 and \$5,000 each year from 2019 through 2023, to a separate State fund for marketing initiatives aimed at growing tourism in the city. These payments are prorated among operating casino properties based on their share of the prior year’s GGR. For the six months ended June 30, 2023 and 2022, the Company expensed \$320 and \$300, respectively, related to this fund, and such amounts are included in General, Administrative and Other expenses in the accompanying consolidated statements of income.

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.

CRDA Project Grant Agreement

Pursuant to an agreement between AC Ocean Walk, LLC and the CRDA dated June 28, 2018 (the “Project Grant Agreement”), the Company is entitled to reimbursement of certain sales taxes and other fees incurred through January 2036. As of June 30, 2023 and 2022, amounts receivable related to the Project Grant Agreement totaling \$499 and \$429 are recorded within Other Current Assets in the accompanying consolidated balance sheet.

Parking Fee Agreement

In connection with the purchase of the real property now known as Ocean by the Company on January 4, 2018, the Company is obligated to a previous owner of the asset for a fee per car parked in Ocean’s parking garage. This agreement is for a term of ninety-nine (99) years, with liability for the fee to commence two years after the agreement date. The initial fee is one dollar and fifty cents per car parked, which began in year three of the agreement (2020), increasing to three dollars per car for years seven through nine, and then increasing to four dollars per car for each year thereafter. For the six months ended June 30, 2023 and 2022, the Company recorded \$717 and \$655 related to this fee. The fee is considered an addition to the purchase price of the property, is capitalized as incurred and depreciated accordingly.

Other

The Company is party to legal actions, various claims and complaints that arise in the normal course of business. It is management’s belief that its defenses are substantial in each of these matters and the Company’s position can be successfully defended or settled without material adverse effect on its financial position, results of operations, or cash flows.

NOTE 11 – RELATED PARTY TRANSACTIONS

Joint Venture

As discussed in Note 1 – Nature of Business, in April 2018, a Joint Venture was formed between AC Ocean Walk, LLC and Blue Ocean Waters, LLC, a related party, to operate the Day Club and the Night Club. The term of the agreement was to be ten years with a Blue Ocean Waters, LLC option to extend for five additional years. The two parties shared equally in the adjusted income/loss of the operations until the agreement was terminated in January 2023, retroactively to October 10, 2020.

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Luxor Term Loans

On November 24, 2021, in accordance with the Amended and Restated Framework and Investment Agreement, the Luxor Demand Notes in the amount of \$24,085 (principal and interest) were exchanged for the Luxor Term Loans. During the six months ended June 30, 2022, the Company made payments totaling \$15,021 towards the outstanding balance. The remaining amounts due on the Luxor Term Loans were fully satisfied in July 2022 and the Luxor Term Loans were then terminated.

Partnership Distributions

In 2022, in accordance with the Amended and Restated Limited Liability Company Agreement dated as of November 24, 2021 (the "LLC Agreement"), the Board of Managers of the Company approved certain tax and excess cash distributions to the partners totaling \$44,456 during 2022. Of that amount, \$39,656 was paid during the year ended December 31, 2022. The balance of \$4,800 has been recorded within Other Current Liabilities in the accompanying Balance Sheets and will not be paid until certain conditions in the LLC Agreement are satisfied. In addition, \$10,000 was approved and paid during the six-month period ending June 30, 2023.

Management Agreement

As discussed in Note 1, "2021 Transaction" on September 21, 2021, the NJCCC granted a CSIE license to OCRM, LLC (an affiliate of the Ilitch organization) and approved a Management Agreement between OCRM, LLC and AC Ocean Walk, LLC. The Management Agreement became effective on November 24, 2021. Under the Management Agreement, OCRM, LLC will provide certain management services to the Company. The agreement calls for monthly payments of \$50 for management fees. For the six months ended June 30, 2023 and 2022, the Company paid \$300 and \$300, respectively, under this agreement.

NOTE 12 – EMPLOYEE BENEFIT PLANS

401(k) Plan

The Company offers a defined contribution 401(k) plan to substantially all employees who meet certain age and length of service requirements and who are not covered by a collective bargaining agreement. Plan participants can elect to defer up to the lesser of the Internal Revenue Code prescribed maximum amount or 100% of their income on a pre-tax basis. Such deferrals are regulated under Section 401(k) of the Internal Revenue Code. The plan allows for the Company to make an employer contribution on the employee's behalf at the Company's discretion. The Company did not pay any matching contributions during the six months ended June 30, 2023 or 2022.

Multiemployer Pension Plans

Approximately 100 of the Company's trade workers, such as painters, carpenters and mechanics, are represented by collective bargaining agreements. The Company contributes to multiemployer defined benefit pension plans under the terms of these agreements. The Company is obligated to make defined contributions under these plans.

Effective May 1, 2022, the Company reached agreement with Unite Here Local 54, for a collective bargaining agreement. This agreement covers approximately 1,350 hotel, food and beverage and other employees as of June 30, 2023. Contributions to the Unite Here retirement fund commenced effective June 1, 2022.

The significant risks of participating in multiemployer defined benefit plans include, but are not limited to, the following:

- If the Company elects to withdraw from participation in the multiemployer plans, the Company may be required to pay a withdrawal liability based on the underfunded status of the plans, as applicable.
- The Company may contribute assets for the benefit of its covered employees to the multiemployer plans, but the assets could be used to provide benefits to employees of other participating employers.

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- The Company may be required to fund additional amounts if other participating employers stop contributing to the multiemployer plan.

Contributions, which are based on hours worked by covered employees, totaled \$911 and \$295 for the six months ended June 30, 2023 and 2022, respectively. These contributions were not individually significant to any of the respective plans.

NOTE 13 – SUBSEQUENT EVENTS

In preparing the accompanying consolidated financial statements, the Company has reviewed, as determined necessary by the Company's management, events that have occurred after June 30, 2023 up to August 15, 2023, the date the financial statements were available for issuance, and we believe that the appropriate disclosures have been made throughout these footnotes.