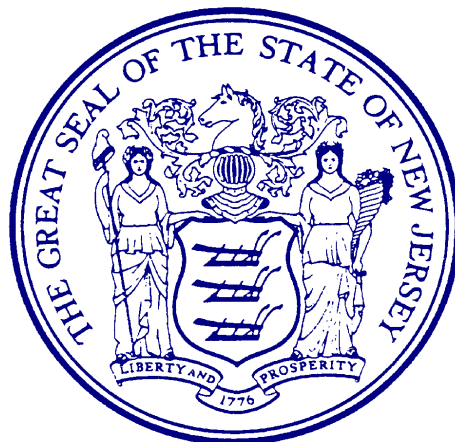


**GOLDEN NUGGET ATLANTIC CITY, LLC  
QUARTERLY REPORT**

**FOR THE QUARTER ENDED SEPTEMBER 30, 2025**

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



**OFFICE OF FINANCIAL INVESTIGATIONS  
REPORTING MANUAL**

# GOLDEN NUGGET ATLANTIC CITY, LLC

## BALANCE SHEETS

AS OF SEPTEMBER 30, 2025 AND 2024

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2025 (c)	2024 (d)
	<u>ASSETS:</u>			
	Current Assets:			
1	Cash and Cash Equivalents.....	3	\$21,303	\$21,451
2	Short-Term Investments.....		0	0
3	Receivables and Patrons' Checks (Net of Allowance for Doubtful Accounts - 2025, \$970; 2024, \$1,017).....	4	20,243	14,504
4	Inventories .....		2,265	2,236
5	Other Current Assets.....	5	1,037	2,225
6	Total Current Assets.....		44,848	40,416
7	Investments, Advances, and Receivables.....		56,264	46,700
8	Property and Equipment - Gross.....	6	256,577	246,636
9	Less: Accumulated Depreciation and Amortization.....	6	(127,470)	(117,865)
10	Property and Equipment - Net.....	6	129,107	128,771
11	Other Assets.....	7	14,941	16,151
12	Total Assets.....		\$245,160	\$232,038
	<u>LIABILITIES AND EQUITY:</u>			
	Current Liabilities:			
13	Accounts Payable.....		\$1,907	\$4,871
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.....	8	48,977	39,572
19	Other Current Liabilities.....	8	424	500
20	Total Current Liabilities.....		51,308	44,943
	Long-Term Debt:			
21	Due to Affiliates.....		0	0
22	External.....		0	0
23	Deferred Credits .....		0	0
24	Other Liabilities.....		2,094	64
25	Commitments and Contingencies.....		0	0
26	Total Liabilities.....		53,402	45,007
27	Stockholders', Partners', or Proprietor's Equity.....		191,758	187,031
28	Total Liabilities and Equity.....		\$245,160	\$232,038

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

# GOLDEN NUGGET ATLANTIC CITY, LLC

## STATEMENTS OF INCOME

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2025 (c)	2024 (d)
	Revenue:			
1	Casino.....		\$52,287	\$60,948
2	Rooms.....		12,649	12,031
3	Food and Beverage.....		32,399	32,103
4	Other.....		18,877	19,093
5	Net Revenue.....		116,212	124,175
	Costs and Expenses:			
6	Casino.....		30,554	34,292
7	Rooms, Food and Beverage.....		32,166	32,696
8	General, Administrative and Other.....		38,412	42,237
9	Total Costs and Expenses.....		101,132	109,225
10	Gross Operating Profit.....		15,080	14,950
11	Depreciation and Amortization.....		7,039	6,438
	Charges from Affiliates Other than Interest:			
12	Management Fees.....		0	0
13	Other.....		0	0
14	Income (Loss) from Operations.....		8,041	8,512
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....		0	0
16	Interest Expense - External.....		0	0
17	CRDA Related Income (Expense) - Net.....	12	(973)	(1,106)
18	Nonoperating Income (Expense) - Net.....		2	2
19	Total Other Income (Expenses).....		(971)	(1,104)
20	Income (Loss) Before Taxes .....		7,070	7,408
21	Provision (Credit) for Income Taxes.....		2,162	1,243
22	Net Income (Loss).....		\$4,908	\$6,165

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

# GOLDEN NUGGET ATLANTIC CITY, LLC

## STATEMENTS OF INCOME

FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

(UNAUDITED)

(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2025 (c)	2024 (d)
	Revenue:			
1	Casino.....		\$17,018	\$21,258
2	Rooms.....		5,808	5,464
3	Food and Beverage.....		13,192	12,431
4	Other.....		7,335	7,634
5	Net Revenue.....		43,353	46,787
	Costs and Expenses:			
6	Casino.....		10,309	11,867
7	Rooms, Food and Beverage.....		12,412	12,281
8	General, Administrative and Other.....		13,477	16,414
9	Total Costs and Expenses.....		36,198	40,562
10	Gross Operating Profit.....		7,155	6,225
11	Depreciation and Amortization.....		2,984	1,923
	Charges from Affiliates Other than Interest:			
12	Management Fees.....		0	0
13	Other.....		0	0
14	Income (Loss) from Operations.....		4,171	4,302
	Other Income (Expenses):			
15	Interest Expense - Affiliates.....		0	0
16	Interest Expense - External.....		0	0
17	CRDA Related Income (Expense) - Net.....	12	(467)	(498)
18	Nonoperating Income (Expense) - Net.....		0	0
19	Total Other Income (Expenses).....		(467)	(498)
20	Income (Loss) Before Taxes .....		3,704	3,804
21	Provision (Credit) for Income Taxes.....		1,133	996
22	Net Income (Loss).....		\$2,571	\$2,808

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

# GOLDEN NUGGET ATLANTIC CITY, LLC STATEMENTS OF CHANGES IN PARTNERS', PROPRIETOR'S OR MEMBERS' EQUITY

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2024  
AND THE NINE MONTHS ENDED SEPTEMBER 30, 2025

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	Contributed Capital (c)	Accumulated Earnings (Deficit) (d)	(e)	Total Equity (Deficit) (f)
1	Balance, December 31, 2023.....		\$117,019	\$63,846		\$180,865
2	Net Income (Loss) - 2024.....			5,985		5,985
3	Capital Contributions.....					0
4	Capital Withdrawals.....					0
5	Partnership Distributions.....					0
6	Prior Period Adjustments.....					0
7	_____					0
8	_____					0
9	_____					0
10	Balance, December 31, 2024.....		117,019	69,831	0	186,850
11	Net Income (Loss) - 2025.....			4,908		4,908
12	Capital Contributions.....					0
13	Capital Withdrawals.....					0
14	Partnership Distributions.....					0
15	Prior Period Adjustments.....					0
16	_____					0
17	_____					0
18	_____					0
19	Balance, September 30, 2025.....		\$117,019	\$74,739	\$0	\$191,758

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

# GOLDEN NUGGET ATLANTIC CITY, LLC

## STATEMENTS OF CASH FLOWS

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

(UNAUDITED)

(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2025 (c)	2024 (d)
1	CASH PROVIDED (USED) BY OPERATING ACTIVITIES..		\$1,895	(\$68,859)
	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.....		(3,601)	(11,327)
5	Proceeds from Disposition of Property and Equipment.....		0	0
6	CRDA Obligations .....		(1,164)	(1,436)
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.....		(4,765)	(12,763)
	CASH FLOWS FROM FINANCING ACTIVITIES:			
13	Proceeds from Short-Term Debt .....		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	.....		0	0
22	.....		0	0
23	Net Cash Provided (Used) By Financing Activities.....		0	0
24	Net Increase (Decrease) in Cash and Cash Equivalents.....		(2,870)	(81,622)
25	Cash and Cash Equivalents at Beginning of Period.....		24,173	103,073
26	Cash and Cash Equivalents at End of Period.....		\$21,303	\$21,451
	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.

# GOLDEN NUGGET ATLANTIC CITY, LLC

## STATEMENTS OF CASH FLOWS

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

(UNAUDITED)  
(\$ IN THOUSANDS)

Line (a)	Description (b)	Notes	2025 (c)	2024 (d)
	<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
29	Net Income (Loss).....		\$4,908	\$6,165
30	Depreciation and Amortization of Property and Equipment...		7,039	6,438
31	Amortization of Other Assets.....		0	0
32	Amortization of Debt Discount or Premium.....		0	0
33	Deferred Income Taxes - Current .....		0	0
34	Deferred Income Taxes - Noncurrent .....		0	0
35	(Gain) Loss on Disposition of Property and Equipment.....		0	0
36	(Gain) Loss on CRDA-Related Obligations.....		1,164	1,436
37	(Gain) Loss from Other Investment Activities.....		0	0
38	(Increase) Decrease in Receivables and Patrons' Checks .....		(12,580)	(2,621)
39	(Increase) Decrease in Inventories .....		(156)	50
40	(Increase) Decrease in Other Current Assets.....		1,059	(1,197)
41	(Increase) Decrease in Other Assets.....		19	(777)
42	Increase (Decrease) in Accounts Payable.....		(4,448)	1,081
43	Increase (Decrease) in Other Current Liabilities .....		0	0
44	Increase (Decrease) in Other Liabilities .....		4,890	(79,434)
45	.....		0	0
46	.....		0	0
47	Net Cash Provided (Used) By Operating Activities.....		\$1,895	(\$68,859)

### SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

	<b>ACQUISITION OF PROPERTY AND EQUIPMENT:</b>			
48	Additions to Property and Equipment.....		(\$3,601)	(\$11,327)
49	Less: Capital Lease Obligations Incurred.....		0	0
50	Cash Outflows for Property and Equipment.....		(\$3,601)	(\$11,327)
	<b>ACQUISITION OF BUSINESS ENTITIES:</b>			
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
	<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.

**GOLDEN NUGGET ATLANTIC CITY, LLC**  
**SCHEDULE OF PROMOTIONAL**  
**EXPENSES AND ALLOWANCES**

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025  
(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	61,353	\$5,058	0	\$0
2	Food	85,223	4,416	0	\$0
3	Beverage	355,171	3,550	0	\$0
4	Travel	0	0	184	\$46
5	Bus Program Cash	0	0	0	\$0
6	Promotional Gaming Credits	108,589	21,143	0	\$0
7	Complimentary Cash Gifts	174	382	0	\$0
8	Entertainment	3,914	193	0	\$0
9	Retail & Non-Cash Gifts	53,569	1,873	0	\$0
10	Parking	0	0	299,017	\$1,078
11	Other	43,803	1,559	86,395	\$4,209
12	Total	711,796	\$38,174	385,596	\$5,333

FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2025

Line (a)	Description (b)	Promotional Allowances		Promotional Expenses	
		Number of Recipients (c)	Dollar Amount (d)	Number of Recipients (e)	Dollar Amount (f)
1	Rooms	23,782	\$2,011	0	\$0
2	Food	30,040	1,561	0	0
3	Beverage	132,995	1,329	0	0
4	Travel	0	0	52	13
5	Bus Program Cash	0	0	0	0
6	Promotional Gaming Credits	39,346	8,041	0	0
7	Complimentary Cash Gifts	47	99	0	0
8	Entertainment	1,770	97	0	0
9	Retail & Non-Cash Gifts	18,504	647	0	0
10	Parking	0	0	117,715	354
11	Other	17,182	608	28,512	1,558
12	Total	263,666	\$14,393	146,279	\$1,925

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

\*\*\$M in PGCS are for RIS/Betfair


**GOLDEN NUGGET ATLANTIC CITY, LLC  
STATEMENT OF CONFORMITY,  
ACCURACY, AND COMPLIANCE**

FOR THE QUARTER ENDED SEPTEMBER 30, 2025

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.

11/18/2025

Date



John Caruso

Director of Finance and Controller  
Title

8827-11

License Number

On Behalf of:

GOLDEN NUGGET ATLANTIC CITY, LLC  
Casino Licensee

## **1. NATURE OF BUSINESS**

Golden Nugget Atlantic City, LLC (“GNAC”, the “Company”, “we”, “our” or “us”) is the subsidiary of GNAC Holdings, LLC, a Delaware LLC. GNAC is the holder of the gaming license issued by the state of New Jersey and operates the Golden Nugget Atlantic City Hotel and Casino in Atlantic City, New Jersey. GNAC Holdings, LLC is wholly owned by Fertitta Entertainment, LLC, a Nevada LLC (“FEL” or “Parent”), which is a national, diversified restaurant, hospitality, entertainment, and gaming company principally engaged in the ownership and operation of full-service restaurants and Golden Nugget gaming facilities. FEL is a wholly owned indirect subsidiary of Fertitta Entertainment, Inc. (“FEI”), which is wholly owned by Tilman J. Fertitta. As a result of Mr. Fertitta’s confirmation by the U.S. Senate as the U.S. ambassador to Italy and San Marino, he resigned as an officer and director of both FEL and FEI. He remains the owner of FEI and sets the strategy for the company.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### ***Basis of Presentation***

The accompanying consolidated financial statements include the consolidated accounts of GNAC. All intercompany accounts and transactions have been eliminated in consolidation. The consolidated financial statements included herein have been prepared without audit and pursuant to the rules and regulations of the New Jersey Division of Gaming Enforcement. In the opinion of management, all adjustments, consisting of normal recurring items and estimates necessary for a fair presentation of the results for interim periods, have been made.

### ***Use of Estimates***

The preparation of financial statements in conformity with Generally Accepted Accounting Principles in the United States of America (“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. Actual results could differ from those estimates.

### ***Revenue Recognition***

We recognize revenue when control over the goods and services we provide has transferred to the customer, which is generally when the services are performed and we have no substantive performance obligations remaining. Sales taxes collected from customers and remitted to governmental authorities are presented on a net basis, or excluded from revenues, in our consolidated statements of operations.

Casino revenue is the aggregate net difference between gaming wins and losses, less sales incentives and other adjustments. Liabilities are recognized for funds deposited by customers before gaming play occurs and for chips in the customer’s possession. Jackpots, other than the incremental amount of progressive jackpots, are recognized at the time they are won by customers. We accrue the incremental amount of progressive jackpots as the progressive machine is played, and the progressive jackpot amount increases, with a corresponding reduction to casino revenues.

Hotel, food and beverage, and other revenues are recognized as goods and services are transferred to the customer. Room revenue is generally recognized over time, consistent with the customer’s reservation period. Advance deposits for future hotel occupancy, convention space or food and beverage services are recorded as a liability until the goods and services are provided to the customer. Food and beverage and other revenues are recognized at the point in time the services are performed or events are held.

The relative standalone selling price of accommodations, food and beverage, and other services furnished to hotel-casino guests without charge is recognized as a reduction to revenues for the department, which issued the complimentary offering, and as an increase to revenues for the department redeemed. Complimentary offerings periodically offered by third parties at the discretion and under our control are recorded as an expense when incurred.

Our gaming revenues included complimentary offerings and loyalty point redemptions for the three months ended September 30 as follows (in thousands):

	Three Months Ended September 30,	
	2025	2024
Rooms	\$ 2,004	\$ 2,065
Food and Beverage	2,879	2,885
Other	1,335	1,255
Total	<u>\$ 6,218</u>	<u>\$ 6,205</u>

On May 5, 2022, Golden Nugget Online Gaming Inc. and DraftKings Holdings Inc. (“DraftKings”) completed a merger transaction (the “DraftKings Merger”). DraftKings agreed to pay royalties to FEL based upon gaming revenues as defined and DraftKings obtained the right to use the Golden Nugget brand.

GNAC has direct control and obtains the economic benefit of “skins” associated with the GNAC’s land-based casino operating license. “Skins” allow market access opportunities for online betting operators within a jurisdiction. Revenues from market access agreements, royalties and permit fees associated with the “skins” is included in Gaming Other Revenues.

### ***Slot Player Club Liability***

We have established promotional slot and player clubs to encourage repeat business from frequent and active slot machine customers and table games patrons. Members earn points based on gaming activity and such points can be redeemed for complimentary amenities, including meals in our non-casino restaurants. The incentives earned by customers under these programs are based on their past play and represent separate performance obligations. Player club points generally expire within twelve months.

For transactions where player’s club points are earned we allocate a portion of the transaction price to the points that are earned based upon the relative standalone selling prices of the goods and services involved. We have determined the standalone selling price of player’s club points by computing the redemption value of points expected to be redeemed. We have applied the practical expedient under the portfolio approach to each of our player’s club transactions because of the similarity of gaming transactions. When the activity underlying the earning of points has a wide range of selling prices and is highly variable, we use the residual approach in the allocation, computing the value of the player’s club points and allocating the residual amount to the remaining revenue-generating activity. This allocation results in a portion of the transaction price being deferred and presented as contract liabilities in our accompanying balance sheets.

Our loyalty programs include various tiers that offer different benefits, and members are able to earn credits towards tier status, which generally enables them to receive discounts similar to those provided as the complimentary offerings described above. We have determined that any such discounts received as a result of tier status do not represent material rights, and therefore, we do not account for them as distinct performance obligations.

### ***Cash and Cash Equivalents***

Cash and cash equivalents include cash on account and cash on hand. We consider short-term, highly liquid investments that have an original maturity of three months or less to be cash equivalents. Amounts held in financial institutions are in excess of FDIC insurance limits. We have not experienced any losses in such accounts and believe we are not exposed to any significant risks on our cash in bank accounts.

### ***Accounts Receivable***

Accounts receivable is comprised primarily of casino and hotel receivables, net of an allowance for doubtful accounts. The allowance is estimated based on specific review of customer accounts as well as historical collection experience and current economic and business conditions. Receivables are written off when management deems the account to be uncollectible.

### ***Inventories***

Inventories consist primarily of food and beverages used in our restaurant outlets and retail goods are recorded at the lower of cost or net realizable value as determined by the average cost.

### ***Property and Equipment***

Property and equipment are recorded at cost. Depreciation expense is computed utilizing the straight-line method over the estimated useful lives of the depreciable assets, as follows: buildings and improvements 10 to 40 years; furniture, fixtures and equipment 5 to 15 years; and automobiles and limousines 4 to 5 years.

Costs of major improvements are capitalized; costs of normal repairs and maintenance are charged to expense as incurred. Gains or losses on dispositions of property and equipment are recognized in the consolidated statement of operations when incurred.

### ***Insurance Liability***

We maintain large deductible insurance policies related to property, general liability, workers' compensation coverage, and certain employee medical claims. Predetermined loss limits have been arranged with insurance companies to limit our per occurrence cash outlay. Accrued liabilities include the estimated costs to settle unpaid claims and estimated incurred but not reported claims using actuarial methodologies.

### ***Advertising Costs***

Advertising costs are expensed as incurred during such year. Advertising costs, included in casino, food, beverage, and general and administrative expense, were \$0.2 million and \$0.2 million for the three months ended September 30, 2025 and 2024, respectively, and \$0.5 million and \$0.5 million for the nine months ended September 30, 2025 and 2024, respectively.

### ***Leases***

We lease real estate and certain equipment. We evaluate our leases at the commencement of the lease to determine the classification as an operating or finance lease. The lease term commences on the date when we have the right to control the use of the leased property, which is typically before lease payments are due under the terms of the lease.

Our real estate lease requires payment of property taxes, insurance and maintenance costs in addition to the lease payments. We account for fixed lease and non-lease components of a lease as a single lease component. Operating lease liabilities are recognized based on the present value of minimum lease payments over the remaining expected lease term using our incremental borrowing rate. The right-of-use lease assets are measured based on the operating lease liability.

We recognize lease expense related to operating leases on a straight-line basis. Leases with an initial term of 12 months or less are not recorded on the balance sheet and are recognized on a straight-line basis over the lease term. Contingent rentals represent payment of variable lease obligations based on a percentage of revenues, as defined by the terms of the applicable lease agreement and are accrued at the point in time we determine that it is probable that such sales levels will be achieved.

### 3. CASH AND CASH EQUIVALENTS

Cash as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Unrestricted Cash	\$ 21,303	\$ 21,451

### 4. ACCOUNTS RECEIVABLE

Accounts receivable as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Gaming	\$ 2,278	\$ 3,198
Allowance	(948)	(1,010)
Non-Gaming	18,935	12,323
Allowance Hotel	(22)	(7)
Total	<u>\$ 20,243</u>	<u>\$ 14,504</u>

### 5. OTHER CURRENT ASSETS

Other current assets as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Deposits	\$ 201	\$ 119
Prepaid Taxes	390	414
Other Prepaid	446	1,692
Total	<u>\$ 1,037</u>	<u>\$ 2,225</u>

### 6. PROPERTY AND EQUIPMENT

Property and equipment as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Land	\$ 17,650	\$ 17,650
Buildings and Improvements	142,451	136,205
Furniture, Fixtures, Equipment	96,476	92,781
Property and Equipment, Gross	\$ 256,577	\$ 246,636
Accumulated Depreciation	<u>(127,470)</u>	<u>(117,865)</u>
Property and Equipment, Net	\$ 129,107	\$ 128,771

## 7. OTHER ASSETS

Other assets as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Gaming License	\$ 3,215	\$ 3,215
Software	108	138
Operating Lease Right-of-Use Asset	2,500	563
Deferred Taxes	8,918	12,035
Other Non-Current	<u>200</u>	<u>200</u>
Total	<u>\$ 14,941</u>	<u>\$ 16,151</u>

## 8. OTHER ACCRUED EXPENSES & LIABILITIES

Other accrued expenses and liabilities as of September 30 consisted of the following (in thousands):

	<u>2025</u>	<u>2024</u>
Payroll and Related	\$ 4,107	\$ 3,491
Customer Deposits	-	-
Advance Deposits	1,512	1,805
Other	<u>43,358</u>	<u>34,276</u>
Total Accrued Expenses	\$ 48,977	\$ 39,572
Operating Lease Liability	<u>424</u>	<u>500</u>
Total Other Current Liabilities	\$ 424	\$ 500

## 9. LEASES

The components of total lease cost for the nine months ended September 30 were as follows (in thousands):

	<u>2025</u>	<u>2024</u>
Operating Lease Cost	\$ 405	\$ 386
Variable Lease Cost	751	1,127
Short Term Lease Cost	<u>2,063</u>	<u>1,980</u>
Total Lease Cost	<u>\$ 3,219</u>	<u>\$ 3,493</u>

Cash activities associated with leases for the nine months ended September 30 were as follows (in thousands):

	<u>2025</u>	<u>2024</u>
Payments for Operating Lease Liabilities	\$ 386	\$ 386
Lease Assets Obtained in exchange for new lease liabilities	<u>2,403</u>	<u>-</u>
	<u>\$ 2,789</u>	<u>\$ 386</u>

## 10. INTERNET GAMING AND SPORTS WAGERING

We hold a license for both internet gaming and sports wagering and operate a retail sports wagering lounge. In addition, we have entered into several skin agreements with various online casino operators under which we provide the skin operator access to an available internet gaming and/or sports wagering license in the state of New Jersey.

The table below provides a brief summary of the five internet gaming skins in use as of September 30, 2025:

<b>Skin</b>	<b>Affiliate/Owner/ Operator of Skin</b>	<b>Operation Commencement Date (1)</b>	<b>Internet Gaming or Sports Wagering</b>	<b>GNAC Revenue Recognition</b>
Fanduel	Fanduel / Betfair	05/2022	Internet Gaming	Contractual Payments
Spin Palace	Super Group	05/2022	Internet Gaming	Contractual Payments
Golden Nugget	GNOG / DraftKings	05/2022	Internet Gaming	Contractual Payments
BetRivers	Rush Street Interactive	05/2022	Internet Gaming	Contractual Payments
Jackpot City	Super Group	03/2024	Internet Gaming	Contractual Payments

(1) Prior to May 2022, we operated under an affiliate license held by Golden Nugget Online Gaming (GNOG)

We do not own or operate any of the Internet gaming skins highlighted in the preceding table. Instead, we receive distributions from contractual agreements, and only those distributions are included in net revenue on our income statement. For the nine months ended September 30, 2025, we recognized revenue of \$5.5 million which includes revenue related to reimbursable expenses of \$0.6 million.

### *Inactive Sports Wagering Skins*

Betway, a Third-Party sports wagering skin, commenced operations on 05/04/2022 and ceased operations on 07/31/2024. We received distributions from the contractual agreements with Betway and only those distributions were included in net revenue on our income statement through 07/31/2024.

Golden Nugget Online Gaming, a Third-Party sports wagering skin, commenced operations on 05/04/2022 and ceased operations on 03/31/2024. We received distributions from the contractual agreements with Golden Nugget Online Gaming and only those distributions were included in net revenue on our income statement through 03/31/2024.

### *Sports Wagering Lounge*

We operated a sports wagering lounge through 10/02/2024 and all revenue from the lounge was reported on our income statement. The sports wagering lounge was closed on 10/02/2024 and reopened on 01/29/2025.

## 11. EMPLOYEE BENEFIT PLAN

Certain of our employees are covered by union-sponsored, collective bargained, multi-employer health and welfare and defined benefit pension plans. We recorded plan related expenses of \$2.5 million for both the three months ended September 30, 2025 and 2024, and \$7.1 million and \$7.3 million for the nine months ended September 30, 2025 and 2024, respectively.

We sponsor a qualified defined contribution retirement plan (401(k) Plan) covering our eligible, non-union employees. The 401(k) plan allows eligible employees to contribute, subject to Internal Revenue Service limitations on total annual contributions, up to 75% of their base compensation as defined in the 401(k) Plan, to various investment funds. We may match at our discretion, within prescribed limits, a portion of eligible employees' contributions. Matching contributions for the three months ended September 30, 2025 and 2024 were immaterial. Employee contributions vest immediately while our contributions vest 20% annually beginning in the participant's second year of eligibility.

## 12. COMMITMENTS AND CONTINGENCIES

### *Casino Reinvestment Development Authority Obligation*

As required by the provisions of the New Jersey Casino Control Act (the "Act"), we are assessed an amount equal to 1.25% of our land-based gross gaming revenues in order to fund qualified investments. This assessment is made in lieu of an Investment Alternative Tax (the "IAT") equal to 2.5% of land-based gross gaming revenues. Once the funds are deposited with the New Jersey Casino Reinvestment Development Authority ("CRDA"), qualified investments may be satisfied by: (i) the purchase of bonds issued by the CRDA at a below market rate of interest; (ii) direct investment in projects; or (iii) a donation of funds to projects as determined by the CRDA. 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.

In May 2016, pursuant to a provision contained within legislation enacted to address Atlantic City's fiscal matters commonly referred to as the PILOT (payment in lieu of taxes) law, any CRDA funds not utilized or pledged for direct investments, the purchases of CRDA bonds or otherwise contractually obligated, related to all funds received from the payment of the IAT going forward are allocated to the City of Atlantic City. The PILOT law directs that these funds be used for the purposes of paying debt service on bonds issued by the City of Atlantic City prior to and after the date of the PILOT law. The provisions expire as of December 31, 2026.

We are required to make quarterly deposits with the CRDA to satisfy our investment obligations and, as a result of the PILOT law, record a charge to expense for 100% of the obligation amount as of the date the obligation arises.

For both the three months ended September 30, 2025 and 2024, we charged to general and administrative expense \$0.5 million, and for the nine months ended September 30, 2025 and 2024, we charged \$0.5 million and \$1.1 million, respectively.

CRDA deposits and investments in CRDA bonds reflected in other assets, net on the accompanying consolidating balance sheets, net of allowances of \$25.5 million, as of September 30, 2025 and \$23.9 million at September 30, 2024, had no value.

### *Atlantic City PILOT Program*

In June 2016, the State of New Jersey passed legislation known as the PILOT bill, which requires casino properties for the next 10 years, starting January 1, 2017, to make payments in lieu of property taxes based on a statutory formula. An additional part of that bill requires the casinos to make annual payments to the state starting retroactively in 2015 through 2022 based on a similar formula. In December 2021, the State of New Jersey passed legislation, which amended the original 2016 statutory PILOT formula for the years 2022 through 2026 as well as extended the additional annual payments from 2022 through 2026. For our contribution to the state, we incurred expenses of \$1.7 million for the three months ended September 30, 2025 and \$1.6 million for the three months ended September 30, 2024, and \$5.0 million for the nine months ended September 30, 2025 and \$4.7 million for the nine months ended September 30, 2024.

### ***Lease Commitments***

We have a non-cancelable operating lease that covers the land, building and marina adjacent to our property, which expires in 2030. Other lease commitments also include operating equipment used in daily operations. In addition to minimum lease commitments, the lease provides for contingent rentals based on a percentage of revenues in excess of specified amounts. See Note 9 for lease costs for the nine months ended September 30, 2025 and 2024.

### ***General Litigation***

We are subject to legal proceedings and claims that arise in the ordinary course of business. We do not believe that the outcome of any of these matters will have a material adverse effect on our financial position, results of operations or cash flows.

## **13. TRANSACTIONS WITH AFFILIATES**

### ***Shared Services Agreement***

We have entered into Shared Services Agreements (SSA's) with affiliates. Pursuant to the SSA's, the parties agree to cooperatively develop and implement joint programs for the procurement and implementation of certain products and services including insurance and risk management, legal, information technology, entertainment, general purchasing, financial planning and accounting, human resources and employee benefit administration, marketing, strategic and tactical business planning, retail and executive management. The SSA's provide for the reimbursement of expenses if either party incurs costs in excess of its proportional share.

## **14. SUBSEQUENT EVENTS**

We have evaluated subsequent events through November 15, 2025, which is the date our consolidated financial statements were available to be issued.