

# **DRIVE SHACK INC.®**

## **EARNINGS PRESENTATION – SECOND QUARTER 2021**



# Cautionary Note on Forward-Looking Statements

***This disclaimer applies to this document and the verbal or written comments of any person presenting it. This document, taken together with any such verbal or written comments, is referred to herein as the “Presentation.”***

This presentation contains forward-looking statements, within the meaning of the Private Securities Litigation Reform Act of 1995, which are subject to known and unknown risks, uncertainties and other important factors that may cause actual results to be materially different.

All statements other than statements of historical fact included in this presentation are forward-looking statements, including, but not limited to, timing of new venue openings, expected financial outlook for fiscal 2021, expected operating performance, time of construction start dates and milestones, expected sales and trends in Drive Shack Inc.'s (the "Company's") operations including statements relating to the effects of COVID-19 and the Company's mitigation efforts and our ability to achieve our growth plans and goals.

Forward-looking statements discuss the Company's current expectations and projections relating to its financial position, results of operations, plans, objectives, future performance and business. You can identify forward-looking statements by the fact that they do not relate strictly to historical or current facts. These statements may include words such as "aim," "anticipate," "believe," "estimate," "expect," "forecast," "outlook," "potential," "project," "projection," "plan," "intend," "seek," "may," "could," "would," "will," "should," "can," "can have," "likely," the negatives thereof and other similar expressions.

Without limiting the generality of the foregoing, targeted returns and growth, including with respect to the number and timing of new venue openings, are forward-looking statements, represent management's view and are estimated based on current and projected future operating performance of our locations, comparable companies in our industry and a variety of other assumptions, many of which are beyond our control, that could prove incorrect. As a result, actual results may vary materially with changes in our liquidity or ability to obtain financing, changes in market conditions and additional factors described in our reports filed with the Securities and Exchange Commission ("SEC"), which we encourage you to review. We undertake no obligation to update these estimates.

For a discussion of some of the risks and important factors that could cause actual results to differ materially from such forward-looking statements, see the sections entitled "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" in the Company's periodic reports filed with the SEC, which are available on the Company's website ([www.http://ir.driveshack.com](http://ir.driveshack.com)). Forward-looking statements speak only as of August 9, 2021. We expressly disclaim any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.

This Presentation includes forward-looking financial measures that are not recognized under generally accepted accounting principles ("GAAP"), including EBITDA and SG&A excluding certain compensation expenses. This non-GAAP financial information does not speak to historical financial results and is an estimate of what could occur in the future and is not an alternative to financial information prepared in accordance with GAAP, which is included in the Company's filings with the SEC. The Company has not reconciled its EBITDA expectations set forth in this presentation, as items that impact such expectations are out of the Company's control and/or cannot be reasonably predicted. Accordingly, a reconciliation is not available without unreasonable effort.

# About Drive Shack Inc.

Drive Shack Inc. is a leading owner and operator of golf-related leisure and entertainment businesses focused on **bringing people together through competitive socializing**. Today, our portfolio consists of American Golf, Drive Shack and Puttery.

# Our Mission

To become the largest **venue-based competitive socializing** and **entertainment** platform in the country.

# 1. Executive Summary

## 2. Operations

## 3. Puttery

## 4. Financial Results



## Executive Summary

# Second Quarter 2021 Highlights

## Earnings

- Operating income of \$1.1M, our first quarterly operating income in three years
- DS venues surpass their pre-pandemic EBITDA<sup>(1)</sup> levels; expect momentum to continue in Q3
- AGC continues to outperform as demand for traditional golf remains steady
- Total company Adj. EBITDA<sup>(1)</sup> of \$7.7M, our 4<sup>th</sup> consecutive quarter of positive Adj. EBITDA<sup>(1)</sup>
  - On a trailing 12-month basis, total company Adj. EBITDA<sup>(1)</sup> was \$19.1M

## Puttery

- On track to open first Puttery venue in the coming weeks
- Charlotte expected to open in Q4 2021
- Executed partnership agreement with Rory McIlroy

## Liquidity

- \$81M in unrestricted cash on hand as of 6/30/21
- Ample liquidity to fund development of first 7 Puttery venues

1) Venue EBITDA and Adjusted EBITDA are Non-GAAP financial metrics. See Adjusted EBITDA and Venue EBITDA Non-GAAP Reconciliations on page 29.

## Executive Summary

# Our Transformation...How We Got Here

*We've transformed from a traditional golf business into an entertainment operating company*

## Traditional Golf Roots: AGC

### American Golf Corp.

As a traditional golf company, we **own, lease and manage courses**

- Sold majority of owned course portfolio, continue to lease and manage courses

Transformed  
**Traditional  
Golf Business**  
into an  
**Entertainment  
Operating  
Company**

## Entertainment Golf: Drive Shack and Puttery

### Drive Shack Venues

Opened **first Drive Shack in Orlando** – April 2018

- Used as beta site to test enhancements for next generation of venues

Opened **3 Gen 2.0 venues** across 2H 2019

- Raleigh, Richmond and West Palm
- Significantly outperformed expectations in 2019; beat internal revenue plan by +14%

### Puttery Venues

Developed new entertainment golf experience – indoor, tech-enabled putting within an immersive experience

- Committed to 7 Puttery venues in 2021 expected to be open, under development or in lease

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.

## Executive Summary

# Our Courses and Venues<sup>(1)</sup>

**AGC  
GOLF  
COURSES**

**OWNED**  
1 Course

**LEASED**  
33 Courses

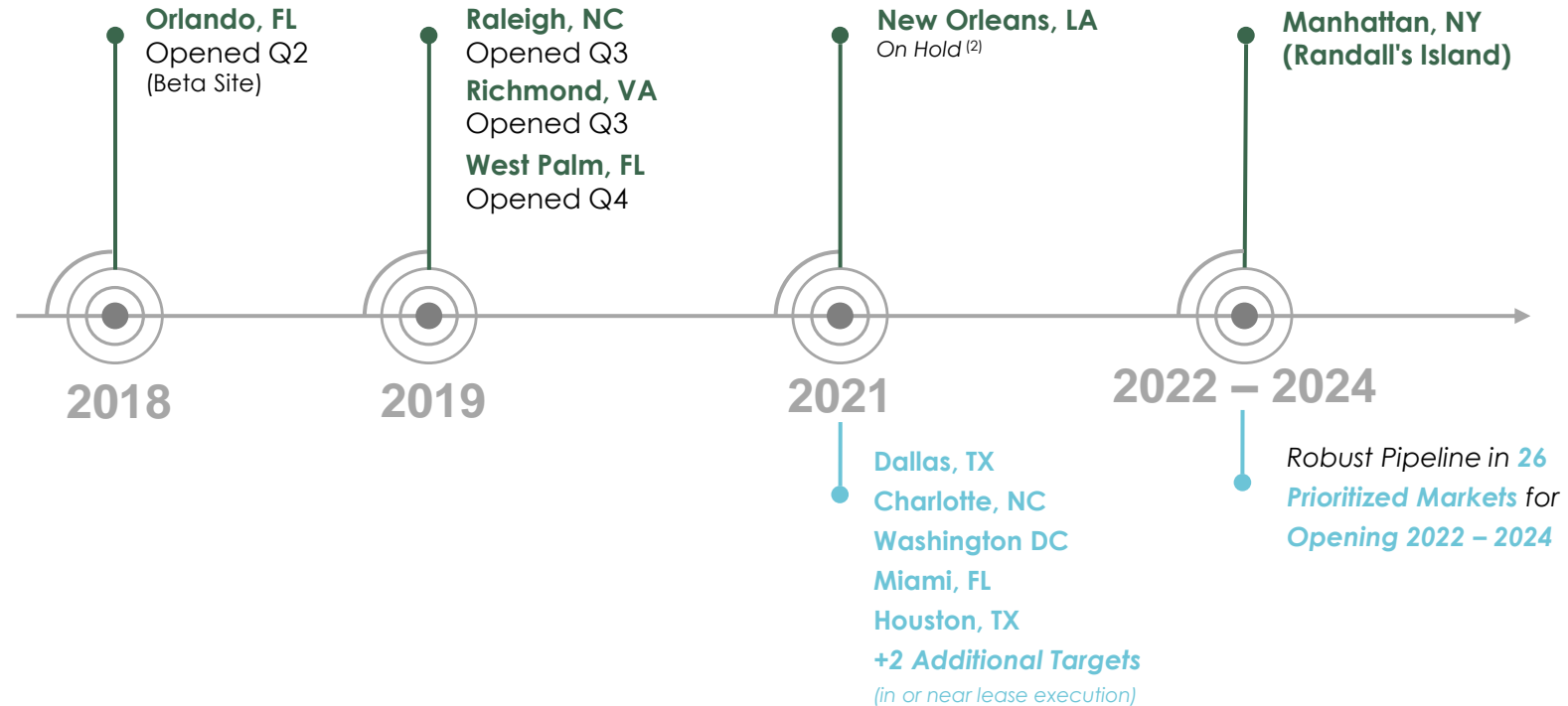
**MANAGED**  
22 Courses

### CURRENT VENUES

### COMMITTED VENUES

**DRIVE  
SHACK  
VENUES**

**PUTTERY  
VENUES**



1) As of 6/30/2021.

2) Drive Shack is committed to leases in New Orleans and Randall's Island. New Orleans development remains "on hold" and Randall's Island is expected to open by the end of 2023.

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.

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## Operations

# DS Venues Surpass Their Pre-Pandemic EBITDA Levels<sup>(1)</sup>

*Continue to gain momentum, delivered better than expected results in Q2-21*

**Q2** venue EBITDA<sup>(1)</sup> was **\$4.6M** vs. \$(1.1M) a year ago

**Q2** Revenue was **\$11.6M**, with record high walk-in revenue in each venue

Our venues have largely **returned to pre-COVID levels**, with the exception of events

## DS Venue Revenue and EBITDA<sup>(1)</sup> (\$M)

	2019	2020					2021	
	Q4	Q1	Q2	Q3	Q4	FY	Q1	Q2
Revenue	\$12.9	\$10.1	\$1.8	\$6.2	\$7.2	\$25.2	\$8.2	\$11.6
Venue EBITDA <sup>(1)</sup>	\$1.4	\$0.3	(\$1.1)	\$1.1	\$1.7	\$2.0	\$2.0	\$4.6

1) Venue EBITDA is a Non-GAAP financial metrics. See Adjusted EBITDA and Venue EBITDA Non-GAAP Reconciliations on page 29 and Non-GAAP Reconciliation to Venue EBITDA from Operating Income for Entertainment Golf on page 30.

## Operations

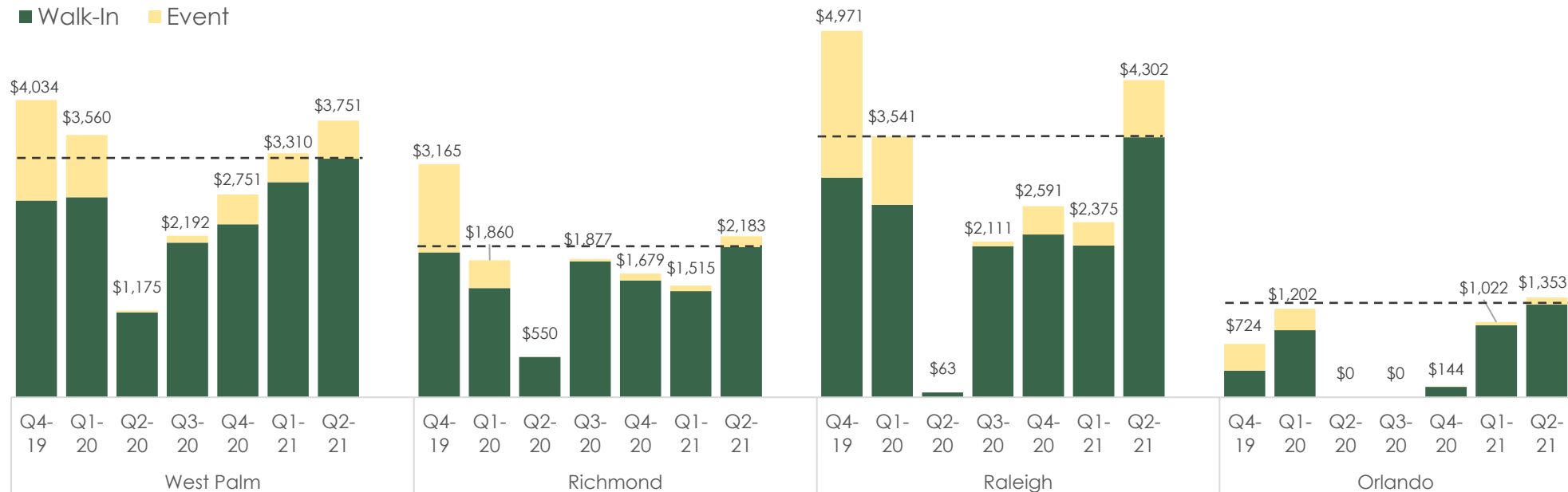
# Drive Shack Venues Deliver All-Time High Walk-In Revenue

**Q2 2021 Total Revenue of \$11.6M** – Walk-in Revenue of \$10.1M | Events Revenue of \$1.5M

- Walk-in business is returning to normalized, pre-COVID levels
- Q2-21 walk-in revenue was up +26% to Q4-19 levels of \$8.0M
- Delivered **record high walk-in revenue**<sup>(1)</sup> in Q2-21 in all venues

## Drive Shack Venues: Revenue by Quarter

(\$ in 000's)



1) Excludes Orlando's grand opening quarter in Q2-18 of \$1.8M in total revenue, with \$1.4M in walk-in revenue and \$0.4M in event revenue.

# Event Demand on the Rise

**Restructured sales and events team**  
corporate-wide to facilitate increased event demand

Event teams continue to actively engage with guests and businesses within the community

## Drive Shack

Total Drive Shack Event Revenue: \$1.5M in Q2-2021

- 85% sequential increase vs. Q1-2021 revenue of \$0.8M

Strong Future Event Pipeline

- Near-term event bookings trending above internal expectations
- Expect momentum to continue heading into back half of year

## Puttery

Event Prospecting for The Colony

- Commenced community and business outreach
- Multiple leads in the pipeline

Marketing/Media

- Creative developed to support event packages/offers
- Expect event demand to significantly increase as venues open

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.

# Innovating Revenue Driving Initiatives

## Social Leagues

- Re-launched Monday night social leagues on May 3rd
- 4-6 player teams; \$500 per team or \$100 per individual
- Over 100 teams participated
- Next social league planned in Q3

## Unlimited Bay Play Pass

- Offered in Orlando and Richmond
- Unlimited golf pass for one bay, up to six players
- Pass is valid 7/5 – 9/3 (Monday – Thursday); Open – Close
- Passes sold for \$175 each; capped at 200 per venue



**FOR A LIMITED TIME ONLY**  
*GET AN ORLANDO GAMEPLAY PASS*



**UNLIMITED GAMEPLAY**  
*MONDAY THRU THURSDAY OPEN-CLOSE*

**FOR A LIMITED TIME ONLY**  
*GET A RICHMOND GAMEPLAY PASS*



**UNLIMITED GAMEPLAY**  
*MONDAY THRU THURSDAY OPEN-CLOSE*

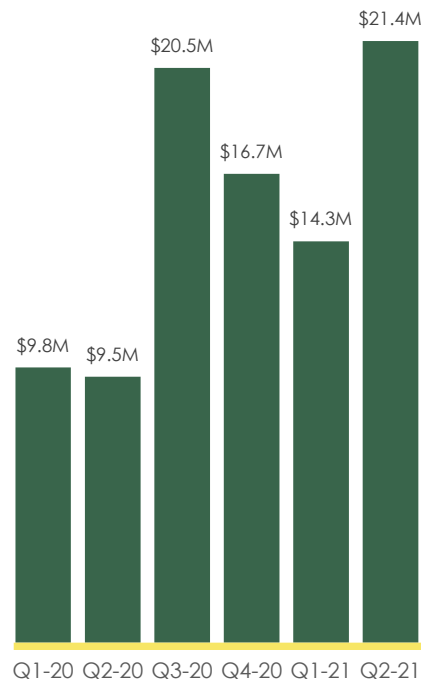
# Strong Demand Continues for Traditional Golf<sup>(1)</sup>

- American Golf's exceptional results highlight the **unwavering demand** for traditional golf
- As of Q2-21, private course membership levels are near max capacity at 99%, leaving ~1% availability for new member sales

## Public Courses

**+126%**

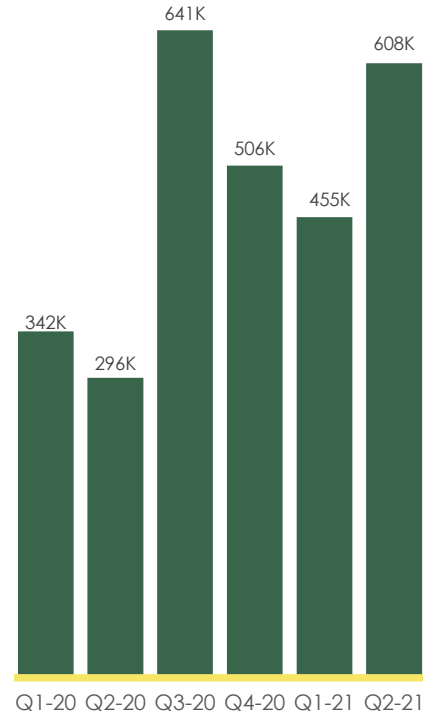
Revenue from green & cart fees  
vs. Q2 2020



Revenue from green/cart fees

**+106%**

Daily fee rounds  
vs. Q2 2020

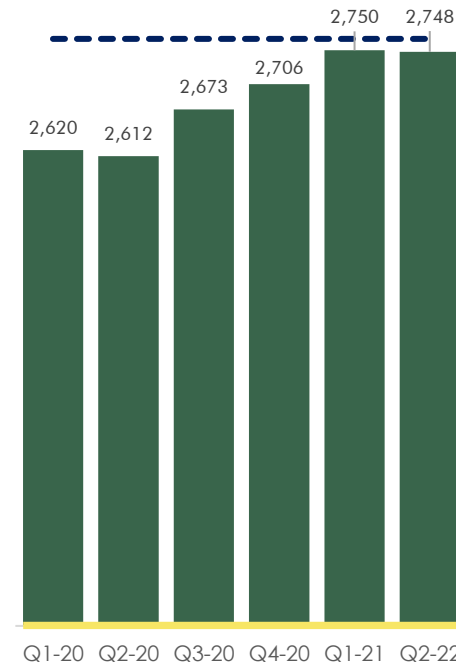


Daily Fee Rounds

## Private Courses

**at 99%**

of Member level max  
capacity

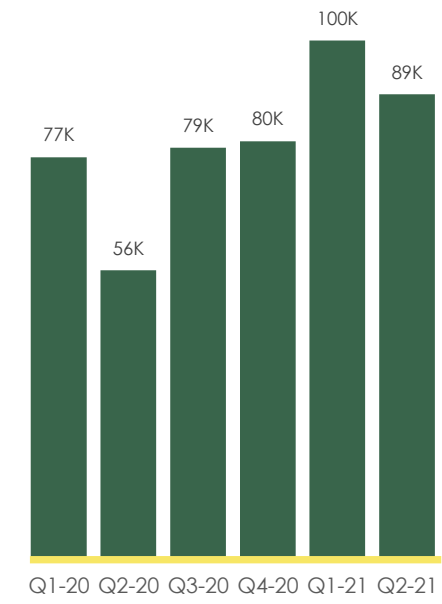


Full Golf Member Levels vs. Max Avail

— Current Golf Member Levels  
- - - Max Golf Member Levels

**+61%**

Total rounds  
vs. Q2 2020



Total rounds

1) Comparisons are based on our 30 public and 4 private owned and leased properties as of 6/30/2021.

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# About Puttery

**Puttery** is a modern spin on putting, re-defining the game within an immersive experience and innovative auto-scoring technology as guests move from one course to the next.

With a high-energy atmosphere that combines plentiful curated culinary offerings and inventive craft cocktails centered around a lively bar area with great music, guests can relax and enjoy their evening before, during and after their tee time.

Puttery

## Attractive Unit Economics

**Puttery** presents the best path forward for **near-term growth**; it's an adjacency to our current business and gives us the ability to grow quickly with less capital risk

### Illustrative Venue-Level Economics<sup>(1)</sup>

\$M	DS Venues 72 to 90+ Bays	Puttery Venues Indoor Putting
Size (sq. ft.)	50K - 60K+	15K - 20K
Development Time	18 - 24 mo.	6 - 9 mo.
Development Cost <sup>(2)</sup>	\$25 - \$40	\$7 - \$11
Total Revenue	\$15 - \$25	\$7 - \$11
Venue EBITDA	\$4 - \$6	\$2 - \$3
Development Yields	10 - 20%	25 - 40%

As we continue to open Puttery venues, yields may be even higher

1) Represents illustrative economics of Puttery and Drive Shack venues, including Total Revenue and Venue EBITDA, without restrictions or impact due to COVID-19.

2) Development cost target is inclusive of all construction costs, soft costs, and pre-opening expenses.

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.

# STRATEGIC PARTNERSHIP WITH RORY MCILROY



## Executed agreement with Rory McIlroy and his partner group, Symphony Ventures

*Rory and team investing in future of Puttery*

### Transaction details:

- Symphony Ventures to invest at least \$10M through 2023
- Acquires 10% equity ownership in each Puttery opened through 2023  
(until \$10M commitment met)
- Purchase price equal to 10% of each Puttery's net cost-to-build<sup>(1)</sup>
- Symphony may invest on proposed terms through 2023  
(once \$10M commitment met)
- Option to upsize ownership to 20% within first year of initial investment
- Symphony receives quarterly pro-rata cash distribution of each venue's net cash flows
- In 2024, Symphony has option to convert all or a portion of their interests into common equity of Drive Shack Inc.<sup>(2)</sup>

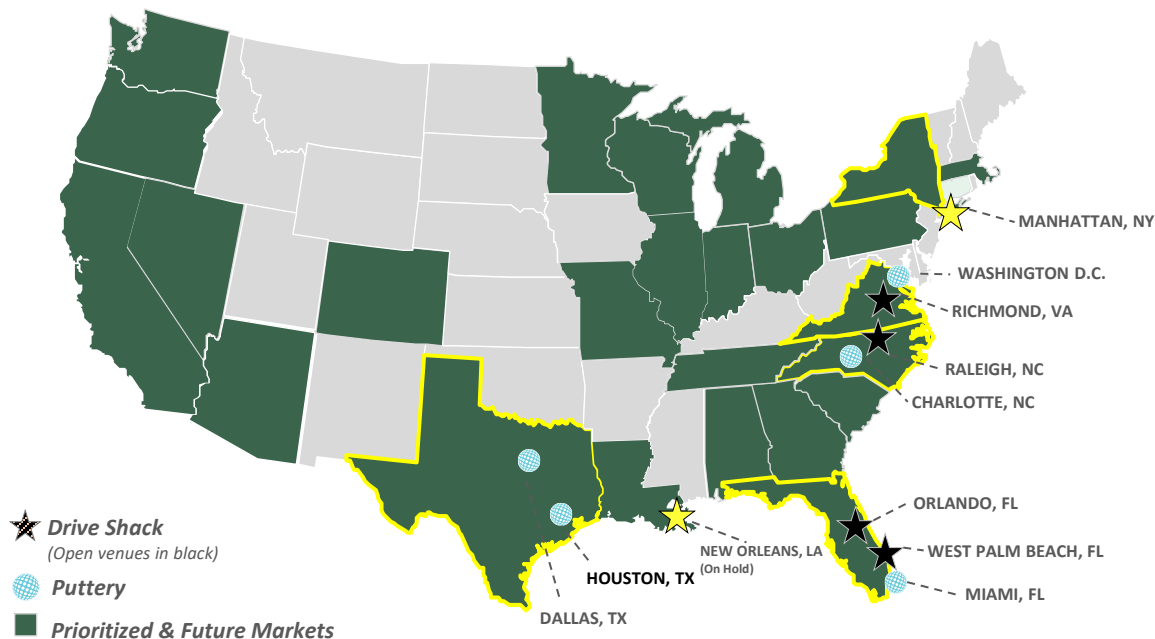
1) Net cost-to-build is gross development costs less landlord tenant Improvement contributions.

2) If option exercised on or after 1/1/2024, conversion terms/price will be mutually agreed at a fair value price.



# Prioritized and Future Markets

Believe current market allows for numerous Puttery locations across the U.S.



## Development Update

Committed to **7 Puttery venues** in **2021**

- **5** sites currently **in development**
- **2** additional sites are **in or nearing lease execution**

Applying learnings to future venues, including Charlotte

**Additional 10 Puttery venues** in **2022** expected to be open, under development or in lease

## Projected Opening Dates

The Colony, TX – Late August

Charlotte, NC – Q4 2021

Washington DC – Q1 2022

Miami, FL – Q3 2022

Houston, TX – Q3 2022

Manhattan (Randall's Island) – 2023

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.



Puttery

# The Colony (Dallas)



## Our first Puttery is expected to open in late August

Our Puttery in The Colony, Texas has 20,700 sq. ft. spanning two floors with four, nine-hole uniquely themed golf courses – Rooftop, Lodge, Library and Illusion. We have three bars , multiple lounges and seating areas throughout.









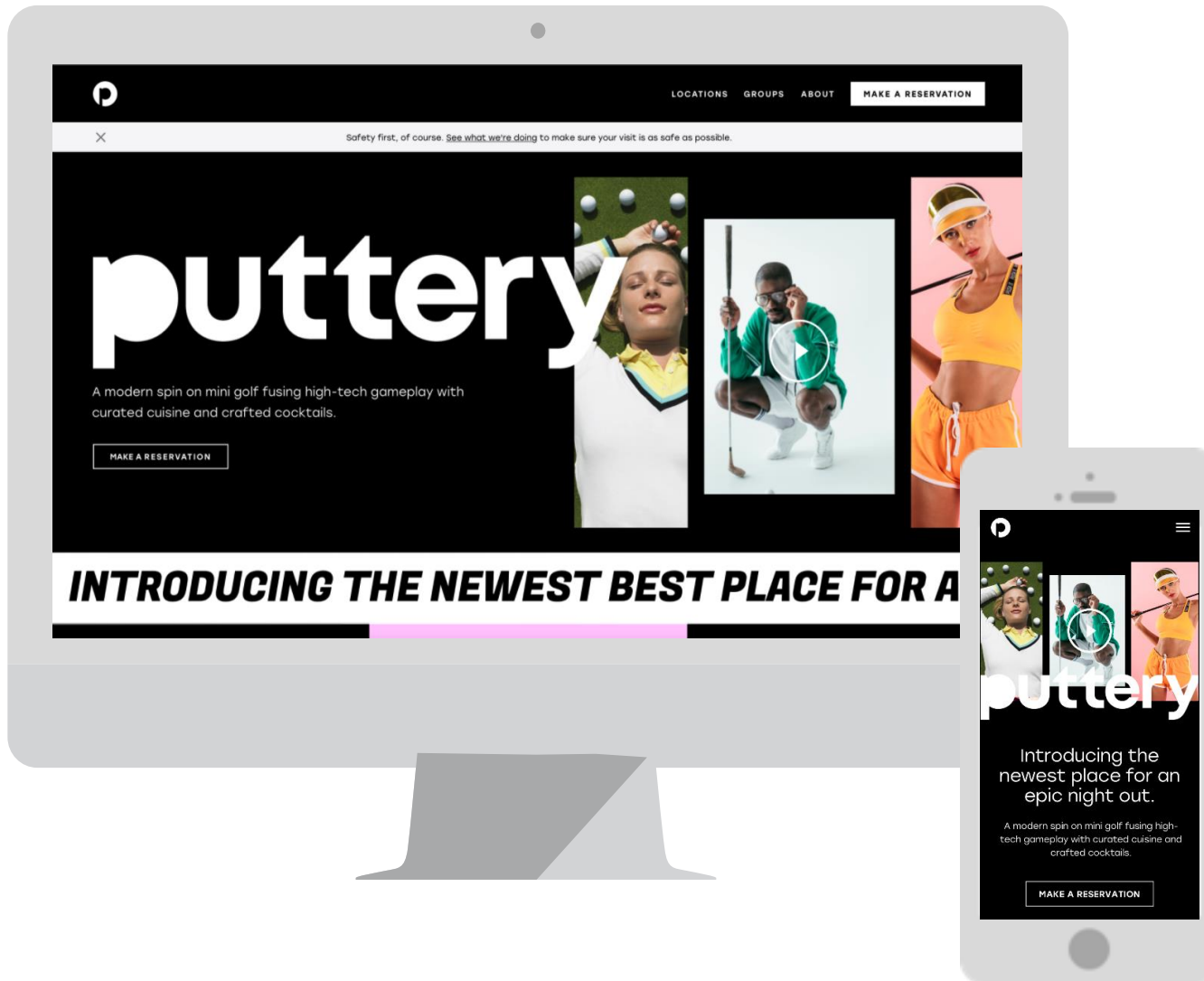












# THE DESTINATION BEFORE THE DESTINATION

Puttery's responsive website will serve as the **information hub** for all venues – with reservation system, event inquiries, location finder, food and beverage menu, connection to social media and so much more.

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# Financial Results

## Financial Performance

Operating income of \$1.1M and Adjusted EBITDA<sup>(1)</sup> of \$7.7M in Q2-2021

Total Company Results	Q2 2020	Q1 2021	Q2 2021	Q2-21 vs Q1-21 Change
Revenue	\$32.1	\$61.1	\$73.9	\$12.8
DS Revenue	\$1.8	\$8.2	\$11.6	\$3.4
AGC Revenue	\$30.3	\$52.9	\$62.3	\$9.4
Total Operating Costs	\$44.2	\$69.0	\$72.8	\$3.9
Operating Income (Loss)	(\$12.1)	(\$7.9)	\$1.1	\$8.9
Net Loss	(\$39.5)	(\$10.9)	(\$2.0)	\$8.9
Net Loss Applicable to Common Stock, per share <sup>(2)</sup>	(\$0.61)	(\$0.15)	(\$0.04)	\$0.11
Adjusted EBITDA <sup>(1)</sup>	(\$7.0)	\$2.7	\$7.7	\$5.0
Total Debt and Preferred Stock <sup>(3)</sup>	\$112.8	\$112.8	\$112.8	(\$0.0)
Unrestricted Cash on Hand	\$12.6	\$85.9	\$81.4	(\$4.5)

### Operating Results Highlights

- DS venues delivered **all-time high walk-in revenue<sup>(4)</sup>** in Q2-21
- Reported first quarterly **Operating Income** since Q2-2018
- Adjusted EBITDA<sup>(1)</sup> of \$7.7M (Q2-21) – our **4<sup>th</sup> consecutive quarter of positive Adjusted EBITDA**
- Unrestricted cash of \$81M at end of Q2-21, **ample liquidity to fund first 7 Puttery venues**

1) Adjusted EBITDA is a Non-GAAP financial metric. See Adjusted EBITDA Non-GAAP Reconciliation on page 29

2) Amounts shown are for both Basic and Diluted per share results for all periods presented.

3) Total debt includes Jr. Subordinated Notes and Preferred Stock

4) Excludes Orlando's grand opening quarter in Q2-18 of \$1.4M in walk-in revenue

Based on management's current views and estimates. See "Disclaimers" at the beginning of this Presentation for more information on forward-looking statements.

# 2021 Summary Financial Results

(Q2 & 1H)

	Three Months Ended June 30,			
	2021	2020	\$ Variance	% Variance
<i>\$ in millions, except per share data</i>				
Drive Shack Revenue	\$11.6	\$1.8	\$9.8	548%
American Golf Revenue	\$62.3	\$30.3	\$32.0	106%
Total Company Revenue	\$73.9	\$32.1	\$41.8	130%
Operating Income (Loss)	\$1.1	(\$12.1)	\$13.2	109%
Net Loss	(\$2.0)	(\$39.5)	\$37.5	95%
Adjusted EBITDA <sup>(1)</sup>	\$7.7	(\$7.0)	\$14.8	210%
Net Loss Applicable to Common Stock, per share <sup>(2)</sup>	(\$0.04)	(\$0.61)	\$0.57	93%

	Six Months Ended June 30,			
	2021	2020	\$ Variance	% Variance
Drive Shack Revenue	\$19.8	\$11.9	\$7.9	66%
American Golf Revenue	\$115.2	\$81.3	\$33.8	42%
Total Company Revenue	\$135.0	\$93.2	\$41.7	45%
Operating Loss	(\$6.8)	(\$27.0)	\$20.2	75%
Net Loss	(\$12.9)	(\$56.9)	\$44.0	77%
Adjusted EBITDA <sup>(1)</sup>	\$10.5	(\$11.7)	\$22.2	189%
Net Loss Applicable to Common Stock, per share <sup>(2)</sup>	(\$0.18)	(\$0.89)	\$0.71	80%

1) Adjusted EBITDA is a Non-GAAP financial metric. See Adjusted EBITDA and Venue EBITDA Non-GAAP Reconciliation on page 29.  
 2) Amounts shown are for both Basic and Diluted per share results for the periods ended June 30, 2021 and June 30, 2020.

# Consolidated Statements of Operations

(unaudited)

## CONSOLIDATED STATEMENTS OF OPERATIONS (unaudited)

(dollars in thousands, except share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Revenues				
Golf operations	\$61,750	\$29,675	\$114,912	\$78,300
Sales of food and beverages	12,129	2,425	20,059	14,935
Total revenues	73,879	32,100	134,971	93,235
Operating costs				
Operating expenses	55,635	33,224	104,504	87,591
Cost of sales – food and beverages	3,151	829	5,255	4,484
General and administrative expense	8,028	6,368	16,012	16,186
Depreciation and amortization	5,784	6,682	12,029	13,476
Pre-opening costs	789	270	1,345	822
(Gain) Loss on lease terms/impairment	(561)	(3,125)	2,648	(2,333)
Total operating costs	72,826	44,248	141,793	120,226
Operating income (loss)	1,053	(12,148)	(6,822)	(26,991)
Other income (expenses)				
Interest and investment income	159	135	312	265
Interest expense, net	(2,713)	(2,591)	(5,339)	(5,336)
Other income (loss)	(18)	(24,422)	(79)	(24,055)
Total other income (expenses)	(2,572)	(26,878)	(5,106)	(29,126)
Loss before income tax	(1,519)	(39,026)	(11,928)	(56,117)
Income tax expense	450	500	945	771
Net loss	(1,969)	(39,526)	(12,873)	(56,888)
Preferred dividends	(1,395)	(1,395)	(2,790)	(2,790)
Loss Applicable to Common Stockholders	(\$3,364)	(\$40,921)	(\$15,663)	(\$59,678)
Weighted Average per Share	(\$0.04)	(\$0.61)	(\$0.18)	(\$0.89)

# Consolidated Balance Sheets

(condensed and unaudited)

**CONSOLIDATED BALANCE SHEETS**

(dollars in thousands, except share data)

	<i>(unaudited)</i> June 30, 2021	December 31, 2020
<b>Assets</b>		
Current Assets:		
Cash and cash equivalents	\$81,428	\$47,786
Restricted cash	2,990	2,252
Accounts receivable, net	4,577	4,446
Real estate securities, available-for-sale	3,341	3,223
Other current assets	22,879	14,410
Total Current Assets	<u>115,215</u>	<u>72,117</u>
Restricted cash, noncurrent	1,027	795
Property and equipment, net of acc. depreciation	171,126	169,425
Operating lease right-of-use assets	187,870	192,828
Intangibles, net of accumulated amortization	14,181	15,124
Other assets	6,420	6,765
Total Assets	<u>\$495,839</u>	<u>\$457,054</u>
<b>Liabilities</b>		
Current Liabilities:		
Obligations under finance leases	\$5,794	\$6,470
Membership deposit liabilities	14,748	14,692
Accounts payable and accrued expenses	32,752	29,596
Deferred revenue	16,529	23,010
Other current liabilities	24,775	28,217
Total Current Liabilities	<u>94,598</u>	<u>101,985</u>
Credit facilities & obligations under finance leases - noncurrent	10,402	12,751
Operating lease liabilities - noncurrent	172,372	167,837
Junior subordinated notes payable	51,179	51,182
Membership deposit liabilities, noncurrent	103,859	99,862
Deferred revenue, noncurrent	10,224	9,953
Other liabilities	3,695	3,447
Total Liabilities	<u>446,329</u>	<u>447,017</u>
<b>Stockholders' Equity</b>		
Preferred Stock	61,583	61,583
Common Equity	<u>(12,073)</u>	<u>(51,546)</u>
Total Stockholders' Equity	<u>49,510</u>	<u>10,037</u>
Total Liabilities & Stockholders' Equity	<u>\$495,839</u>	<u>\$457,054</u>

# Adjusted EBITDA and Venue EBITDA Non-GAAP Reconciliations

## Adjusted EBITDA and Venue EBITDA Non-GAAP Reconciliations

(dollars in thousands)

	Net Income (Loss)	Adjustments to Operating Income			Operating Income (Loss)	Adjustments to Adjusted EBITDA				Adjusted EBITDA	Add Back	Venue EBITDA
		Income Tax Expense	Other (Income) Loss, net	Net Interest Expense		Deprec. & Amort.	(Gain) Loss on Lease Terminations & Impairment	Pre-opening Costs	Other Items <sup>(1)</sup>		Core SG&A <sup>(2)</sup>	
Q2 2021												
Total Company	(\$1,969)	\$450	\$18	\$2,554	\$1,053	\$5,784	(\$561)	\$789	\$654	\$7,719	\$7,376	\$15,095
Drive Shack	(\$1,669)	\$0	-	\$77	(\$1,592)	\$2,952	\$0	\$788	\$184	\$2,332	\$2,267	\$4,599
AGC	3,188	0	62	2,333	5,583	2,782	(\$61)	0	32	7,836	2,662	10,498
Corporate	(3,488)	450	(44)	144	(2,938)	50	0	1	438	(2,449)	2,446	(3)
Q2 2020												
Total Company	(\$39,526)	\$500	\$24,422	\$2,456	(\$12,149)	\$6,682	(\$3,125)	\$270	\$1,272	(\$7,050)	\$5,096	(\$1,953)
Drive Shack	(\$6,697)	\$0	-	\$102	(\$6,596)	\$3,001	\$0	\$270	\$946	(\$2,379)	\$1,245	(\$1,133)
AGC	(5,707)	0	119	2,062	(3,526)	3,608	(3,125)	0	41	(3,002)	2,181	(821)
Corporate	(27,122)	500	24,302	292	(2,028)	73	0	0	285	(1,670)	1,671	1
Q2 2021 (YTD)												
Total Company	(\$12,873)	\$945	\$79	\$5,027	(\$6,822)	\$12,029	\$2,648	\$1,345	\$1,250	\$10,450	\$14,761	\$25,211
Drive Shack	(\$5,666)	\$0	-	\$159	(\$5,507)	\$5,904	\$22	\$1,344	\$525	\$2,288	\$4,316	\$6,603
AGC	3,364	0	176	4,556	8,096	6,003	(\$61)	0	43	13,581	5,029	18,611
Corporate	(10,571)	945	(97)	312	(9,411)	122	3,187	1	682	(5,418)	5,417	(2)
Q2 2020 (YTD)												
Total Company	(\$56,888)	\$771	\$24,055	\$5,071	(\$26,991)	\$13,476	(\$2,333)	\$822	\$3,280	(\$11,747)	\$12,907	\$1,160
Drive Shack	(\$13,241)	\$0	-	\$206	(\$13,035)	\$6,021	\$0	\$822	\$1,164	(\$5,028)	\$4,231	(\$798)
AGC	(12,808)	0	165	4,185	(8,457)	7,311	(2,333)	0	408	(3,070)	5,029	1,958
Corporate	(30,839)	771	23,889	680	(5,499)	144	0	0	1,708	(3,647)	3,648	1

(1) For the three months ended June 30, 2021 and 2020, other items include (i) corporate severance of \$0 and \$0, respectively; (ii) transactional G&A of \$176 and \$836, respectively; and (iii) stock-based compensation of \$478 and \$436, respectively. For the six months ended June 30, 2021 and 2020, other items include (i) corporate severance of \$130 and \$693, respectively; (ii) transactional G&A of \$372 and \$2,014, respectively; and (iii) stock-based compensation of \$748 and \$572, respectively.

(2) Core SG&A represents Total G&A less transactional G&A, employee stock-based compensation, and severance

# Non-GAAP Reconciliation to Venue EBITDA from Operating Income for Entertainment Golf

## Non-GAAP Reconciliation to Venue EBITDA from Operating Income for Entertainment Golf ("EG")

(dollars in thousands)

	Qtr2-21	Qtr1-21	Qtr4-20	Qtr3-20	Qtr2-20	Qtr1-20	Qtr4-19
<b>Non-GAAP Reconciliation to Venue EBITDA for EG</b>							
<b>Operating Income (Loss) for EG</b>	<b>(\$1,592)</b>	<b>(\$3,915)</b>	<b>(\$2,182)</b>	<b>(\$4,886)</b>	<b>(\$6,595)</b>	<b>(\$6,440)</b>	<b>(\$16,264)</b>
Depreciation and amortization for EG	\$2,952	\$2,952	\$2,948	\$2,991	\$3,001	\$3,020	\$2,816
(Gain) Loss on lease termination & impairment for EG	-	22	(1,977)	16	-	-	8,927
Pre-opening costs for EG	788	556	280	227	270	552	1,811
Total general & administration expenses for EG	2,451	2,390	2,615	2,745	2,191	3,203	4,128
<b>Venue EBITDA for Entertainment Golf</b>	<b>\$4,599</b>	<b>\$2,004</b>	<b>\$1,685</b>	<b>\$1,094</b>	<b>(\$1,133)</b>	<b>\$335</b>	<b>\$1,418</b>