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of Contentsâ€‹â€‹â€‹UNITED STATESSECURITIES AND EXCHANGE COMMISSIONWashington, D.C. 20549FORMÂ 10-Q(MarkÂ One)â˜’QUARTERLYÂ REPORTÂ PURSUANTÂ TOÂ SECTIONÂ 13Â ORÂ 15(d)Â OFÂ THEÂ SECURITIESEXCHANGEÂ ACT OF 1934For the quarterly period ended JuneÂ 30, 2024orâ˜TRANSITION REPORT PURSUANT TO SECTIONÂ 13 OR 15(d)Â OF THE SECURITIESEXCHANGEÂ ACT OF 1934For the transition period from Â toÂ Â Â Â Â Â Â Â Â Â Â Â Â Commission File Number: 001-42113Seaport Entertainment GroupÂ Inc.(Exact name of registrant as specified in its

charter)â€‹â€‹â€‹Delaware99-0947924(State or otherÂ jurisdiction ofincorporation or organization)(I.R.S. EmployerIdentification Number)â€‹199 Water Street28th FloorNew York, NY 10038(Address of Principal Executive Offices)(212) 732-8257(Registrantâ€™s telephone number)Indicate by check mark whether the registrant (1)Â has filed all reports required to be filed by SectionÂ 13 or 15(d)Â of the Securities Exchange Act of 1934 during the preceding 12Â months (or for such shorter period that the registrant was required to file such reports), and (2)Â has been subject to such filing requirements for the past 90Â days. Â Â YesÂ Â â˜Â Â Â Â NoÂ Â â˜’Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to RuleÂ 405 of RegulationÂ S-T (Â§232.405 of this chapter) during the preceding 12Â months (or for such shorter period that the registrant was required to submit such files). Â Â YesÂ Â â˜’Â Â Â Â NoÂ Â â˜Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of â€œlarge accelerated filer,â€ â€œaccelerated filer,â€ â€œsmaller reporting company,â€ and â€œemerging growth companyâ€ in RuleÂ 12b-2 of the Exchange Act.â€‹â€‹â€‹â€‹â€‹â€‹â€‹LargeÂ acceleratedÂ filerÂ˜AcceleratedÂ filerÂ˜â€‹â€‹â€‹â€‹â€‹â€‹â€‹Non-accelerated filerÂ˜â’Â Â SmallerÂ reportingÂ companyÂ˜EmergingÂ growthÂ companyÂ˜â’If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to SectionÂ 13(a)Â of the Exchange Act. Â˜’Indicate by check mark whether the registrant is a shell company (as defined in RuleÂ 12b-2 of the Exchange Act). Â Â YesÂ Â Â˜Â Â Â Â NoÂ Â Â˜’Securities registered pursuant to SectionÂ 12(b)Â of the Act:â€‹â€‹â€‹â€‹Title of Each ClassTrading symbolName of Exchange on which registeredCommon Stock, par value $0.01 per shareSEGNYSE American LLCâ€‹As of August 20, 2024, there were 5,521,884 shares of the registrantâ€™s common stock outstanding.â€‹â€‹â€‹â€‹â€‹ Table of ContentsTABLE OF CONTENTSâ€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Â Â Â Â Pageâ€‹â€‹â€‹â€‹â€‹PartÂ Iâ€‹Financial Informationâ€‹â€‹â€‹â€‹â€‹â€‹â€‹ItemÂ 1.â€‹Financial Statementsâ€‹5â€‹â€‹â€‹â€‹â€‹â€‹Condensed Combined Balance Sheets as of JuneÂ 30, 2024 and DecemberÂ 31, 2023 (Unaudited)â€‹5â€‹â€‹â€‹â€‹â€‹â€‹Condensed Combined Statements of Operations for the three and sixÂ months ended JuneÂ 30, 2024 and 2023 (Unaudited)â€‹6â€‹â€‹â€‹â€‹â€‹â€‹Condensed Combined Statements of Cash Flows for the three and sixÂ months ended JuneÂ 30, 2024 and 2023 (Unaudited)â€‹7â€‹â€‹â€‹â€‹â€‹â€‹Condensed Combined Statements of Shareholdersâ€™ Equity for the sixÂ months ended JuneÂ 30, 2024 and 2023 (Unaudited)â€‹8â€‹â€‹â€‹â€‹â€‹â€‹NotesÂ to Condensed Combined Financial Statements (Unaudited)â€‹9â€‹â€‹â€‹â€‹â€‹ItemÂ 2.â€‹Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operationsâ€‹27â€‹â€‹â€‹â€‹â€‹ItemÂ 3.â€‹Quantitative and Qualitative Disclosures about Market Riskâ€‹43â€‹â€‹â€‹â€‹â€‹ItemÂ 4.â€‹Controls and Proceduresâ€‹43â€‹â€‹â€‹â€‹â€‹PartÂ IIâ€‹Other Informationâ€‹â€‹â€‹â€‹â€‹â€‹ItemÂ 1.â€‹Legal Proceedingsâ€‹44â€‹â€‹â€‹â€‹â€‹ItemÂ 1A.â€‹Risk Factorsâ€‹44â€‹â€‹â€‹â€‹â€‹ItemÂ 2.â€‹Unregistered Sales of Equity Securities and Use of Proceedsâ€‹44â€‹â€‹â€‹â€‹â€‹ItemÂ 3.â€‹Defaults Upon Senior Securitiesâ€‹44â€‹â€‹â€‹â€‹â€‹ItemÂ 4.â€‹Mine Safety Disclosuresâ€‹44â€‹â€‹â€‹â€‹â€‹ItemÂ 5.â€‹Other Informationâ€‹45â€‹â€‹â€‹â€‹â€‹ItemÂ 6.â€‹Exhibitsâ€‹45â€‹â€‹â€‹â€‹â€‹Signaturesâ€‹â€‹â€‹48â€‹â€‹â€‹2 Table of ContentsCAUTIONARY STATEMENT REGARDING FORWARD-LOOKING STATEMENTSâ€‹Certain statements contained in this Quarterly Report on Form 10-Q, including, without limitation, those related to our future operations constitute â€œforward-looking statementsâ€ within the meaning of the Private Securities Litigation Reform Act of 1995. All statements other than statements of historical fact included in this Quarterly Report are forward-looking statements and may include words such as â€œanticipate,â€ â€œbelieve,â€ â€œestimate,â€ â€œexpect,â€ â€œforecast,â€ â€œintend,â€ â€œlikely,â€ â€œmay,â€ â€œplan,â€ â€œproject,â€ â€œrealize,â€ â€œshould,â€ â€œtransform,â€ â€œwouldâ€ and other statements of similar expression. These forward-looking statements involve known and unknown risks, uncertainties, and other important factors that could cause our actual results, performance or achievements, or industry results, to differ materially from any predictions of future results, performance or achievements that we express or imply in this Quarterly Report.Forward-looking statements include statements related to:â—forecasts of our future economic performance;â—our ability to operate as a stand-alone public company following our separation from Howard Hughes Holdings Inc. (â€œHHHâ€);â—our ability to achieve the intended benefits from our separation from HHH;â—our anticipated rights offering;â—expected capital required for our operations and development opportunities for our properties;â—impact of technology on our operations and business;â—expected performance of our business;â—expected commencement and completion for property developments;â—estimates of our future liquidity, development opportunities, development spending and management plans; andâ—descriptions of assumptions underlying or relating to any of the foregoing.Some of the risks, uncertainties and other important factors that may affect future results or cause actual results to differ materially from those expressed or implied by forward-looking statements include:â—risks related to our separation from, and relationship with, HHH;â—macroeconomic conditions, such as volatility in the capital markets, inflation, rising interest rates and a prolonged recession or downturn in the national economy;â—changes in discretionary consumer spending patterns or consumer tastes or preferences;â—risks associated with our investments in real estate assets and trends in the real estate industry;â—our ability to obtain operating and development capital on favorable terms, or at all, including our ability to obtain or refinance debt capital;â—the availability of debt and equity capital;3 Table of Contentsâ—our ability to renew our leases or re-lease available space;â—our ability to compete effectively;â—our ability to successfully identify, acquire, develop and manage properties on terms that are favorable to us;â—the impact of uncertainty around, and disruptions to, our supply chain, including labor shortages and shipping delays;â—risks related to the concentration of our properties in Manhattan and the Las Vegas area, including fluctuations in the regional and local economies and local real estate conditions;â—extreme weather conditions or climate change, including natural disasters, that may cause property damage or interrupt business;â—the impact of water and electricity shortages on our business;â—the contamination of our properties by hazardous or toxic substances;â—catastrophic events or geopolitical conditions, such as the COVID-19 pandemic and other public health crises, that may disrupt our business;â—actual or threatened terrorist activity and other acts of violence, or the perception of a heightened threat of such events;â—losses that are not insured or that exceed the applicable insurance limits;â—risks related to disruption or failure of information technology networks and related systemsâ€”both ours and those operated and managed by third partiesâ€”including data breaches and other cybersecurity attacks;â—our ability to attract and retain key personnel;â—our inability to control certain of our properties due to the joint ownership of such property and our inability to successfully attract desirable strategic partners, including joint venture partners;â—the significant influence Pershing Square has over us, including pursuant to its rights under the Investor Rights Agreement and our Certificate of Incorporation; andâ—other risks and uncertainties described herein.Although we presently believe that the plans, expectations and anticipated results expressed in or suggested by the forward-looking statements contained in this Quarterly Report are reasonable, all forward-looking statements are inherently subjective, uncertain and subject to change, as they involve substantial risks and uncertainties, including those beyond our control. New factors emerge from time to time, and it is not possible for us to predict the nature, or assess the potential impact, of each new factor on our business. Given these uncertainties, we caution you not to place undue reliance on these forward-looking statements. The forward-looking statements in this Quarterly Report relate only to events as of the date on which the statements are made. We undertake no obligation to update or revise any of our forward-looking statements for events or circumstances that arise after the statement is made, except as otherwise may be required by law.â€‹4 Table of ContentsPARTÂ IÂ â€”FINANCIAL INFORMATIONItemÂ 1. Financial StatementsSEAPORT ENTERTAINMENT DIVISION OF HOWARD HUGHESCondensed Combined Balance Sheets(Unaudited)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024Â Â Â Â 2023ASSETSÂ â€‹Â Â Â â€‹Â Â Buildings and equipmentâ€‹$ 533,432â€‹$ 528,299Less: accumulated depreciationâ€‹Â (210,819)â€‹Â (203,208)Landâ€‹Â 9,497â€‹Â 9,497Developmentsâ€‹Â 99,848â€‹Â 102,874Net investment in real estateâ€‹Â 431,958â€‹Â 437,462Investments in unconsolidated venturesâ€‹Â 36,396â€‹Â 37,459Cash and cash equivalentsâ€‹Â 3,344â€‹Â 1,834Restricted cashâ€‹Â 42,232â€‹Â 42,011Accounts receivable, netâ€‹Â 11,282â€‹Â 13,672Deferred expenses, netâ€‹Â 4,246â€‹Â 4,379Operating lease right-of-use assets, netâ€‹Â 39,659â€‹Â 40,884Other assets, netâ€‹Â 40,978â€‹Â 39,112Total assetsâ€‹$ 610,095â€‹$ 616,813â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

expects to conduct a rights offering (the â€œRights Offeringâ€), in the form of a pro rata distribution at no charge to holders of our common stock of transferable subscription rights to purchase up to an aggregate of 7,000,000 shares of its common stock at a cash subscription price of $25 per whole share. In connection with the Rights Offering, the Company has entered into a backstop agreement with Pershing Square, which through investment funds advised by it, is our largest stockholder. Pursuant to that agreement Pershing Square has agreed to (i)Â exercise its pro rata subscription right with respect to the Rights Offering at a price of $25 per share of the Companyâ€™s common stock and (ii)Â purchase any shares not purchased upon the expiration of the Rights Offering at the Rights Offering price, up to $175 million in the aggregate. The backstop agreement could result in Pershing Squareâ€™s affiliated funds owning as much asÂ approximately 72.3% of the Companyâ€™s common stock if no other stockholders participate in the Rights Offering.Principles of Combination and Basis of Presentation The accompanying Unaudited Condensed Combined Financial Statements represent the assets, liabilities, and operations related to the Seaport Entertainment division of Howard Hughes to be transferred to Seaport Entertainment GroupÂ Inc. as well as the assets, liabilities and operations of Seaport Entertainment GroupÂ Inc. The results of Seaport Entertainment GroupÂ Inc. are referred to throughout these Unaudited Combined Financial Statements as â€œSeaport Entertainment Groupâ€, â€œSEGâ€, â€œthe Companyâ€, â€œweâ€, â€œusâ€ or â€œourâ€.The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the unaudited condensed combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America (â€œGAAPâ€).The unaudited interim financial information included in this quarterly report on FormÂ 10-Q (â€œQuarterly Reportâ€) reflects all adjustments, all of which are of a normal and recurring nature, that management believes are necessary for a fair statement of the results of operations, financial position, equity, and cash flows for the periods presented. The information included in this Quarterly Report should be read in conjunction with our Combined Financial Statements and accompanying notes included in the Information Statement filed as ExhibitÂ 99.1 to Amendment No.Â 5 to our Registration Statement on FormÂ 10, as amended, filed with the Securities and Exchange Commission on JulyÂ 23, 2024.The Condensed Combined Balance Sheet information at DecemberÂ 31, 2023 was derived from annual audited financial statements but does not include all disclosures required by GAAP. The results of operations for the quarter andÂ year-to-date period ended JuneÂ 30, 2024, are not necessarily indicative of the results to be expected for other interim periods or the fullÂ year.The Unaudited Condensed Combined Financial Statements are presented as if Seaport Entertainment Group had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include the attribution of certain assets and liabilities that have been held at HHH which are specifically identifiable or attributable to the Company. The assets and liabilities in the carve-out financial statements have been presented on a historical cost basis.All significant intercompany transactions within the Company have been eliminated. All transactions between the Company and HHH are considered to be effectively settled in the Unaudited Condensed Combined Financial Statements at the time the transaction is recorded, other than transactions described in NoteÂ 12Â â€“ Related-Party Transactions that have historically been settled in cash. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment.These Unaudited Condensed Combined Financial Statements include expense allocations for: (1)Â certain support functions that are provided on a centralized basis within HHH, including, but not limited to property management, development, executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, facilities, and risk management; and (2)Â employee benefits and compensation, including stock-based compensation. These expenses have been allocated to the Company on the basis of direct time spent on Company projects where identifiable, with the remainder allocated on a basis of revenue, headcount, payroll costs, or other 10 Table of Contentsapplicable measures. For an additional discussion and quantification of expense allocations, see NoteÂ 12Â â€“ Related-Party Transactions.Management believes the assumptions underlying these Unaudited Condensed Combined Financial Statements, including the assumptions regarding allocated expenses, reasonably reflect the utilization of services provided to or the benefit received by the Company during the periods presented. Nevertheless, the Unaudited Condensed Combined Financial Statements may not reflect the results of operations, financial position and cash flows had the Company been a standalone company during the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on several factors, including the chosen organization structure, whether functions were outsourced or performed by its employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology.Debt obligations and related financing costs of HHH have not been included in the Unaudited Condensed Combined Financial Statements of the Company, because the Companyâ€™s business is not a party to the obligations between HHH and the debt holders. Further, the Company does not guarantee any of HHHâ€™s debt obligations.The income tax provision in the Unaudited Condensed Combined Statements of Operations has been calculated as if the Company was operating on a standalone basis and filed separate tax returns in the jurisdictions in which it operates. Therefore, cash tax payments and items of current and deferred taxes may not be reflective of the Companyâ€™s actual tax balances prior to or subsequent to the carve-out.HHH maintains stock-based compensation plans at a corporate level. The Companyâ€™s employees participate in such plans and the portion of the cost of those plans related to the Companyâ€™s employees is included in the Unaudited Condensed Combined Statements of Operations. However, the Unaudited Condensed Combined Balance Sheets do not include any equity issued related to stock-based compensation plans.The equity balance in these Unaudited Condensed Combined Financial Statements represents the excess of total assets over total liabilities, including intercompany balances between the Company and HHH (net parent investment).Liquidity and Going Concern The Company historically managed liquidity risk by effectively managing its operations, capital expenditures, development and redevelopment activities, and cash flows, making use of a central treasury function and other shared services provided by HHH. The Company does not currently have, nor does it expect to generate from operations, adequate liquidity to fund its operations for the next twelveÂ months. To mitigate such conditions, HHH contributed capital of $23.4 million to the Company on JulyÂ 31, 2024, prior to the Separation to support the operating, investing, and financing activities of the Company. The Company also expects to receive gross proceeds of $175.0 million in the Rights Offering and have additional access to liquidity up to $5.0 million under the Revolving Credit Agreement.Management believes that cash on hand and the contribution of $23.4 million of cash by HHH pursuant to the separation and distribution agreement and the capital that will be raised from the Rights Offering, along with amounts available under the Revolving Credit Agreement, will provide sufficient liquidity to meet the Companyâ€™s projected obligations for at least twelveÂ months.The Unaudited Combined Financial Statements for the Company have been prepared on the basis of accounting policies applicable to a going concern. The going concern basis presumes that for the foreseeable future, funds will be available to finance future operations and that the realization of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The estimates and assumptions include, but are not limited to, capitalization of development costs, provision for income taxes, future cash flows used in impairment analysis and fair value used in impairment calculations, recoverable amounts of receivables and deferred tax assets, initial valuations of tangible and 11 Table of Contentsintangible assets acquired and the related useful lives of assets upon which depreciation and amortization is based. Estimates and assumptions have also been made with respect to future revenues and costs. Actual results could differ from these and other estimates.Cash and Cash Equivalents Cash and cash equivalents consist of highly liquid investments with maturities at date of purchase of threeÂ months or less and deposits with major banks throughout the United States. Such deposits are in excess of FDIC limits and are placed with high-quality institutions in order to minimize the concentration of counterparty credit risk.Restricted Cash Restricted cash reflects amounts segregated in escrow accounts in the name of the Company, primarily related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Companyâ€™s outstanding mortgages payable. In AugustÂ 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See NoteÂ 7Â â€“ Commitments and Contingencies for additional information on the 250 Water Street litigation.Accounts Receivable, net Accounts receivable includes tenant receivables, straight-line rent receivables, and other receivables. On a quarterly basis, management reviews tenant receivables and straight-line rent assets for collectability. As required under ASC 842 Leases (ASC 842), this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in customer payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The Company also records reserves for estimated losses under ASC 450 Contingencies (ASC 450) if the estimated losses are probable and can be reasonably estimated.Other receivables are primarily related to short-term trade receivables. The Company is exposed to credit losses through the sale of goods and services to customers. As required under ASC 326 Financial InstrumentsÂ â€“ Credit Losses (ASC 326), the Company assesses its exposure to credit loss related to these receivables on a quarterly basis based on historical collection experience and future expectations by portfolio. As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, there were no material past due receivables and there have been no material write-offs or recoveries of amounts previously written-off.The following table represents the components of Accounts receivable, net of amounts considered uncollectible, in the accompanying Unaudited Condensed Combined Balance Sheets as of:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Tenant receivablesâ€‹$ 1,665â€‹$ 875Straight-line rent receivablesâ€‹Â 3,394â€‹Â 3,353Other receivablesâ€‹Â 6,223â€‹Â 9,444Accounts receivable, net (a)â€‹$ 11,282â€‹$ 13,672(a)As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.The following table summarizes the impacts of the collectability reserves in the accompanying Unaudited Condensed Combined Statements of Operations:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Three months ended JuneÂ 30,Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ 2024Â Â Â Â 2023Â Â Â Â â€‹2024Â Â Â Â 2023Statements of Operations LocationÂ â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Â Â Rental revenueâ€‹$ 401â€‹$ 310â€‹$ 457â€‹$ 182Provision for (recovery of) doubtful accountsâ€‹Â 1,307â€‹Â 6â€‹Â 2,260â€‹Â (13)Total (income) expense impactâ€‹$ 1,708â€‹$ 316â€‹$ 2,717â€‹$ 169â€‹12 Table of ContentsAs of JuneÂ 30, 2024, one related party had an accounts receivable balance of $1.1 million, which represented approximately 10.1% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information.As of DecemberÂ 31, 2023, two customers had an accounts receivable balance of $2.1 million and $1.7 million, which represented approximately 15.1% and 12.2% of the Companyâ€™s accounts receivable balance, respectively. Additionally, one related party had an accounts receivable balance of $3.1 million, which represented approximately 22.8% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information.â€‹2. Investments in Unconsolidated VenturesIn the normal course of business, the Company enters into partnerships and ventures with an emphasis on investments associated with businesses that operate at the Companyâ€™s real estate assets and other entertainment-related investments. The Company does not consolidate the investments in the periods presented below as it does not have a controlling financial interest in these ventures. As such, the Company primarily reports its interests in accordance with the equity method. Additionally, the Company evaluates its equity method investments for significance in accordance with Regulation S-X, RuleÂ 3-09 and Regulation S-X, RuleÂ 4-08(g)Â and presents separate annual financial statements or summarized financial information, respectively, as required by those rules.Investments in unconsolidated ventures consist of the following:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

financial interest. The Company further concluded that it is not the primary beneficiary of the VIE as it does not have the power to direct the restaurant-related activities that most significantly impact its economic performance. As the Company is unable to quantify the maximum amount of additional capital contributions that may be funded in the future associated with this investment, the Companyâ€™s maximum exposure to loss is currently equal to the $6.5 million carrying value of the investment as of JuneÂ 30, 2024. The Company funded capital contributions of $11.6 million for the sixÂ months ended JuneÂ 30, 2024, and $48.1 million for theÂ year ended DecemberÂ 31, 2023.The Companyâ€™s investment in the Tin Building by Jean-Georges meets the threshold for disclosure of summarized financials for the sixÂ months ended JuneÂ 30, 2024, and 2023. Relevant financial statement information is summarized as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Balance Sheetâ€‹â€‹â€‹â€‹â€‹â€‹Total Assetsâ€‹$ 91,645â€‹$ 96,555Total Liabilitiesâ€‹Â 83,924â€‹Â 83,716Total Equityâ€‹$ 7,721â€‹$ 12,83914 Table of Contentsâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended Â Â Â Â Six months ended â€‹â€‹JuneÂ 30,Â â€‹JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Income Statementâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Revenuesâ€‹$ 8,528â€‹$ 8,270â€‹$ 15,066â€‹$ 15,223Gross Marginâ€‹Â 5,879â€‹Â 5,402â€‹Â 9,926â€‹Â 9,742Net Lossâ€‹$ (7,057)â€‹$ (10,649)â€‹$ (16,718)â€‹$ (20,857)â€‹Jean-Georges Restaurants In MarchÂ 2022, the Company acquired a 25% interest in JG Restaurant HoldCo LLC (â€œJean-Georges Restaurantsâ€) for $45.0 million from JG TopCo LLC (â€œJean-Georgesâ€). Jean-Georges Restaurants currently has over 40 hospitality offerings and a pipeline of new concepts. The Company accounts for its ownership interest in accordance with the equity method and recorded its initial investment at cost, inclusive of legal fees and transaction costs. Under the terms of the current operating agreement, all cash distributions and the recognition of income-producing activities will be pro rata based on stated ownership interest.Concurrent with the Companyâ€™s acquisition of the 25% interest in Jean-Georges Restaurants, the Company entered into a warrant agreement with Jean-Georges. The Company paid $10.0 million for the option to acquire up to an additional 20% interest in Jean-Georges Restaurants at a fixed exercise price per share subject to certain anti-dilution provisions. Should the warrant agreement be exercised by the Company, the $10.0 million will be credited against the aggregate exercise price of the warrants. Per the warrant agreement, the $10.0 million is to be used for working capital of Jean-Georges Restaurants. The warrant became exercisable on MarchÂ 2, 2022, subject to automatic exercise in the event of dissolution or liquidation and will expire on MarchÂ 2, 2026. As of JuneÂ 30, 2024, this warrant had not been exercised. The Company elected the measurement alternative for this purchase option as the equity security does not have a readily determinable fair value. As such, the investment is measured at cost, less any identified impairment charges.Creative Culinary Management Company, LLC (â€œCCMCâ€), a wholly owned subsidiary of Jean-Georges Restaurants, provides management services for certain retail and food and beverage businesses that the Company owns, either wholly or through partnerships with third parties. Pursuant to the various management agreements, CCMC is responsible for employment and supervision of all employees providing services for the food and beverage operations and restaurant as well as the day-to-day operations and accounting for the food and beverage operations.â€‹3. ImpairmentThe Company reviews its long-lived assets for potential impairment indicators whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. Impairment or disposal of long-lived assets in accordance with ASC 360 Property, Plant, and Equipment (ASC 360) requires that if impairment indicators exist and expected undiscounted cash flows generated by the asset over an anticipated holding period are less than its carrying amount, an impairment provision should be recorded to write down the carrying amount of the asset to its fair value. The impairment analysis does not consider the timing of future cash flows and whether the asset is expected to earn an above- or below-market rate of return. No impairment charges were recorded during the three and sixÂ months ended JuneÂ 30, 2024 and 2023.The Company evaluates each investment in an unconsolidated venture discussed in NoteÂ 2Â â€“ Investments in Unconsolidated Ventures periodically for recoverability and valuation declines that are other-than-temporary. If the decrease in value of an investment is deemed to be other-than-temporary, the investment is reduced to its estimated fair value. No impairment charges were recorded during the three and sixÂ months ended JuneÂ 30, 2024 and 2023.â€‹15 Table of Contents4. Other Assets and LiabilitiesOther Assets, net The following table summarizes the significant components of Other assets, net:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Intangiblesâ€‹$ 18,957â€‹$ 20,534Security and other depositsÂ â€‹ 14,189Â â€‹ 14,190Food and beverage and merchandise inventoryÂ â€‹ 2,863Â â€‹ 2,718Prepaid expensesÂ â€‹ 4,969Â â€‹ 1,524OtherÂ â€‹ â€”Â â€‹ 146Other assets, netâ€‹$ 40,978â€‹$ 39,112â€‹Accounts Payable and Other Liabilities The following table summarizes the significant components of Accounts payable and other liabilities:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Deferred incomeâ€‹$ 11,956â€‹$ 4,030Accounts payable and accrued expensesâ€‹Â 6,669â€‹Â 4,285Construction payablesâ€‹Â 1,444â€‹Â 12,477Accrued payroll and other employee liabilitiesâ€‹Â 3,829â€‹Â 4,885Accrued interestâ€‹Â 968â€‹Â 1,000Tenant and other depositsâ€‹Â 1,408â€‹Â 554Otherâ€‹Â 139â€‹Â 908Accounts payable and other liabilitiesâ€‹$ 26,413â€‹$ 28,139â€‹â€‹â€‹5. Mortgages Payable, NetMortgages Payable Mortgages payable, net are summarized as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Fixed-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹$ 42,050â€‹$ 42,990Variable-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹Â 115,000â€‹Â 115,000Unamortized deferred financing costsâ€‹Â (1,975)â€‹Â (2,362)Mortgages payable, netâ€‹$ 155,075â€‹$ 155,628â€‹As of JuneÂ 30, 2024, land, buildings and equipment, developments, and other collateral with an aggregate net book value of $197.4 million have been pledged as collateral for the Companyâ€™s debt obligations. Secured mortgages payable are without recourse to the Company and HHH at JuneÂ 30, 2024.Secured Mortgages Payable The Companyâ€™s outstanding mortgages are collateralized by certain of the Companyâ€™s real estate assets. The Companyâ€™s fixed-rate debt obligation requires semi-annual installments of principal and interest, and the Companyâ€™s variable-rate debt requiresÂ monthly installments of only interest. As of JuneÂ 30, 2024, the Companyâ€™s secured mortgage loans did not have any undrawn lender commitment available to be drawn for property development.16 Table of ContentsThe following table summarizes the Companyâ€™s Secured mortgages payable:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

basis over the lease term. Certain of the Companyâ€™s lease agreements include variable lease payments based on aÂ percentage of income generated through subleases, changes in price indices and market rates, and other costs arising from operating, maintenance, and taxes. The Companyâ€™s lease agreements do not contain residual value guarantees or restrictive covenants. The Company leases various buildings and office space constructed on its ground leases to third parties.The Companyâ€™s leased assets and liabilities are as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Assetsâ€‹â€‹â€‹â€‹â€‹Operating lease right-of-use assets, netâ€‹$ 39,659â€‹$ 40,884Liabilitiesâ€‹Â Â Â â€‹Â Â Â Operating lease obligationsâ€‹$ 47,876â€‹$ 48,153â€‹The components of lease expense are as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended Â Â Â Â Six months ended â€‹â€‹JuneÂ 30,Â â€‹JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Operating lease costâ€‹$ 1,548â€‹$ 1,522â€‹$ 3,095â€‹$ 3,044Variable lease costâ€‹Â 67â€‹Â 76â€‹Â 620â€‹Â 694Total lease costâ€‹$ 1,615â€‹$ 1,598â€‹$ 3,715â€‹$ 3,73820 Table of Contentsâ€‹Future minimum lease payments as of JuneÂ 30, 2024, are as follows:â€‹â€‹â€‹â€‹â€‹â€‹in thousandsÂ Â Â Â OperatingÂ LeasesRemainder of 2024â€‹$ 2,1742025â€‹Â 4,3752026â€‹Â 3,4162027â€‹Â 2,7492028â€‹Â 2,808Thereafterâ€‹Â 234,042Total lease paymentsâ€‹Â 249,564Less: imputed interestâ€‹Â (201,688)Present value of lease liabilitiesâ€‹$ 47,876â€‹Other information related to the Companyâ€™s lessee agreements is as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Supplemental Unaudited Condensed Combined Statements of Cash Flows Informationâ€‹Six months ended JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Cash paid for amounts included in the measurement of lease liabilities:Â â€‹Â Â Â â€‹Â Â Operating cash flows on operating leasesâ€‹$ 2,147â€‹$ 2,118â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Â JuneÂ 30,Â Â Â Â Â JuneÂ 30,Â Â Other Informationâ€‹2024â€‹2023Â Weighted-average remaining lease term (years)Â Â Â Â Â â€‹Operating leasesÂ 45.5Â 44.9â€‹Weighted-average discount rateÂ Â Â Â Â Â â€‹Operating leasesÂ 7.8%Â Â 7.5%â€‹Lessor Arrangements The Company receives rental income from the leasing of retail, office, multi-family, and other space under operating leases, as well as certain variable tenant recoveries. Operating leases for our retail, office, and other properties are with a variety of tenants and have a remaining average term of approximately sevenÂ years. Lease terms generally vary among tenants and may include early termination options, extension options, and fixed rental rate increases or rental rate increases based on an index. Multi-family leases generally have a term of 12Â months or less. The Company elected the practical expedient to not separate lease components from non-lease components of its lease agreements for all classes of underlying assets. Minimum rent revenues related to operating leases are as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Three months ended JuneÂ 30,Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Total minimum rent paymentsâ€‹$ 5,261â€‹$ 3,760â€‹$ 10,422â€‹$ 8,544â€‹Total future minimum rents associated with operating leases are as follows as of JuneÂ 30, 2024:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â TotalÂ Minimumin thousandsâ€‹RentRemainder of 2024â€‹$ 10,5842025â€‹Â 21,8592026â€‹Â 19,4772027â€‹Â 19,6032028â€‹Â 19,701Thereafterâ€‹Â 106,223Totalâ€‹$ 197,447â€‹21 Table of ContentsMinimum rent revenues are recognized on a straightâ€‘line basis over the terms of the related leases when collectability is reasonably assured and the tenant has taken possession of, or controls, the physical use of the leased asset.Â Percentage rent in lieu of fixed minimum rent is recognized as sales are reported from tenants. Minimum rent revenues reported on the Unaudited Condensed Combined Statements of Operations also include amortization related to above and belowâ€‘market tenant leases on acquired properties.11. SegmentsThe Company has three business segments that offer different products and services. The Companyâ€™s three segments are managed separately as each requires different operating strategies or management expertise. Adjusted EBITDA is used to assess operating results for each of the Companyâ€™s business segments. The Company defines Adjusted EBITDA as earnings before interest, taxes, depreciation, amortization, equity in earnings (losses) from unconsolidated ventures, general and administrative expenses, and other expenses. The Companyâ€™s segments or assets within such segments could change in the future as development of certain properties commences or other operational or management changes occur.All operations are within the United States. The Companyâ€™s reportable segments are as follows:â—Landlord OperationsÂ â€“ consists of the Companyâ€™s rental operations associated with over 478,000 square feet of properties situated in three primary locations at the Seaport in New York, New York: Pier 17, Historic Area/Uplands, and Tin Building, as well as the 250 Water Street development.â—HospitalityÂ â€“ consists of restaurant and retail businesses in the Historic District and Pier 17 that are owned, either wholly or through joint ventures, and operated by the Company or through license and management agreements, and also includes the equity interest in Jean-Georges Restaurants.â—Sponsorships, Events, and EntertainmentÂ â€“ consists of baseball operations of the Aviators and Las Vegas Ballpark along with sponsorships, events, and other revenue generated at the Seaport in New York, New York.Segment operating results are as follows:â€‹Â Â Â Â â€‹â€‹Â Â Â Â â€‹â€‹Â Â Â Â Sponsorships,Â Â Â Â â€‹â€‹â€‹â€‹â€‹Landlordâ€‹â€‹â€‹â€‹â€‹Events,Â andâ€‹â€‹â€‹â€‹in thousandsâ€‹Operationsâ€‹Hospitalityâ€‹Entertainmentâ€‹TotalThree months ended JuneÂ 30,Â 2024â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

and HHH paid down the existing mortgage related to 250 Water Street and the Company refinanced the remaining $61.3 million mortgage payable.See NoteÂ 1Â â€“ Summary of Significant Accounting Policies and NoteÂ 5Â â€“ Mortgages Payable, Net for additional information.â€‹â€‹26 Table of ContentsItemÂ 2. Managementâ€™s Discussion and Analysis of Financial Condition and Results of OperationsMANAGEMENTâ€™S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONSUnless the context otherwise requires, references in this Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations (â€œMD&Aâ€) to â€œSeaport Entertainment Group,â€, â€œSEGâ€, the â€œCompany,â€ â€œwe,â€ â€œus,â€ or â€œourâ€ shall mean the assets, liabilities, and operating activities related to the Seaport Entertainment division of Howard Hughes Holdings Inc. (â€œHHHâ€) that was transferred to Seaport Entertainment Group Inc. on July 31, 2024 in connection with SEGâ€™s separation from HHH (the â€œSeparationâ€), as well as the assets, liabilities, and operating activities of Seaport Entertainment Group Inc. The following discussion should be read as a supplement to and should be read in conjunction with our Unaudited Condensed Combined Financial Statements for the three months ended June 30, 2024, and June 30, 2023, and Â six months ended June 30, 2024, and June 30, 2023 (â€œUnaudited Condensed Combined Financial Statementsâ€) and the related notes which are included elsewhere in this quarterly report on Form 10-Q (â€œQuarterly Reportâ€). This discussion contains forward-looking statements that involve risks, uncertainties, assumptions, and other factors, including those described in the section entitled â€œRisk Factorsâ€ and elsewhere in this Quarterly Report. Actual results could differ materially from those discussed in or implied by forward-looking statements as a result of these factors. You are cautioned not to place undue reliance on this information which speaks only as of the date of this Quarterly Report. We are not obligated to update this information, whether as a result of new information, future events or otherwise, except as may be required by law.All references to numbered Notes are specific to Notes to our Unaudited Condensed Combined Financial Statements included in this Quarterly Report. Capitalized terms used, but not defined, in this MD&A have the same meanings as in such Notes.Changes for monetary amounts between periods presented are calculated based on the amounts in thousands of dollars stated in our combined financial statements, and then rounded to the nearest million. Therefore, certain changes may not recalculate based on the amounts rounded to the nearest million.OverviewGeneral OverviewThe Company was formed to own, operate, and develop a unique collection of assets positioned at the intersection of entertainment and real estate. Our existing portfolio encompasses a wide range of leisure and recreational activities, including live concerts, fine dining, professional sports, and high-end and experiential retail. We primarily analyze our portfolio of assets through the lens of our three operating segments: (1) Landlord Operations, (2) Hospitality, and (3) Sponsorships, Events, and Entertainment, and are focused on realizing value for shareholders primarily through dedicated management of existing assets, expansion of partnerships, strategic acquisitions, and completion of development and redevelopment projects.Landlord Operations. Landlord Operations represents our ownership interests in and operation of physical real estate assets located in the Seaport, a historic neighborhood in Lower Manhattan on the banks of the East River and within walking distance of the Brooklyn Bridge. Landlord Operations assets include:Â·Pier 17, a mixed-use building containing restaurants, entertainment, office space, and the Rooftop at Pier 17, an outdoor concert venue;Â·the Tin Building, a mixed-use building containing a culinary destination featuring a variety of experiences including restaurants, bars, grocery markets, retail, and private dining;Â·the Fulton Market Building, a mixed-use building containing office and retail spaces, including a movie theater and an experiential retail concept focused on â€œclassic lawn gamesâ€ and cocktails;Â·the Historic District retail and other locations which include the Museum Block, Schermerhorn Row, and more;27 Table of ContentsÂ·250 Water Street, a full block development site approved for zoning of affordable and market-rate housing, office, retail, and community-oriented gathering space; andÂ·85 South Street, an eight-story residential building.Our assets included in the Landlord Operations segment primarily sit under a long-term ground lease from the City of New York with an amendment that was executed giving the Company extension options for an additional 48 years from its current expiration in 2072 until 2120. We are focused on continuing to fill vacancies in our Landlord Operations portfolio and believe this to be an opportunity to drive incremental segment growth.Hospitality. Hospitality represents our ownership interests in various food and beverage operating businesses. We own, either wholly or through partnerships with third parties, and operate, including license and management agreements, six fine dining and casual dining restaurants, cocktail bars and entertainment venues (The Fulton, Mister Dips, Carne Mare, Malibu Farm, Pearl Alley, and The Lawn Club), as well as our unconsolidated venture, the Tin Building by Jean-Georges, which offers over 20 culinary experiences, including restaurants, bars, grocery markets, retail, and private dining. These businesses are all our tenants and pay rent to our Landlord Operations. We also have a 25% interest in Jean-Georges Restaurants. Creative Culinary Management Company (â€œCCMCâ€), a wholly owned subsidiary of Jean-Georges Restaurants and a related party of the Company, provides management services for certain retail and food and beverage businesses in the Seaport. We aim to capitalize on opportunities in the food and beverage space to leverage growing consumer appetite for unique restaurant experiences as a catalyst to further expand the Companyâ€™s culinary footprint.Sponsorships, Events, and Entertainment. Sponsorships, Events, and Entertainment includes the Las Vegas Aviators Triple-A Minor League Baseball team (the â€œAviatorsâ€) and the Las Vegas Ballpark, our interest in and to the Fashion Show Mall Air Rights, events at the Rooftop at Pier 17, and all of our sponsorship agreements across both the Las Vegas Ballpark and the Seaport. The Aviators are a Triple-A affiliate of the Oakland Athletics and play at the Las Vegas Ballpark, a 10,000-person capacity ballpark located in Downtown Summerlin. The Rooftop at Pier 17, as mentioned in Landlord Operations above, is a premier outdoor concert venue that hosts a popular Summer Concert Series featuring emerging and established musicians alike. We see the Rooftop at Pier 17 as an opportunity to continue to drive events and entertainment growth as the demand for live music is strong and accelerating.Separation from HHHOn July 31, 2024, HHH completed its spin-off of SEG through the pro rata distribution of all the outstanding shares of common stock of SEG to HHHâ€™s stockholders as of the close of business on the record date of JulyÂ 29, 2024 (the â€œSeparationâ€).In connection with the Separation, on July 31, 2024, the Company entered into a separation and distribution agreement and various other agreements with HHH, including a transition services agreement, an employee matters agreement, a tax matters agreement, and a revolving credit agreement. Additionally, HHH contributed capital of $23.4 million to the Company prior to the Separation to support the operating, investing, and financing activities of the Company. For additional discussion of the Separation, see Note 1 â€“ Significant Accounting Policies in the Notes to Unaudited Condensed Combined Financial Statements included in this Quarterly Report.Basis of PresentationWe historically operated as part of HHH and not as a standalone company. The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America (â€œGAAPâ€). These statements may not include all expenses that would have been incurred had the Company existed as a separate, stand-alone entity during the periods presented.These Unaudited Condensed Combined Financial Statements are presented as if the Company had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include 28 Table of Contentsthe attribution of certain assets and liabilities that have been held at HHH but which are specifically identifiable or attributable to the business that was transferred to the Company in connection with the Separation.For an additional discussion on the basis of presentation of these statements, see Note 1 â€“ Significant Accounting Policies in the Notes to Unaudited Condensed Combined Financial Statements included in this Quarterly Report.Key Factors Affecting Our BusinessWe believe that our performance and future success depend on a number of factors that present significant opportunities for us but also pose risks and challenges, including those discussed below and in the section of this Quarterly Report titled â€œRisk Factors.â€Management Strategies and Operational ChangesAs mentioned elsewhere in this Quarterly Report, we historically operated as part of HHH and not as a standalone company. Therefore, our historical results are reflective of the management strategies and operations of the Company based on the direction and strategies of HHH. Additionally, our historical results reflect the allocation of expenses from HHH associated with certain services, including (1) certain support functions that are provided on a centralized basis within HHH, including, but not limited to executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, and risk management; and (2) employee benefits and compensation, including stock-based compensation. As a separate public company, our ongoing costs related to such support functions may differ from, and will potentially exceed, the amounts that have been allocated to us in these financial statements. Following the Separation, HHH will continue to provide some of these services on a transitional basis in exchange for agreed-upon fees. In addition to one-time costs to design and establish our corporate functions, we will also incur incremental costs associated with being a stand-alone public company, including additional labor costs, such as salaries, benefits, and potential bonuses and/or stock based compensation awards for staff additions to establish certain corporate functions historically supported by HHH and not covered by the transition services agreement, and corporate governance costs, including board of director compensation and expenses, audit and other professional services fees, annual report and proxy statement costs, SEC filing fees, transfer agent fees, consulting and legal fees and stock exchange listing fees. Following the Separation, our future results and cost structure may differ based on new strategies and operational changes implemented by our management team, which may include changes to our chosen organizational structure, whether functions are outsourced or performed by the Company employees, and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology.Tin Building and our investment in the Tin Building by Jean-GeorgesThe Company owns 100% of the Tin Building which was completed and placed in service in our Landlord Operations segment during the third quarter of 2022. The Company leases 100% of the rentable space in the Tin Building to the Tin Building by Jean-Georges joint venture, a Hospitality segment business in which the Company has an equity ownership interest and reports its ownership interest in accordance with the equity method. Based on capital contribution and distribution provisions for the Tin Building by Jean-Georges joint venture, the Company currently recognizes all of the economic interest in the venture. The Company recognizes lease payments from the Tin Building by Jean-Georges in Rental revenue within the Landlord Operations segment and recognizes its share of the income or losses from the joint venture in Equity in losses from unconsolidated ventures in the Hospitality segment. As the Company currently recognizes 100% of operating income or losses from the Tin Building by Jean-Georges, the Tin Building lease has no net impact to the total Company net loss. However, Landlord Operations Adjusted EBITDA and NOI, as defined below, includes only rental revenue related to the Tin Building lease payments, and does not include the rent expense in Equity in losses from unconsolidated ventures.The Tin Building by Jean-Georges is managed by CCMC, a related party that is owned by Jean-Georges Restaurants. The Tin Building by Jean-Georges had a soft opening in August 2022 and a grand opening celebration in late September 2022, with an expanded focus on experiences including in-person dining, retail shopping and delivery. Operating hours were initially constrained due to labor shortages and the venture incurred elevated operating losses during the early months of operations; however, during the fourth quarter of 2022, despite continued labor shortages, operating hours were extended to seven days a week. In 2023, the Tin Building by Jean-Georges was open seven days per week, with strong 29 Table of Contentsfoot traffic and sales. However, operating losses at the Tin Building by Jean-Georges joint venture remained elevated, as the venture continues to refine its operating model, and the Seaport experienced poor weather conditions throughout 2023 and into the first quarter of 2024. Performance at the Tin Building improved in the second quarter of 2024, primarily due to reductions in operating and labor costs. As the Company currently funds any operating shortfall and recognizes all of the economic interest in the venture, the future success of the Tin Building by Jean-George may have a significant impact on our results of operations.SeasonalityOur operations are highly seasonal and are significantly impacted by weather conditions. Concerts at our outdoor venue and Aviatorâ€™s baseball games primarily occur from May through October, and we typically see increased customer traffic at our restaurants during the summer months when the weather is generally warmer and more favorable, which contributes to higher revenue during these periods. However, weather-related disruptions, such as floods and heavy rains, can negatively impact our summer operations. For instance, outdoor concerts may have to be cancelled or rescheduled due to inclement weather, which can result in lost revenue. Similarly, floods can lead to temporary closures of our restaurants and can disrupt our supply chain, leading to potential revenue losses and increased costs.During the fall and winter months, our operations tend to slow down due to the colder weather which results in fewer outdoor events, less foot traffic at our restaurants, and the end of the Aviatorâ€™s baseball season. This seasonality pattern results in lower revenues during these periods. Moreover, severe winter weather conditions, such as snowstorms and freezing temperatures, can further deter customers from visiting our restaurants, further impacting our revenues and cash flow. Our seasonality also results in fluctuations in cash and cash equivalents, accounts receivable, deferred expenses, and accounts payable and other liabilities at different times during the year.Lease Renewals and OccupancyAs of June 30, 2024, and December 31, 2023, the weighted average remaining term of our retail, office, and other properties leases where we are the lessor was approximately seven years, excluding renewal options. The stability of the rental revenue generated by our properties depends principally on our tenantsâ€™ ability to pay rent and our ability to collect rents, renew expiring leases, re-lease space upon the expiration or other termination of leases, lease currently vacant properties, and maintain or increase rental rates at our leased properties. To the extent our properties become vacant, we would forego rental income while remaining responsible for the payment of property taxes and maintaining the property until it is re-leased, which could negatively impact our operating results. As of June 30, 2024, our real estate assets at the Seaport were 67% leased. This includes one lease at Pier 17 that is set to expire in December 2025 and represents 12% of our total 2023 rental revenues. We continue to monitor our lease renewals and occupancy rates.Inflationary PressuresFinancial results across all our segments may be impacted by inflation. In Landlord Operations, certain of our leases contain rent escalators that increase rent at a fixed amount and may not be sufficient during periods of high inflation. For properties leased to third-party tenants, the impact of inflation on our property and operating expenses is limited as substantially all our leases are net leases, and property-level expenses are generally reimbursed by our tenants. Inflation and increased costs may also have an adverse impact on our tenants and their creditworthiness if the increase in property-level expenses is greater than their increase in revenues. For unleased properties and properties occupied by our restaurants, we are more exposed to inflationary pressures on property and operating expenses. For our Hospitality and Sponsorships, Events, and Entertainment segments, inflationary pressure has a direct impact on our profitability due to increases in our costs, as well as potential reductions in customers that could negatively impact revenue.Significant Items Impacting ComparabilitySeparation Costs. The Company incurred pre-tax charges related to the planned separation from HHH, primarily related to legal and consulting costs, of $7.9 million and $17.1 million for the three months and six months ended June 30, 2024, respectively. No costs related to the planned separation were incurred or recorded in the Unaudited Condensed Combined Statement of Operations for the three months and six months ended June 30, 2023.30 Table of ContentsShared Service Costs. HHH provided the Company certain services, including (1) certain support functions that are provided on a centralized basis within HHH, including, but not limited to executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, and risk management; and (2) employee benefits and compensation, including stock-based compensation. The Companyâ€™s Unaudited Condensed Combined Financial Statements reflect an allocation of these costs. When specific identification or a direct attribution of costs based on time incurred for the Companyâ€™s benefit is not practicable, a proportional cost method is used, primarily based on revenue, headcount, payroll costs or other applicable measures. The Company recorded expenses associated with shared services that are not directly attributable to the Company of $3.9 million and $3.8 million for the three months ended June 30, 2024, and 2023, respectively, $7.5 million and $6.7 million for the six months ended June 30, 2024, and 2023, respectively.Non-GAAP MeasureLandlord Operations Net Operating IncomeIn addition to the required presentations using GAAP, we use certain non-GAAP performance measures, as we believe these measures improve the understanding of our operational results and make comparisons of operating results among peer companies more meaningful. Management continually evaluates the usefulness, relevance, limitations, and calculation of our reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change.Landlord Operations Net Operating Income (â€œLandlord Operations NOIâ€) is a non-GAAP supplemental measure that we believe is useful in measuring the period-over-period performance of our Landlord Operations segment. As Landlord Operations NOI reflects the revenues and expenses directly associated with owning and operating real estate properties, variances between years in Landlord Operations NOI typically result from changes in rental rates, occupancy, tenant mix, and operating expenses. We define Landlord Operations NOI as operating revenues (rental income, tenant recoveries, and other revenue) less operating expenses (real estate taxes, repairs and maintenance, marketing, and other property expenses). Landlord Operations NOI excludes straight-line rents and amortization of tenant incentives, net; interest expense, net; ground rent amortization; other income (loss); expenses for concepts that did not proceed to completion; depreciation and amortization; development-related marketing costs; gain on sale or disposal of real estate and other assets, net; provision for impairment and equity in earnings (losses) from unconsolidated ventures.Although we believe that Landlord Operations NOI provides useful information to investors about the performance of our Landlord Operations segment, due to the exclusions noted above, Landlord Operations NOI should only be used as an additional measure of the financial performance of such assets and not as an alternative to GAAP net income.31 Table of ContentsResults of OperationsComparison of the Three Months Ended June 30, 2024, and 2023The following table sets forth our operating results:â€‹â€‹â€‹

percentagesÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â $Â Â Â Â %Â REVENUESÂ â€‹Â Â Â â€‹Â Â â€‹Â Â â€‹Â Â â€‹Sponsorships, events, and entertainment revenueâ€‹$ 18,651â€‹$ 22,080â€‹ (3,429)â€‹ (16)%Hospitality revenueâ€‹Â 8,914â€‹Â 9,734â€‹ (820)â€‹ (8)%Rental revenueâ€‹Â 6,317â€‹Â 5,727â€‹ 590â€‹ 10%Other revenueâ€‹Â 59â€‹Â â€”â€‹ 59â€‹NM1â€‹Total revenueâ€‹Â 33,941â€‹Â 37,541â€‹ (3,600)â€‹ (10)%EXPENSESâ€‹Â Â Â Â â€‹Â Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Sponsorships, events, and entertainment costsâ€‹Â 12,544â€‹Â 14,834â€‹ (2,290)â€‹ (15)%Hospitality costsâ€‹Â 8,367â€‹Â 8,607â€‹ (240)â€‹ (3)%Operating costsâ€‹Â 12,921â€‹Â 10,874â€‹ 2,047â€‹ 19%Provision for doubtful accountsâ€‹Â 1,307â€‹Â 6â€‹ 1,301â€‹NM1â€‹General and administrativeâ€‹Â 18,613â€‹Â 7,037â€‹ 11,576â€‹ 165%Depreciation and amortizationâ€‹Â 5,333â€‹Â 13,170â€‹ (7,837)â€‹ (60)%Otherâ€‹Â â€”â€‹Â (382)â€‹ 382â€‹ (100)%Total expensesâ€‹Â 59,085â€‹Â 54,146â€‹ 4,939â€‹ 9%OTHERâ€‹Â Â Â Â â€‹Â Â Â Â â€‹Â Â â€‹Â Â â€‹Other income, netâ€‹Â (91)â€‹Â (18)â€‹ (73)â€‹ 406%Total otherâ€‹Â (91)â€‹Â (18)â€‹ (73)â€‹ 406%Operating lossâ€‹Â (25,235)â€‹Â (16,623)â€‹ (8,612)â€‹ 52%Interest expense, netâ€‹Â (3,210)â€‹Â (627)â€‹ (2,583)â€‹ 412%Equity in losses from unconsolidated venturesâ€‹Â (6,552)â€‹Â (10,896)â€‹ 4,344â€‹ (40)%Loss before income taxesâ€‹Â (34,997)â€‹Â (28,146)â€‹ (6,851)â€‹ 24%Income tax (benefit) expenseâ€‹Â â€”â€‹Â â€”â€‹ â€”â€‹ â€”â€‹Net lossâ€‹$ (34,997)â€‹$ (28,146)â€‹ (6,851)â€‹ 24%1Not MeaningfulNet loss increased $6.9 million, or 24%, to $35.0 million for the three months ended June 30, 2024, compared to $28.1 million in the prior-year period, primarily due to an $11.6 million increase in general and administrative costs and a $3.6 million decrease in total revenue, partially offset by a $7.8 million decrease in depreciation and amortization.Items Included in Segment Adjusted EBITDASee Segment Operating Results for discussion of significant variances for revenues and expenses included in Adjusted EBITDA.Items Excluded from Segment Adjusted EBITDAThe following includes information on the significant variances in expenses and other items not directly related to segment activities.General and Administrative. General and administrative costs increased $11.6 million, or 165%, to $18.6Â million for the three months ended June 30, 2024, compared to $7.0 million in the prior-year period. This change was primarily due to a $7.9 million increase in separation costs and a $5.4 million increase in personnel and overhead expenses, partially offset by a $1.6 million decrease in expenses related to the development of the Companyâ€™s e-commerce platform in the prior-year period that did not occur in the current period and a $0.1 million decrease in shared service costs allocated from HHH based on various allocation methodologies.32 Table of ContentsDepreciation and Amortization Expense. Depreciation and amortization expense decreased $7.8 million, or 60%, to $5.3 million for the three months ended June 30, 2024, compared to $13.2 million in the prior-year period. This change was primarily due to a decrease in depreciation expense following the impairment recognized on the Companyâ€™s buildings and equipment in the third quarter of 2023.Interest Expense, Net. Interest expense, net increased $2.6 million, or 412%, to $3.2 million for the three months ended June 30, 2024, compared to $0.6 million in the prior-year period. This change is primarily due to a $2.2 million decrease in amounts capitalized to development assets and a $0.5 million increase in interest expense on secured mortgages payable, partially offset by a $0.2 million increase in interest income.Equity in Losses from Unconsolidated Ventures. Equity losses from unconsolidated ventures decreased $4.3Â million, or 40%, to $6.6 million for the three months ended June 30, 2024, compared to $10.9 million in the prior-year period. This change was primarily due to a $3.6 million decrease in losses for the Tin Building by Jean Georges, and a $0.5 million increase in earnings related to the Lawn Club, which opened in the fourth quarter of 2023.Comparison of the Six Months Ended June 30, 2024 and 2023The following table sets forth our operating results:â€‹Six Months Ended JuneÂ 30,Â Â Â Â Â ChangeÂ in thousands except
percentagesÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â $â€‹%Â REVENUESâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â

accounts increased to $1.0 million for the three months ended June 30, 2024, compared to no activity in the prior-year period, primarily due to a $0.5 million reserve associated with the Winterland Skating concept at the Seaport and a $0.4 million reserve associated with events at the Las Vegas Ballpark, both established during the three months ended June 30, 2024.For the six months ended June 30, 2024 Sponsorships, Events, and Entertainment Adjusted EBITDA decreased $2.0 million compared to the prior-year period primarily due to the following:Sponsorships, Events, and Entertainment Revenue. Sponsorships, events, and entertainment revenue decreased $3.3 million, or 13%, to $22.8 million for the six months ended June 30, 2024, compared to $26.2 million in the prior-year period. This change was primarily due to a $2.7 million decrease in concert series revenue at the Seaport, primarily related to the timing of concerts with 11 shows held during the first half of 2024, compared to 19 shows held during the first half of 2023. Additionally, there was a $1.3 million decrease in concession sales at the Las Vegas Ballpark and a $0.4 million decrease in Aviators ticket revenue, primarily related to lower attendance in the current period. These decreases were partially offset by a $0.7 million increase in special event revenue at the Las Vegas Ballpark, a $0.4 million increase in sponsorship revenue at the Seaport due to the execution of four new sponsorship agreements in the first half of 2024, and a $0.4 million increase in private event revenue at the Seaport.Sponsorships, Events, and Entertainment Costs. Sponsorships, events, and entertainment costs decreased $3.4 million, or 16%, to $17.4 million for the six months ended June 30, 2024, compared to $20.8 million in the prior-year period. This change was primarily due to a $1.7 million decrease in costs associated with the Las Vegas Ballpark, primarily due to lower cost of sales and labor costs as expected with lower attendance and lower concessions revenue, a $1.4 million decrease in costs associated with the concert series at the Seaport, primarily due to the timing of concerts with fewer concerts held during the current period, and a $0.3 million decrease in breakdown and removal costs associated with the seasonal Winterland Skating concept at the Seaport.Provision for Doubtful Accounts. Provision for doubtful accounts increased to $1.6 million for the six months ended June 30, 2024, compared to immaterial amounts in the prior-year period, primarily due to a $1.0 million reserve associated with the Winterland Skating concept at the Seaport and a $0.5 million reserve associated with events at the Las Vegas Ballpark, both established during the six months ended June 30, 2024.Liquidity and Capital ResourcesWe historically operated as a division within HHHâ€™s consolidated structure, which uses a centralized approach to cash management and financing of our operations. This arrangement is not reflective of the manner in which we would have financed our operations had we been an independent, publicly traded company during the periods presented. The cash and cash equivalents held by HHH at the corporate level are not specifically identifiable to us and, therefore, have not been reflected in our Unaudited Condensed Combined Financial Statements. As of June 30, 2024, and December 31, 2023, our 38 Table of Contentscash and cash equivalents were $3.3 million and $1.8 million, respectively. As of June 30, 2024, and December 31, 2023, our restricted cash was $42.2 million and $42.0 million, respectively. Restricted cash is segregated in escrow accounts related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Companyâ€™s outstanding mortgages payable. In August 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See Note 7 â€“ Commitments and Contingencies in the Notes to Unaudited Condensed Combined Financial Statements, included in this Quarterly Report for additional information on the 250 Water Street litigation.HHHâ€™s third-party long-term debt and the related interest expense have not been allocated to us for any of the periods presented as we are not the legal obligor nor are we a guarantor of such debt. As of June 30, 2024, and December 31, 2023, we have third-party mortgages payable of $155.1 million and $155.6Â million, respectively, related to our 250 Water Street development and the Las Vegas Ballpark. As of June 30, 2024, and December 31, 2023, the Companyâ€™s secured mortgage loans did not have any undrawn lender commitment available to be drawn for property development. In connection with the separation, on July 31, 2024, the variable rate mortgage related to 250 Water Street was refinanced, with HHH paying down $53.7 million of the outstanding principal balance and SEG refinancing the remaining $61.3 million at an interest rate of SOFR plus a margin of 4.5% and scheduled maturity date of July 1, 2029.Following the Separation, our capital structure and sources of liquidity have changed from our historical capital structure because HHH is no longer financing our operations, investments in joint ventures, and development and redevelopment projects. Our development and redevelopment opportunities are capital intensive and will require significant additional funding, if and when pursued. Our ability to fund our operating needs and development and redevelopment projects will depend on our future ability to continue to manage cash flow from operating activities, and on our ability to obtain debt or equity financing on acceptable terms. In addition, we typically must provide completion guarantees to lenders in connection with their financing for our development and redevelopment projects. Additionally, on July 31, 2024, a subsidiary of HHH that became our subsidiary in connection with the separation, issued 10,000 shares of 14.000% Series A preferred stock, par value $0.01 per share, with an aggregate liquidation preference of $10.0 million. Management believes that our existing cash balances, restricted cash balances, funds provided by HHH prior to the Separation, along with expected borrowing capacity and access to capital markets, and the proceeds of our rights offering and the related backstop commitment as described under â€œExpected Financingsâ€ below, taken as a whole, provide (i) adequate liquidity to meet all of our current and long-term obligations when due, including our third-party mortgages payable, and (ii) adequate liquidity to fund capital expenditures and development and redevelopment projects. However, our access to, and the availability of, financing on acceptable terms and conditions in the future will be impacted by many factors, including (1) our credit ratings, including the lowering of any of our credit ratings, or absence of a credit rating, (2) the liquidity of the overall capital markets, and (3) the current state of the economy and, accordingly, there can be no assurances that we will be able to obtain additional debt or equity financing on acceptable terms in the future, or at all, which could have a negative impact on our liquidity and capital resources. The cash flows presented in our Unaudited Condensed Combined Statement of Cash Flows may not be indicative of the cash flows we would have recognized had we operated as a standalone publicly traded company for the periods presented.Prior to the distribution, HHH contributed additional cash to the Company in order to fund its operations until a permanent capital structure is finalized. However, we do not expect HHH to have an ongoing long-term relationship with the Company and HHH will not have any ongoing financial commitments to the Company.Expected FinancingsThe Company expects to conduct a $175 million Rights Offering following the distribution in the third quarter of 2024.Â In connection with the Rights Offering, the Company has entered into a backstop agreement with Pershing Square, which through investment funds advised by it, is our largest stockholder. Pursuant to that agreement Pershing Square has agreed to (i) exercise its pro rata subscription right with respect to the Rights Offering at a price of $25 per share of the Companyâ€™s common stock and (ii) purchase any shares not purchased upon the expiration of the Rights Offering at the Rights Offering price, up to $175 million in the aggregate. The backstop agreement could result in Pershing Squareâ€™s affiliated funds owning as much asÂ approximately 72.3% of the Companyâ€™s common stock if no other stockholders participate in the Rights Offering. Any capital raised through the Rights Offering would further strengthen the Companyâ€™s balance sheet. With over $203.4 million of liquidity, primarily consisting of (i) $23.4 million of cash contributed by HHH pursuant to the separation and distribution agreement, (ii) expected gross proceeds from the Rights Offering and (iii) 39 Table of Contentsamounts available under the Revolving Credit Agreement, we believe we will have ample capital to support the existing business and facilitate the Companyâ€™s business plan.Cash FlowsSix Months Ended June 30, 2024 and 2023The following table sets forth a summary of our cash flows:â€‹â€‹â€‹

should not be capitalized, then our operating expenses would be understated during the development period, and the subsequent depreciation of the real estate would be overstated. For the six months ended June 30, 2024 and 2023, we capitalized development costs of $3.9 million and $20.2 million, respectively.ItemÂ 3. Quantitative and Qualitative Disclosures About Market RiskQuantitative and Qualitative Disclosures About Market RiskInterest Rate RiskWe are subject to interest rate risk with respect to our variable-rate mortgage payable as increases in interest rates would cause our payments to increase. With respect to our fixed-rate mortgage payable, increases in interest rates could make it more difficult to refinance such debt when it becomes due.For additional information concerning our debt and managementâ€™s estimation process to arrive at a fair value of our debt as required by GAAP, please refer to the Liquidity and Capital Resources section above in Management's Discussion and Analysis of Financial Condition and Results of Operations and Note 5 â€“ Mortgages Payable, Net in the Notes to Unaudited Condensed Financial Statements included in this Quarterly Report.The following table summarizes principal cash flows on our debt obligations and related weighted-average interest rates by expected maturity dates as of June 30, 2024:â€‹â€‹â€‹

link:definitionLink 99940401 - Disclosure - Other Assets and Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 41001 - Disclosure - Leases - Lessee Arrangements (Calc 2) link:presentationLink link:calculationLink link:definitionLink 99941002 - Disclosure - Leases - Lessor Arrangements (Details) link:presentationLink link:calculationLink link:definitionLink 99941201 - Disclosure - Related-Party Transactions - Net Transfers from Parent (Details) link:presentationLink link:calculationLink link:definitionLink 99941202 - Disclosure - Related-Party Transactions - Corporate Overhead and Other Allocations (Details) link:presentationLink link:calculationLink link:definitionLink 995200400 - Statement - Condensed Combined Statements of Shareholders' Equity link:presentationLink link:calculationLink link:definitionLink 99940101 - Disclosure - Summary of Significant Accounting Policies - Description of the Company (Details) link:presentationLink link:calculationLink link:definitionLink 99940102 - Disclosure - Summary of Significant Accounting Policies - Liquidity and Going Concern and Restricted Cash (Details) link:presentationLink link:calculationLink link:definitionLink 99940103 - Disclosure - Summary of Significant Accounting Policies - Accounts Receivable, net (Details) link:presentationLink link:calculationLink link:definitionLink 99940105 - Disclosure - Summary of Significant Accounting Policies - Concentration Risk (Details) link:presentationLink link:calculationLink link:definitionLink 99940202 - Disclosure - Investments in Unconsolidated Ventures - The Lawn Club (Details) link:presentationLink link:calculationLink link:definitionLink 99940203 - Disclosure - Investments in Unconsolidated Ventures - Tin Building by Jean-Georges (Details) link:presentationLink link:calculationLink link:definitionLink 99940204 - Disclosure - Investments in Unconsolidated Ventures - Jean-Georges Restaurants (Details) link:presentationLink link:calculationLink link:definitionLink 99940501 - Disclosure - Mortgages Payable Net (Details) link:presentationLink link:calculationLink link:definitionLink 99940502 - Disclosure - Mortgages Payable Net - Summary (Details) link:presentationLink link:calculationLink link:definitionLink 99940503 - Disclosure - Mortgages Payable Net - Refinance (Details) link:presentationLink link:calculationLink link:definitionLink 99940601 - Disclosure - Fair Value (Details) link:presentationLink link:calculationLink link:definitionLink 99940901 - Disclosure - Revenues - Revenue Disaggregated by Source (Details) link:presentationLink link:calculationLink link:definitionLink 99940903 - Disclosure - Revenues - Remaining Unsatisfied Performance Obligation (Details) link:presentationLink link:calculationLink link:definitionLink 40903 - Disclosure - Revenues - Remaining Unsatisfied Performance Obligation Default (Details) link:presentationLink link:calculationLink link:definitionLink 99940904 - Disclosure - Revenues - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 99941001 - Disclosure - Leases - Lessee Arrangements (Details) link:presentationLink link:calculationLink link:definitionLink 99941101 - Disclosure - Segments - Narrative (Details) link:presentationLink link:calculationLink link:definitionLink 99941102 - Disclosure - Segments - Segment Operating Results (Details) link:presentationLink link:calculationLink link:definitionLink 99941103 - Disclosure - Segments - Assets By Segment (Details) link:presentationLink link:calculationLink link:definitionLink 99941301 - Disclosure - Subsequent Events (Details) link:presentationLink link:calculationLink link:definitionLink 995200090 - Document - Document and Entity Information link:presentationLink link:calculationLink link:definitionLink 995210101 - Disclosure - Summary of Significant Accounting Policies link:presentationLink link:calculationLink link:definitionLink 995210201 - Disclosure - Investments in Unconsolidated Ventures link:presentationLink link:calculationLink link:definitionLink 995210301 - Disclosure - Impairment link:presentationLink link:calculationLink link:definitionLink 995210401 - Disclosure - Other Assets and Liabilities link:presentationLink link:calculationLink link:definitionLink 995210501 - Disclosure - Mortgages Payable, Net link:presentationLink link:calculationLink link:definitionLink 995210601 - Disclosure - Fair Value link:presentationLink link:calculationLink link:definitionLink 995210701 - Disclosure - Commitments and Contingencies link:presentationLink link:calculationLink link:definitionLink 995210801 - Disclosure - Income Taxes link:presentationLink link:calculationLink link:definitionLink 995210901 - Disclosure - Revenues link:presentationLink link:calculationLink link:definitionLink 995211001 - Disclosure - Leases link:presentationLink link:calculationLink link:definitionLink 995211101 - Disclosure - Segments link:presentationLink link:calculationLink link:definitionLink 995211201 - Disclosure - Related-Party Transactions link:presentationLink link:calculationLink link:definitionLink 995211301 - Disclosure - Subsequent Events link:presentationLink link:calculationLink link:definitionLink 99920102 - Disclosure - Summary of Significant Accounting Policies (Policies) link:presentationLink link:calculationLink link:definitionLink 99930103 - Disclosure - Summary of Significant Accounting Policies (Tables) link:presentationLink link:calculationLink link:definitionLink 99930203 - Disclosure - Investments in Unconsolidated Ventures (Tables) link:presentationLink link:calculationLink link:definitionLink 99930403 - Disclosure - Other Assets and Liabilities (Tables) link:presentationLink link:calculationLink link:definitionLink 99930503 - Disclosure - Mortgages Payable Net (Tables) link:presentationLink link:calculationLink link:definitionLink 99930603 - Disclosure - Fair Value (Tables) link:presentationLink link:calculationLink link:definitionLink 99930903 - Disclosure - Revenues (Tables) link:presentationLink link:calculationLink link:definitionLink 99931003 - Disclosure - Leases (Tables) link:presentationLink link:calculationLink link:definitionLink 99931103 - Disclosure - Segments (Tables) link:presentationLink link:calculationLink link:definitionLink 99931203 - Disclosure - Related-Party Transactions (Tables) link:presentationLink link:calculationLink link:definitionLink 99940104 - Disclosure - Summary of Significant Accounting Policies - Impacts of the Collectability Reserves (Details) link:presentationLink link:calculationLink link:definitionLink 99940301 - Disclosure - Impairment (Details) link:presentationLink link:calculationLink link:definitionLink 99940701 - Disclosure - Commitments and Contingencies (Details) link:presentationLink link:calculationLink link:definitionLink 99940801 - Disclosure - Income Taxes (Details) link:presentationLink link:calculationLink link:definitionLink 99940902 - Disclosure - Revenues - Contract Assets and Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 99900 - Disclosure - Standard And Custom Axis Domain Defaults link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 7 seg-20240630_cal.xml EX-101.CAL EX-101.DEF 8 seg-20240630_def.xml EX-101.DEF EX-101.LAB 9 seg-20240630_lab.xml EX-101.LAB Document and Entity Information Document Type Document Quarterly Report Document Transition Report Document Period End Date Entity File Number Entity Registrant Name Entity Incorporation, State or Country Code Entity Tax Identification Number Entity Address State Or Province Entity Address, Address Line One Entity Address, Adress Line Two Entity Address, City or Town Entity Address, Postal Zip Code City Area Code Local Phone Number Title of 12(b) Security Trading Symbol Security Exchange Name Entity Current Reporting Status Entity Interactive Data Current Entity Filer Category Entity Small Business Entity Emerging Growth Company Entity Ex Transition Period Entity Shell Company Entity Common Stock, Shares Outstanding Entity Central Index Key Current Fiscal Year End Date Document Fiscal Year Focus Document Fiscal Period Focus Amendment Flag Condensed Combined Balance Sheets Assets [Abstract] ASSETS Investment Building and Building Improvements Buildings and equipment Real Estate Investment Property, Accumulated Depreciation Less: accumulated depreciation Land Land Development in Process Developments Real Estate Investment Property, Net Net investment in real estate Real Estate Investments, Unconsolidated Real Estate and Other Joint Ventures Investments in unconsolidated ventures Investments in Unconsolidated Ventures Cash and Cash Equivalents, at Carrying Value Cash and cash equivalents Restricted Cash and Cash Equivalents Restricted cash Accounts Receivable, after Allowance for Credit Loss Accounts receivable, net Deferred Costs Deferred expenses, net Operating Lease, Right-of-Use Asset Operating lease right-of-use assets, net Other Assets Other assets, net Other assets, net Assets Total Assets Total assets Total assets Liabilities [Abstract] LIABILITIES Secured Debt Mortgages payable, net Mortgages payable, net Operating Lease, Liability Operating lease obligations Present value of lease liabilities Accounts Payable and Accrued Liabilities Accounts payable and other liabilities Accounts payable and other liabilities Liabilities Total Liabilities Total liabilities Equity, Including Portion Attributable to Noncontrolling Interest [Abstract] EQUITY The amount of net parent investment. Net Parent Investment Net parent investment Capital contributed Equity, Attributable to Parent Ending Balance Beginning Balance Total equity Liabilities and Equity Total liabilities and equity Condensed Combined Statements of Operations Statement [Table] Product and Service [Axis] Product and Service [Domain] Represents information related to sponsorships, events, and entertainment revenue. Sponsorships, events, and entertainment Sponsorships, Events, and Entertainment Represents information related to hospitality revenue. Hospitality Hospitality Represents information related to rental revenue. Rental Other Statement [Line Items] Revenues [Abstract] REVENUES Revenue from Contract with Customer, Excluding Assessed Tax Total revenues Total revenues Operating Expenses [Abstract] EXPENSES Cost of Goods and Services Sold Cost of revenue Operating Costs and Expenses Total segment expenses Operating costs Operating costs Accounts Receivable, Credit Loss Expense (Reversal) Provision for (recovery of) doubtful accounts General and Administrative Expense General and administrative Depreciation, Depletion and Amortization Depreciation and amortization Depreciation and amortization Amount of other general (income) expense recognized by the company. Other General (Income) Expense Other Operating Expenses Total expenses Other Income and Expenses [Abstract] OTHER Other Nonrecurring (Income) Expense Other income (loss), net Other Operating Income (Expense), Net Total other Operating Income (Loss) Operating loss Interest Income (Expense), Nonoperating Interest expense, net Income (Loss) from Equity Method Investments Equity in losses from unconsolidated ventures and distributions Income (Loss) from Continuing Operations before Income Taxes, Noncontrolling Interest Loss before income taxes Income Tax Expense (Benefit) Income tax benefit (expense) Income tax (benefit) expense Income tax benefit Net loss Condensed Consolidated Statements of Cash Flows Net Cash Provided by (Used in) Operating Activities [Abstract] CASH FLOWS FROM OPERATING ACTIVITIES Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Net loss Adjustments, Noncash Items, to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Adjustments to reconcile net loss to cash used in operating activities: Depreciation Depreciation The aggregate amount of recurring noncash expense charged against earnings in the period to allocate the cost of assets over their estimated remaining economic lives, excluding financing costs and discounts. Adjustment For Amortization, Excluding Financing Costs and Discounts Amortization Amortization of Debt Issuance Costs and Discounts Amortization of deferred financing costs Straight Line Rent Straight-line rent amortization Employee Benefit and Share-Based Payment Arrangement, Noncash Stock compensation expense Non-cash stock compensation expense Other Noncash Income Other Amount of income (loss) and distributions for proportionate share of equity method investee's income (loss). Income (Loss) and Distributions from Equity Method Investments Equity in losses from unconsolidated ventures and distributions Accounts Receivable, Allowance for Credit Loss, Writeoff Provision for doubtful accounts Increase (Decrease) in Operating Capital [Abstract] Net Changes: Increase (Decrease) in Accounts Receivable Accounts receivable Increase (Decrease) in Other Operating Assets Other assets, net Increase (Decrease) in Deferred Liabilities Deferred expenses, net Increase (Decrease) in Accounts Payable and Accrued Liabilities Accounts payable and other liabilities Net Cash Provided by (Used in) Operating Activities Cash used in operating activities Net Cash Provided by (Used in) Investing Activities [Abstract] CASH FLOWS FROM INVESTING ACTIVITIES Payments for operating property improvements. Operating Property Improvements Operating property improvements Payments for development and redevelopment of property, excluding operating property improvements. Payments to Develop Real Estate Assets, Excluding Operating Property Improvements Property development and redevelopment Payments to Acquire Equity Method Investments Investments in unconsolidated ventures Capital contributions Proceeds from Equity Method Investment, Distribution, Return of Capital Distributions from unconsolidated ventures Net Cash Provided by (Used in) Investing Activities Cash used in investing activities Net Cash Provided by (Used in) Financing Activities [Abstract] CASH FLOWS FROM FINANCING ACTIVITIES Repayments of Secured Debt Principal payments on mortgages payable Principal payments on mortgages payable The cash inflow (outflow) from parent related to allocation of expenses for certain services related to shared functions provided by the Parent and contributions from the Parent which are the result of net funding provided by or distributed to Parent. Net Transfers From Parent Net transfers from parent Net Cash Provided by (Used in) Financing Activities Cash provided by financing activities Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Excluding Exchange Rate Effect Net change in cash, cash equivalents and restricted cash Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Cash, cash equivalents and restricted cash at end of period Cash, cash equivalents and restricted cash at beginning of period Cash, cash equivalents and restricted cash at end of period Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents [Abstract] RECONCILIATION OF CASH, CASH EQUIVALENTS AND RESTRICTED CASH Restricted Cash Restricted cash Supplemental Cash Flow Information [Abstract] SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION Interest Paid, Excluding Capitalized Interest, Operating Activities Interest paid Interest Paid, Capitalized, Investing Activities Interest capitalized Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract] NON-CASH TRANSACTIONS Construction in Progress Expenditures Incurred but Not yet Paid Accrued property improvements, developments, and redevelopments Share-Based Payment Arrangement, Amount Capitalized Capitalized stock compensation Condensed Combined Statements of Shareholders' Equity Equity Components [Axis] Equity Component [Domain] Net Parent Investment. Net Parent Investment [Member] Net Parent Investment Increase (Decrease) in Stockholders' Equity [Roll Forward] Equity Amount of net transfers from (to) parent included in the statement of changes in stockholder's equity. Stockholders Equity Transfers From (To) Parent Net transfers from parent Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Equity Summary of Significant Accounting Policies Significant Accounting Policies [Text Block] Summary of Significant Accounting Policies Investments in Unconsolidated Ventures Equity Method Investments and Joint Ventures Disclosure [Text Block] Investments in Unconsolidated Ventures Impairment Asset Impairment Charges [Text Block] Impairment Other Assets and Liabilities Supplemental Balance Sheet Disclosures [Text Block] Other Assets and Liabilities Mortgages Payable, net Debt Disclosure [Text Block] Mortgages Payable, Net Fair Value Fair Value Disclosures [Text Block] Fair Value Commitments and Contingencies Commitments and Contingencies Disclosure [Text Block] Commitments and Contingencies Income Taxes Income Tax Disclosure [Text Block] Income Taxes Revenues. Revenue from Contract with Customer [Text Block] Revenues Leases The entire disclosure of information about leases. Lease Disclosure [Text Block] Leases Segments Segment Reporting Disclosure [Text Block] Segments Related-Party Transactions Related Party Transactions Disclosure [Text Block] Related-Party Transactions Subsequent Events Subsequent Events [Text Block] Subsequent Events Consolidation, Policy [Policy Text Block] Principles of Combination and Basis of Presentation Disclosure of accounting policy related to liquidity and going concern matters. Liquidity And Going Concern [Policy Text Block] Liquidity and Going Concern Use of Estimates, Policy [Policy Text Block] Use of Estimates Cash and Cash Equivalents, Policy [Policy Text Block] Cash and Cash Equivalents Cash and Cash Equivalents, Restricted Cash and Cash Equivalents, Policy [Policy Text Block] Restricted Cash Accounts Receivable [Policy Text Block] Accounts Receivable, net Schedule of Accounts, Notes, Loans and Financing Receivable [Table Text Block] Summary of accounts receivable net of amounts considered uncollectible Tabular disclosure of the impacts associated with the collectability of reserves. Schedule Of Impacts Of Collectability Reserves [Table Text Block] Summary of impacts of the collectability reserves Real Estate Investment Financial Statements, Disclosure [Table Text Block] Summary of investments in unconsolidated ventures Equity Method Investments [Table Text Block] Summary of relevant financial statement information for unconsolidated ventures Schedule of Other Assets [Table Text Block] Schedule of other assets, net Other Liabilities [Table Text Block] Schedule of accounts payable and other liabilities, net Schedule of Debt [Table Text Block] Schedule of mortgages payable Schedule of Long-Term Debt Instruments [Table Text Block] Summary of mortgages payable Fair Value Disclosure of Asset and Liability Not Measured at Fair Value [Table Text Block] Schedule of financial instruments not measured at fair value on a recurring basis Disaggregation of Revenue [Table Text Block] Schedule of revenues disaggregated by source Contract with Customer, Contract Asset, Contract Liability, and Receivable [Table Text Block] Schedule of contract liabilities and significant activity Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Table Text Block] Schedule of remaining unsatisfied performance obligation Tabular disclosure of lessee's operating leased assets and liabilities. Lessee, Operating Lease, Assets and Liabilities [Table Text Block] Schedule of leased assets and liabilities, lessee arrangements Lease, Cost [Table Text Block] Schedule of components of lease expense, lessee arrangements Lessee, Operating Lease, Liability, to be Paid, Maturity [Table Text Block] Schedule of future minimum lease payments, lessee arrangements Tabular disclosure of cash flow activity related to lessee's operating lease agreements. Lessee, Operating Lease, Cash Flow Activity [Table Text Block] Schedule of supplemental unaudited condensed combined statements of cash flows information, lessee arrangements Tabular disclosure of other information related to lessee's operating lease agreements. Lessee, Operating Lease, Other Information [Table Text Block] Schedule of other information, lessee arrangements Operating Lease, Lease Income [Table Text Block] Schedule of minimum rent revenues, lessor arrangements Lessor, Operating Lease, Payment to be Received, Maturity [Table Text Block] Schedule of future minimum rents, lessor arrangements Schedule of Segment Reporting Information, by Segment [Table Text Block] Schedule of segment operating results Reconciliation of Assets from Segment to Consolidated [Table Text Block] Schedule of assets by segment Tabular disclosure of the components of net parent investment. Schedule of Net Parent Investment [Table Text Block] Schedule of components of net parent investment Schedule of Related Party Transactions [Table Text Block] Schedule of the allocation of expenses Ownership [Axis] Ownership [Domain] Represents information pertaining to Jean-Georges restaurants. Jean Georges Restaurants [Member] Jean-Georges Restaurants Represents information pertaining to the Fashion Show mall in Las Vegas. Fashion Show Mall [Member] Fashion Show Mall Investment, Name [Axis] Investment, Name [Domain] Credit Facility [Axis] Credit Facility [Domain] Revolving Credit Facility [Member] Revolving Credit Agreement Class of Warrant or Right [Axis] Class of Warrant or Right [Domain] Represents information pertaining to "Rights Offering." Rights Offering [Member] Rights Offering Legal Entity [Axis] Entity [Domain] Represents information pertaining to Pershing Square. Pershing Square [Member] Pershing Square Represents information pertaining to Howard Hughes Holdings Inc ("HHH"). Howard Hughes Holding Inc [Member] Howard Hughes Holdings Inc. Counterparty Name [Axis] Counterparty Name [Domain] Represents the parent company Howard Hughes Holdings Inc. Howard Hughes Holdings Inc [Member] HHH Subsequent Event Type [Axis] Subsequent Event

Type [Domain] Subsequent Event [Member] Subsequent Event Class of Stock [Axis] Class of Stock [Domain] Series A Preferred Stock [Member] Series A Preferred Stock Percentage of air rights owned. Percentage Of Air Rights Owned Percentage of air rights Equity Method Investment, Ownership Percentage Ownership interest The number of shares issued during the period upon the spin off conversion of shares from parent. Stock Issued, Shares, Spin Off Conversion Shares issued for every nine shares of the parent company The number of shares redeemed from parent company during the period upon the spin off conversion. Stock Redeemed, Shares, Spin Off Conversion Shares of common stock converted for each share distributed Debt Instrument, Face Amount Amount of revolving credit Mortgage payable Debt, Weighted Average Interest Rate Interest rate Number of new stock issued during the period, in exchange of assets contributed. Stock Issued During Period, Shares, In Exchange Of Assets Contributed Number of new stock issued Preferred Stock, Dividend Rate, Percentage Percentage of preferred stock Preferred Stock, Par or Stated Value Per Share Preferred stock par value (In dollars per share) Preferred Stock, Liquidation Preference, Value Liquidation preference value Debt Instrument, Term Agreement term Possible amount of duration extension of credit agreement. Debt Instrument Term Extension Term extension Class of Warrant or Right, Unissued Shares offering Class of Warrant or Right, Exercise Price of Warrants or Rights Price per whole sale Warrants and Rights Outstanding Aggregate value of shares Gross proceeds from Rights Offering Percentage of ownership which could possibly be obtained after Rights Offering. Possible Ownership Percentage After Rights Offering Possible ownership after Rights Offering (as a percentage) Litigation Case [Axis] Litigation Case [Domain] Represents the information pertaining to litigation case of 250 water street. Two Hundred Fifty Water Street Litigation Case [Member] 250 Water Street litigation Payments for Legal Settlements Amount of litigation Accounts and Financing Receivables [Table] Receivable Type [Axis] Receivable [Domain] Information pertaining to tenant receivables Tenant Receivables [Member] Tenant receivables Information pertaining to straight-line rent receivables. Straight Line Rent Receivables [Member] Straight-line rent receivables Information pertaining to other receivables. Other Receivables [Member] Other receivables Accounts, Notes, Loans and Financing Receivable [Line Items] Accounts Receivable, Allowance for Credit Loss Allowance for doubtful accounts receivable Total reserve balance Amount of operating lease provision for uncollectible lease income. Operating Lease Provision For Uncollectible Lease Income Rental revenue Amount of provision for (recovery of) doubtful accounts. Loss Contingency Accrual Provision Reversal Provision for (recovery of) doubtful accounts Total amount of operating lease provision for uncollectible lease income and amount of provision for (recovery of) doubtful accounts. OperatingLeaseProvisionForUncollectibleLeaseIncomeAndLossContingencyProvision Total (income) expense impact Concentration Risk [Table] Concentration Risk Benchmark [Axis] Concentration Risk Benchmark [Domain] Accounts Receivable [Member] Accounts Receivable Concentration Risk Type [Axis] Concentration Risk Type [Domain] Customer Concentration Risk [Member] Customer Concentration Risk Customer [Axis] Customer [Domain] Information pertaining to major customer one. Major Customer One [Member] Major Customer One Information pertaining to major customer two. Major Customer Two [Member] Major Customer Two Information pertaining to major related party one. Major Related Party One [Member] Related Party One Concentration Risk [Line Items] Number of major customers. Concentration Risk Percentage Number Of Customers Number of customers Number of major related parties. Concentration Risk Percentage Number Of Related Parties Number of related parties Concentration Risk, Percentage Concentration Risk, Percentage Equity Method Investment [Table] Represents information related to the Lawn Club venture. Lawn Club [Member] Lawn Club Represents information pertaining to Ssam Bar. Ssam Bar [Member] Ssam Bar Represents information related to the Tin Building by Jean-Georges. Tin Building by Jean-Georges [Member] Tin Building by Jean-Georges Investment Type [Axis] Investments [Domain] Equity Securities [Member] Equity securities Schedule of Equity Method Investments [Line Items] Schedule of Unconsolidated Venture [Line Items] Equity Method Investments Investments in unconsolidated ventures Carry Value, Equity Method Investments Equity Securities without Readily Determinable Fair Value, Amount Other equity investments Equity Securities without Readily Determinable Fair Value, Impairment Loss, Cumulative Amount Impairment loss, cumulative amount Equity Securities without Readily Determinable Fair Value, Downward Price Adjustment, Cumulative Amount Downward price adjustment, cumulative amount Equity Securities without Readily Determinable Fair Value, Upward Price Adjustment, Cumulative Amount Upward price adjustment, cumulative amount Equity Securities without Readily Determinable Fair Value, Impairment Loss, Annual Amount Impairment loss, annual amount Equity Securities without Readily Determinable Fair Value, Downward Price Adjustment, Annual Amount Downward price adjustment, annual amount Equity Securities without Readily Determinable Fair Value, Upward Price Adjustment, Annual Amount Upward price adjustment, annual amount Represents information pertaining to the Fulton Market Building. Fulton Market Building [Member] Fulton Market Building Represents information pertaining to Endorphin Ventures. Endorphin Ventures [Member] Endorphin Ventures The amount of the venture funded as a percentage. Real Estate Venture Percentage Funded Venture funded (as a percentage) Area of Real Estate Property Area of real estate property (in sqft) Business Acquisition [Axis] Business Acquisition, Acquiree [Domain] Equity Method Investment, Nonconsolidated Investee [Axis] Equity Method Investment, Nonconsolidated Investee [Domain] Business Acquisition, Percentage of Voting Interests Acquired Interest acquired (as a percentage) Percentage of real estate ownership in unconsolidated venture. Venture Real Estate Ownership Percentage Ownership (as a percentage) Percentage of real estate leased in unconsolidated venture. Venture Real Estate Leased Percentage Space leased (as a percentage) Equity, Including Portion Attributable to Noncontrolling Interest Total Equity Revenues Revenues Gross Profit Gross Margin Schedule of Business Acquisitions, by Acquisition [Table] Business Acquisition [Line Items] Business Combination, Consideration Transferred Purchase price Represents the number of hospitality offerings. Number Of Hospitality Offerings Number of hospitality offerings Amount of additional consideration transferred in a business combination. Business Combination Additional Consideration Transferred Price price for additional interest Percentage of additional consideration transferred in a business combination. Business Acquisition Percentage Of Additional Voting Interests Acquired Additional interest acquired (as a percentage) Impairment, Long-Lived Asset, Held-for-Use Impairment of long lived assets Impairment Losses Related to Real Estate Partnerships Impairment of investments in unconsolidated joint ventures Other Assets [Abstract] Other Assets, net Intangible Assets, Gross (Excluding Goodwill) Intangibles Security Deposit Security and other deposits Inventory, Net Food and beverage and merchandise inventory Prepaid Expense Prepaid expenses Other Assets, Miscellaneous Other Accounts Payable and Accrued Liabilities [Abstract] Accounts Payable and Other Liabilities Deferred Income Deferred income Accounts Payable Accounts payable and accrued expenses Construction Payable Construction payables Employee-related Liabilities Accrued payroll and other employee liabilities Interest Payable Accrued interest Contract with Customer, Refund Liability Tenant and other deposits Other Accrued Liabilities Other Schedule of Long-Term Debt Instruments [Table] Debt Instrument [Axis] Debt Instrument, Name [Domain] Represents the member information pertaining to fixed rate debt. Fixed Rate Debt [Member] Fixed-rate debt Represents the member information pertaining to variable rate debt. Variable Rate Debt [Member] Variable-rate debt Debt Instrument [Line Items] Mortgages Payable, Net Long-Term Debt Secured mortgages payable Debt Issuance Costs, Noncurrent, Net Unamortized deferred financing costs Debt Instrument, Interest Rate, Stated Percentage Fixed rate interest Debt Instrument, Interest Rate, Effective Percentage Variable rate interest Represents the mortgage loan for 250 Water Street. Two Five Zero Water Street Mortgage [Member] 250 Water Street Mortgage Long-Term Debt, Type [Axis] Long-Term Debt, Type [Domain] Mortgages [Member] Mortgage Payable Debt Instrument, Collateral Amount Collateral amount Debt Instrument, Basis Spread on Variable Rate Margin rate Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration] Fair Value, Recurring and Nonrecurring [Table] Measurement Basis [Axis] Portion at Fair Value Measurement [Member] Reported Value Measurement [Member] Carrying Amount Estimate of Fair Value Measurement [Member] Estimate of Fair Value Measurement Frequency [Axis] Measurement Frequency [Domain] Fair Value, Nonrecurring [Member] Nonrecurring Fair Value Hierarchy and NAV [Axis] Fair Value Hierarchy and NAV [Domain] Fair Value, Inputs, Level 1 [Member] Level 1 Fair Value, Inputs, Level 2 [Member] Level 2 Fair Value, Inputs, Level 3 [Member] Level 3 Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Financial Instruments, Financial Assets, Balance Sheet Groupings [Abstract] Assets: Cash and Cash Equivalents, Fair Value Disclosure Cash and restricted cash Accounts Receivable, Fair Value Disclosure Accounts receivable, net Financial Instruments, Financial Liabilities, Balance Sheet Groupings [Abstract] Liabilities: Fair value portion of fixed-rate debt instrument payable, including, but not limited to, notes payable and loans payable. Fixed Rate Debt Fair Value Disclosure Fixed-rate debt Fair value portion of variable-rate debt instrument payable, including, but not limited to, notes payable and loans payable. Variable Rate Debt Fair Value Disclosure Variable-rate debt The number of judges on the Appellate Division panel. Appellate Division Panel Number Of Judges Number of judges Operating Lease, Expense Rental expense Amount of amortization of straight line rents. Straight Line Rent Amortization Expense Straight line rent amortization expense Disaggregation of Revenue [Table] Sponsorship, Events, Entertainment and Other Revenue. Sponsorship Events Entertainment and Other Revenue [Member] Sponsorships, events, entertainment, and other revenue Sponsorships, events, and entertainment revenue. Sponsorships, Events, and Entertainment Revenue [Member] Sponsorships, events, and entertainment revenue Other Revenue. Other Revenue [Member] Other Revenue Hospitality Revenue. Hospitality Revenue [Member] Hospitality Revenue Rental Revenue. Rental Revenue [Member] Rental Revenue Disaggregation of Revenue [Line Items] Revenue from Contract with Customer, Including Assessed Tax Revenues Change in Contract with Customer, Asset [Abstract] Contract Assets Contract with Customer, Asset, after Allowance for Credit Loss Contract assets Change in Contract with Customer, Liability [Abstract] Contract Liabilities Contract with Customer, Liability Contract Liabilities, Ending Balance Contract Liabilities, Beginning Balance Contract with Customer, Liability, Including New Contract Revenue Recognized ContractWithCustomerLiabilityIncludingNewContractRevenueRecognized Consideration earned during the period Amount of contract with customer liability increase from consideration received. Contract with Customer Liability Increase from Consideration Received Consideration received during the period Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Table] Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Start Date [Axis] Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Line Items] Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Period Revenue, Remaining Performance Obligation, Amount Revenue Benchmark [Member] Revenue from Contract with Customer Benchmark [Member] Revenue from Contract with Customer Benchmark Represent the information pertaining to customer one. Customer One [Member] Customer One The number of customers accounted for greater than 10% of the company's revenue. Number of Customers Accounted For Greater Than 10% Revenue Number of customers Lessee, Lease, Description [Table] Statistical Measurement [Axis] Statistical Measurement [Domain] Minimum [Member] Minimum Maximum [Member] Maximum Lessee, Lease, Description [Line Items] Lessee Arrangements Lessee, Operating Lease, Remaining Lease Term Remaining lease term No definition available. Assets, Lessee [Abstract] Assets No definition available. Liabilities, Lessee [Abstract] Liabilities Lease, Cost [Abstract] Lease expense Operating Lease, Cost Operating lease cost Variable Lease, Cost Variable lease cost Lease, Cost Total lease cost Lessee, Operating Lease, Liability, to be Paid, Fiscal Year Maturity [Abstract] Future minimum lease payments Lessee, Operating Lease, Liability, to be Paid, Remainder of Fiscal Year Remainder of 2024 Lessee, Operating Lease, Liability, to be Paid, Year One 2025 Lessee, Operating Lease, Liability, to be Paid, Year Two 2036 Lessee, Operating Lease, Liability, to be Paid, Year Three 2027 Lessee, Operating Lease, Liability, to be Paid, Year Four 2028 Amount of lessee's undiscounted obligation for lease payment for operating lease due after fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). Lessee, Operating Lease, Liability, to be Paid, after Year Four Thereafter Lessee, Operating Lease, Liability, to be Paid Total lease payments Lessee, Operating Lease, Liability, Undiscounted Excess Amount Less: imputed interest No definition available. Lessee, Operating Lease, Cash Flows Information [Abstract] Supplemental Statements of Cash Flows Information The cash outflow for amounts included in the measurement of lease liabilities for lessee operating leases. Lessee, Operating Lease, Payments Cash paid for amounts included in the measurement of lease liabilities: Operating cash flows on operating leases No definition available. Lessee, Operating Lease, Other Information [Abstract] Other Information Operating Lease, Weighted Average Remaining Lease Term Weighted-average remaining lease term (years), Operating leases Operating Lease, Weighted Average Discount Rate, Percent Weighted-average discount rate, Operating leases Lessor, Lease, Description [Table] Arithmetic Average [Member] Average Lessor, Lease, Description [Line Items] Lessor Arrangements Remaining lease term of lessor's operating leases for retail, office, and other properties, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. Lessor, Operating Lease, Retail, Office, and Other Properties, Remaining Lease Term Remaining term, Retail, office, and other properties Remaining lease term of lessor's operating leases related to multi-family spaces, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. Lessor, Operating Lease, Multi-family leases, Remaining Lease Term Remaining term, Multi-family leases Lease, Practical Expedient, Lessor Single Lease Component [true false] Lease, Practical Expedient, Lessor Single Lease Component Amount of minimum rent revenues from minimum rent payments related to operating leases. Operating Lease, Lease Income, Minimum Rent Payments Total minimum rent payments Lessor, Operating Lease, Payment to be Received, Fiscal Year Maturity [Abstract] Total future minimum rents Lessor, Operating Lease, Payment to be Received, Remainder of Fiscal Year Remainder of 2024 Lessor, Operating Lease, Payment to be Received, Year One 2025 Lessor, Operating Lease, Payment to be Received, Year Two 2026 Lessor, Operating Lease, Payment to be Received, Year Three 2027 Lessor, Operating Lease, Payment to be Received, Year Four 2028 Amount of lease payment to be received by lessor for operating lease after fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). Lessor, Operating Lease, Payment to be Received, after Year Four Thereafter Lessor, Operating Lease, Payment to be Received Total Schedule of Segment Reporting Information, by Segment [Table] Segments [Axis] Segments [Domain] Represents information related to landlord operations segment. Landlord Operations [Member] Landlord Operations Segment Reporting Information [Line Items] Number of Operating Segments Number of segments Area of Land Square feet Number of primary locations. Number Of Primary Locations Primary location Consolidation Items [Axis] Consolidation Items [Domain] Operating Segments [Member] Segments Adjusted EBITDA, or earnings before interest, taxes, depreciation, and amortization, is a metric used to measure a company's financial performance. Adjusted Earnings Before Interest, Taxes, Depreciation And Amortization Segment Adjusted EBITDA Amount of corporate expenses and other items. Corporate Expenses And Other Items Corporate expenses and other items Reconciliation of Assets from Segment to Consolidated [Table] Segment Reporting, Reconciling Item, Corporate Nonsegment [Member] Corporate Segment Reporting, Asset Reconciling Item [Line Items] Net Parent Investment [Abstract] Components of Net Parent Investment Amount of net transfer from (to) parent. Transfer from (to) Parent, Net Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Cash Flows Related Party Transaction [Table] Related and Nonrelated Parties [Axis] Related and Nonrelated Parties [Domain] Related Party [Member] Related Party Represents information related to Creative Culinary Management Company, LLC. Creative Culinary Management Company, LLC [Member] CCMC Represents information related to the Lawn Club and the Tin Building by Jean-Georges. Lawn Club and the Tin Building by Jean-Georges [Member] Lawn Club and the Tin Building by Jean-Georges Long-Lived Tangible Asset [Axis] Long-Lived Tangible Asset [Domain] Land, Buildings and Improvements [Member] Developments and Buildings Machinery and Equipment [Member] Equipment Related Party Transaction [Line Items] Related-Party Transactions Related Party Tax Expense [Abstract] Allocation of Expenses Operating Cost and Expense, Related Party, Name [Extensible Enumeration] Selling, General and Administrative Expense General and administrative Selling, General, and Administrative Expenses, Related Party, Name [Extensible Enumeration] Other Operating Income Other income, net Other Operating Income, Related Party, Name [Extensible Enumeration] Property, Plant and Equipment, Additions Capitalized costs Amount of share based compensation capitalized during the period. Share Based Compensation Costs Capitalized Stock compensation expense capitalized Accounts Receivable, after Allowance for Credit Loss, Current Accounts receivable, net Accounts Payable, Current Accounts payable and other liabilities Accounts Payable, Current, Related Party, Name [Extensible Enumeration] Related Party Transaction, Amounts of Transaction Related-party management fee Operating Lease, Lease Income Rental revenue Subsequent Event [Table] Subsequent Event [Line Items] Subsequent Events EX-101.PRE 10 seg-20240630_pre.xml EX-101.PRE XML 12 R1.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Document and Entity Information - shares 6 Months Ended Jun. 30, 2024 Aug. 20, 2024 Document and Entity Information Â Â Document Type 10-Q Â Document Quarterly Report true Â Document Transition Report false Â Document Period End Date Jun. 30, 2024 Â Entity File Number 001-42113 Â Entity Registrant Name Seaport Entertainment GroupÂ Inc. Â Entity Incorporation, State or Country Code DE Â Entity Tax Identification Number 99-0947924 Â Entity Address State Or Province NY Â Entity Address, Address Line One 199 Water Street Â Entity Address, Adress Line Two 28th Floor Â Entity Address, City or Town New York Â Entity Address, Postal Zip Code 10038 Â City Area Code 212 Â Local Phone Number 732-8257 Â Title of 12(b) Security Common Stock, par value $0.01 per share Â Trading Symbol SEG Â Security Exchange Name NYSEAMER Â Entity Current Reporting Status No Â Entity Interactive Data Current Yes Â Entity Filer Category Non-accelerated Filer Â Entity Small Business false Â Entity Emerging Growth Company true Â Entity Ex Transition Period true Â Entity Shell Company false Â Entity Common Stock, Shares Outstanding Â 5,521,884 Entity Central Index Key 0002009684 Â Current Fiscal Year End Date --12-31 Â Document Fiscal Year Focus 2024 Â Document Fiscal Period Focus Q2 Â Amendment Flag false Â X - DefinitionBoolean flag that is true when the XBRL content amends previously-filed or accepted submission. + ReferencesNo definition available. + Details Name: dei_AmendmentFlag Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionArea code of city + ReferencesNo definition available. +

Details Name: dei_CityAreaCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCover page. + ReferencesNo definition available. + Details Name: dei_CoverAbstract Namespace Prefix: dei_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionEnd date of current fiscal year in the format --MM-DD. + ReferencesNo definition available. + Details Name: dei_CurrentFiscalYearEndDate Namespace Prefix: dei_ Data Type: xbrli:gMonthDayItemType Balance Type: na Period Type: duration X - DefinitionFiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalPeriodFocus Namespace Prefix: dei_ Data Type: dei:fiscalPeriodItemType Balance Type: na Period Type: duration X - DefinitionThis is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalYearFocus Namespace Prefix: dei_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionFor the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD. + ReferencesNo definition available. + Details Name: dei_DocumentPeriodEndDate Namespace Prefix: dei_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as an quarterly report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Form 10-Q -Number 240 -Section 308 -Subsection a + Details Name: dei_DocumentQuarterlyReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as a transition report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Forms 10-K, 10-Q, 20-F -Number 240 -Section 13 -Subsection a-1 + Details Name: dei_DocumentTransitionReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'. + ReferencesNo definition available. + Details Name: dei_DocumentType Namespace Prefix: dei_ Data Type: dei:submissionTypeItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 1 such as Attn, Building Name, Street Name + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine1 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 2 such as Street or Suite number + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine2 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the City or Town + ReferencesNo definition available. + Details Name: dei_EntityAddressCityOrTown Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCode for the postal or zip code + ReferencesNo definition available. + Details Name: dei_EntityAddressPostalZipCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the state or province. + ReferencesNo definition available. + Details Name: dei_EntityAddressStateOrProvince Namespace Prefix: dei_ Data Type: dei:stateOrProvinceItemType Balance Type: na Period Type: duration X - DefinitionA unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityCentralIndexKey Namespace Prefix: dei_ Data Type: dei:centralIndexKeyItemType Balance Type: na Period Type: duration X - DefinitionIndicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument. + ReferencesNo definition available. + Details Name: dei_EntityCommonStockSharesOutstanding Namespace Prefix: dei_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionIndicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesNo definition available. + Details Name: dei_EntityCurrentReportingStatus Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionIndicate if registrant meets the emerging growth company criteria. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityEmergingGrowthCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionIndicate if an emerging growth company has elected not to use the extended transition period for complying with any new or revised financial accounting standards. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Securities Act -Number 7A -Section B -Subsection 2 + Details Name: dei_EntityExTransitionPeriod Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionCommission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen. + ReferencesNo definition available. + Details Name: dei_EntityFileNumber Namespace Prefix: dei_ Data Type: dei:fileNumberItemType Balance Type: na Period Type: duration X - DefinitionIndicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityFilerCategory Namespace Prefix: dei_ Data Type: dei:filerCategoryItemType Balance Type: na Period Type: duration X - DefinitionTwo-character EDGAR code representing the state or country of incorporation. + ReferencesNo definition available. + Details Name: dei_EntityIncorporationStateCountryCode Namespace Prefix: dei_ Data Type: dei:edgarStateCountryItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-T -Number 232 -Section 405 + Details Name: dei_EntityInteractiveDataCurrent Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionThe exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityRegistrantName Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityShellCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionIndicates that the company is a Smaller Reporting Company (SRC). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntitySmallBusiness Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityTaxIdentificationNumber Namespace Prefix: dei_ Data Type: dei:employerIdItemType Balance Type: na Period Type: duration X - DefinitionLocal phone number for entity. + ReferencesNo definition available. + Details Name: dei_LocalPhoneNumber Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionTitle of a 12(b) registered security. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b + Details Name: dei_Security12bTitle Namespace Prefix: dei_ Data Type: dei:securityTitleItemType Balance Type: na Period Type: duration X - DefinitionName of the Exchange on which a security is registered. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection d1-1 + Details Name: dei_SecurityExchangeName Namespace Prefix: dei_ Data Type: dei:edgarExchangeCodeItemType Balance Type: na Period Type: duration X - DefinitionTrading symbol of an instrument as listed on an exchange. + ReferencesNo definition available. + Details Name: dei_TradingSymbol Namespace Prefix: dei_ Data Type: dei:tradingSymbolItemType Balance Type: na Period Type: duration XML 13 R2.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Condensed Combined Balance Sheets - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 ASSETS Â Â Buildings and equipment $ 533,432 $ 528,299 Less: accumulated depreciation (210,819) (203,208) Land 9,497 9,497 Developments 99,848 102,874 Net investment in real estate 431,958 437,462 Investments in unconsolidated ventures 36,396 37,459 Cash and cash equivalents 3,344 1,834 Restricted cash 42,232 42,011 Accounts receivable, net 11,282 13,672 Deferred expenses, net 4,246 4,379 Operating lease right-of-use assets, net 39,659 40,884 Other assets, net 40,978 39,112 Total assets 610,095 616,813 LIABILITIES Â Â Mortgages payable, net 155,075 155,628 Operating lease obligations 47,876 48,153 Accounts payable and other liabilities 26,413 28,139 Total liabilities 229,364 231,920 EQUITY Â Â Net parent investment 380,731 384,893 Total equity 380,731 384,893 Total liabilities and equity $ 610,095 $ 616,813 X - DefinitionThe amount of net parent investment. + ReferencesNo definition available. + Details Name: seg_NetParentInvestment Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionSum of the carrying values as of the balance sheet date of obligations incurred through that date, including liabilities incurred and payable to vendors for goods and services received, taxes, interest, rent and utilities, compensation costs, payroll taxes and fringe benefits (other than pension and postretirement obligations), contractual rights and obligations, and statutory obligations. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_AccountsPayableAndAccruedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477802/946-310-45-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(5)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479196/954-310-45-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccountsReceivableNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher

FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_AssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe carrying amount of deferred costs. + ReferencesNo definition available. + Details Name: us-gaap_DeferredCostsCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe current amount of expenditures for a real estate project that has not yet been completed. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_DevelopmentInProcess Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAggregate of the carrying amounts as of the balance sheet date of investments in building and building improvements. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_InvestmentBuildingAndBuildingImprovements Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount before accumulated depletion of real estate held for productive use, excluding land held for sale. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(13)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_Land Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(21)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 15: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(14)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_Liabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_LiabilitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(32)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LiabilitiesAndStockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's right to use underlying asset under operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseRightOfUseAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of assets classified as other. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_OtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe cumulative amount of depreciation for real estate property held for investment purposes. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; and (7) other real estate investments. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentPropertyNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe carrying amount of investments in unconsolidated real estate and other joint ventures not separately presented. This includes direct and indirect investments. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name

Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_RestrictedCashAndCashEquivalents Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_SecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity (deficit) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(31)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 8: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 11: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 12: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 13: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 14: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SAB Topic 4.E) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480418/310-10-S99-2 + Details Name: us-gaap_StockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterestAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 14 R3.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Condensed Combined Statements of Operations - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 REVENUES Â Â Â Â Total revenues $ 33,941 $ 37,541 $ 48,595 $ 52,289 EXPENSES Â Â Â Â Operating costs 12,921 10,874 22,825 20,011 Provision for (recovery of) doubtful accounts 1,307 6 2,260 (13) General and administrative 18,613 7,037 35,167 12,493 Depreciation and amortization 5,333 13,170 13,407 26,400 Other Â (382) Â 21 Total expenses 59,085 54,146 104,999 95,222 OTHER Â Â Â Â Other income (loss), net (91) (18) (83) 3 Total other (91) (18) (83) 3 Operating loss (25,235) (16,623) (56,487) (42,930) Interest expense, net (3,210) (627) (5,756) (1,257) Equity in losses from unconsolidated ventures and distributions (6,552) (10,896) (16,832) (21,716) Loss before income taxes (34,997) (28,146) (79,075) (65,903) Income tax (benefit) expense 0 0 0 0 Net loss (34,997) (28,146) (79,075) (65,903) Sponsorships, events, and entertainment Â Â Â Â REVENUES Â Â Â Â Total revenues 18,651 22,080 22,831 26,161 EXPENSES Â Â Â Â Cost of revenue 12,544 14,834 17,405 20,822 Hospitality Â Â Â Â REVENUES Â Â Â Â Total revenues 8,914 9,734 12,918 14,956 EXPENSES Â Â Â Â Cost of revenue 8,367 8,607 13,935 15,488 Rental Â Â Â Â REVENUES Â Â Â Â Total revenues 6,317 $ 5,727 12,764 11,169 Other Â Â Â Â REVENUES Â Â Â Â Total revenues $ 59 Â $ 82 $ 3 X - DefinitionAmount of other general (income) expense recognized by the company. + ReferencesNo definition available. + Details Name: seg_OtherGeneralIncomeExpense Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate costs related to goods produced and sold and services rendered by an entity during the reporting period. This excludes costs incurred during the reporting period related to financial services rendered and other revenue generating activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1 + Details Name: us-gaap_CostOfGoodsAndServicesSold Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22 + Details Name: us-gaap_DepreciationDepletionAndAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate total of expenses of managing and administering the affairs of an entity, including affiliates of the reporting entity, which are not directly or indirectly associated with the manufacture, sale or creation of a product or product line. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1 + Details Name: us-gaap_GeneralAndAdministrativeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) from continuing operations, including income (loss) from equity method investments, before deduction of income tax expense (benefit), and income (loss) attributable to noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 11: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 12: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromContinuingOperationsBeforeIncomeTaxesExtraordinaryItemsNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.7) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-10Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Subparagraph (a) -SubTopic 20 -Topic 740 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482659/740-20-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)) -SubTopic 10 -Topic 235 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_IncomeTaxExpenseBenefit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of interest income (expense) classified as nonoperating. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48 + Details Name: us-gaap_InterestIncomeExpenseNonoperatingNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI

https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionGenerally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Excludes Selling, General and Administrative Expense. + ReferencesNo definition available. + Details Name: us-gaap_OperatingCostsAndExpenses Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionGenerally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Includes selling, general and administrative expense. + ReferencesNo definition available. + Details Name: us-gaap_OperatingExpenses Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OperatingExpensesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe net result for the period of deducting operating expenses from operating revenues. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap_OperatingIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OtherIncomeAndExpensesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of other expense (income) that is infrequent in occurrence or unusual in nature. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483613/220-20-50-1 + Details Name: us-gaap_OtherNonrecurringIncomeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe net amount of other operating income and expenses, the components of which are not separately disclosed on the income statement, from items that are associated with the entity's normal revenue producing operations. + ReferencesNo definition available. + Details Name: us-gaap_OtherOperatingIncomeExpenseNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of expense (reversal of expense) for expected credit loss on accounts receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_ProvisionForDoubtfulAccounts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_RevenuesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ProductOrServiceAxis=seg_SponsorshipsEventsAndEntertainmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_HospitalityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_RentalMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=us-gaap_ProductAndServiceOtherMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 15 R4.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Condensed Consolidated Statements of Cash Flows - USD ($) $ in Thousands 3 Months Ended 6 Months Ended 12 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Dec. 31, 2023 CASH FLOWS FROM OPERATING ACTIVITIES Â Â Â Â Â Net loss $ (34,997) $ (28,146) $ (79,075) $ (65,903) Â Adjustments to reconcile net loss to cash used in operating activities: Â Â Â Â Â Depreciation Â Â 11,617 24,699 Â Amortization Â Â 1,790 1,701 Â Amortization of deferred financing costs Â Â 386 154 Â Straight-line rent amortization Â Â (401) (310) Â Stock compensation expense (592) 242 66 534 Â Other Â Â Â 1,178 Â Equity in losses from unconsolidated ventures and distributions Â Â 16,847 21,716 Â Provision for doubtful accounts Â Â 2,718 221 Â Net Changes: Â Â Â Â Â Accounts receivable Â Â 173 (1,661) Â Other assets, net Â Â (3,443) 999 Â Deferred expenses, net Â Â (80) (150) Â Accounts payable and other liabilities Â Â 10,253 8,911 Â Cash used in operating activities Â Â (39,149) (7,911) Â CASH FLOWS FROM INVESTING ACTIVITIES Â Â Â Â Â Operating property improvements Â Â (2,322) (9,272) Â Property development and redevelopment Â Â (14,922) (21,990) Â Investments in unconsolidated ventures Â Â (16,267) (24,133) Â Distributions from unconsolidated ventures Â Â 484 Â Â Cash used in investing activities Â Â (33,027) (55,395) Â CASH FLOWS FROM FINANCING ACTIVITIES Â Â Â Â Â Principal payments on mortgages payable Â Â (940) (895) Â Net transfers from parent Â Â 74,847 49,477 Â Cash provided by financing activities Â Â 73,907 48,582 Â Net change in cash, cash equivalents and restricted cash Â Â 1,731 (14,724) Â Cash, cash equivalents and restricted cash at beginning of period Â Â 43,845 66,713 $ 66,713 Cash, cash equivalents and restricted cash at end of period 45,576 51,989 45,576 51,989 43,845 RECONCILIATION OF CASH, CASH EQUIVALENTS AND RESTRICTED CASH Â Â Â Â Â Cash and cash equivalents 3,344 5,493 3,344 5,493 1,834 Restricted cash 42,232 46,496 42,232 46,496 Â Cash, cash equivalents and restricted cash at end of period $ 45,576 $ 51,989 45,576 51,989 $ 43,845 SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION Â Â Â Â Â Interest paid Â Â 6,443 5,247 Â Interest capitalized Â Â 667 4,205 Â NON-CASH TRANSACTIONS Â Â Â Â Â Accrued property improvements, developments, and redevelopments Â Â (11,034) (1,780) Â Capitalized stock compensation Â Â $ 319 $ 367 Â X - DefinitionThe aggregate amount of recurring noncash expense charged against earnings in the period to allocate the cost of assets over their estimated remaining economic lives, excluding financing costs and discounts. + ReferencesNo definition available. + Details Name: seg_AdjustmentForAmortizationExcludingFinancingCostsAndDiscounts Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) and distributions for proportionate share of equity method investee's income (loss). +

ReferencesNo definition available. + Details Name: seg_IncomeLossAndDistributionsFromEquityMethodInvestments Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash inflow (outflow) from parent related to allocation of expenses for certain services related to shared functions provided by the Parent and contributions from the Parent which are the result of net funding provided by or distributed to Parent. + ReferencesNo definition available. + Details Name: seg_NetTransfersFromParent Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionPayments for operating property improvements. + ReferencesNo definition available. + Details Name: seg_OperatingPropertyImprovements Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionPayments for development and redevelopment of property, excluding operating property improvements. + ReferencesNo definition available. + Details Name: seg_PaymentsToDevelopRealEstateAssetsExcludingOperatingPropertyImprovements Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsNoncashItemsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of direct write-downs of accounts receivable charged against the allowance. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13 + Details Name: us-gaap_AllowanceForDoubtfulAccountsReceivableWriteOffs Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of amortization expense attributable to debt discount (premium) and debt issuance costs. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap_AmortizationOfFinancingCostsAndDiscounts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of increase (decrease) in cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; excluding effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 1 -SubTopic 230 -Topic 830 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477401/830-230-45-1 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_CashFlowNoncashInvestingAndFinancingActivitiesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFuture cash outflow to pay for construction in progress expenditures that have occurred. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-4Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-3Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-5 + Details Name: us-gaap_ConstructionInProgressExpendituresIncurredButNotYetPaid Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe amount of expense recognized in the current period that reflects the allocation of the cost of tangible assets over the assets' useful lives. Includes production and non-production related depreciation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-1 + Details Name: us-gaap_Depreciation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of noncash expense (reversal of expense) for employee benefits and share-based payment arrangement. Includes, but is not limited to, pension, other postretirement, postemployment and termination benefits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_EmployeeBenefitsAndShareBasedCompensationNoncash Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cost capitalized for award under share-based payment arrangement. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (h)(1)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480429/718-10-50-2 + Details Name: us-gaap_EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsCapitalizedAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amounts payable to vendors for goods and services received and the amount of obligations and expenses incurred but not paid. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccountsPayableAndAccruedLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccountsReceivable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionChange during the period in carrying value for all deferred liabilities due within one year or operating cycle. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInDeferredLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInOperatingCapitalAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of increase (decrease) in operating assets classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInOtherOperatingAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash paid for interest capitalized, classified as investing activity. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-2 + Details Name: us-gaap_InterestPaidCapitalized Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash paid for interest, excluding capitalized interest, classified as operating activity. Includes, but is not limited to, payment to settle zero-coupon bond for accreted interest of debt discount and debt instrument with insignificant coupon interest rate in relation to effective interest rate of borrowing attributable to accreted interest of debt discount. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-17Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-2 + Details Name: us-gaap_InterestPaidNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25 + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of income (expense) included in net income that results in no cash inflow (outflow), classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_OtherNoncashIncomeExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the purchase of or advances to an equity method investments, which are investments in joint ventures and entities in which the entity has an equity ownership interest normally of 20 to 50 percent and exercises significant influence. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of distribution received from equity method investee for return of investment, classified as investing activities. Excludes distribution for return on investment, classified as operating activities. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 12 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-12Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 21D -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-21D + Details Name: us-gaap_ProceedsFromEquityMethodInvestmentDividendsOrDistributionsReturnOfCapital Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -

Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 31: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference 32: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4KReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 34: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow to repay long-term debt that is wholly or partially secured by collateral. Excludes repayments of tax exempt secured debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfSecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_RestrictedCash Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionDifference between actual rental income due and rental income recognized on a straight-line basis. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_StraightLineRent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowInformationAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 16 R5.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Condensed Combined Statements of Shareholders' Equity - USD ($) $ in Thousands Net Parent Investment Total Beginning Balance at Dec. 31, 2022 $ 1,096,186 $ 1,096,186 Equity Â Â Net loss (65,903) (65,903) Net transfers from parent 50,011 50,011 Ending Balance at Jun. 30, 2023 1,080,294 1,080,294 Beginning Balance at Mar. 31, 2023 1,080,963 1,080,963 Equity Â Â Net loss (28,146) (28,146) Net transfers from parent 27,477 27,477 Ending Balance at Jun. 30, 2023 1,080,294 1,080,294 Beginning Balance at Dec. 31, 2023 384,893 384,893 Equity Â Â Net loss (79,075) (79,075) Net transfers from parent 74,913 74,913 Ending Balance at Jun. 30, 2024 380,731 380,731 Beginning Balance at Mar. 31, 2024 389,132 389,132 Equity Â Â Net loss (34,997) (34,997) Net transfers from parent 26,596 26,596 Ending Balance at Jun. 30, 2024 $ 380,731 $ 380,731 X - DefinitionAmount of net transfers from (to) parent included in the statement of changes in stockholder's equity. + ReferencesNo definition available. + Details Name: seg_StockholdersEquityTransfersFromToParent Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionA roll forward is a reconciliation of a concept from the beginning of a period to the end of a period. + ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInStockholdersEquityRollForward Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef 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1AReference 34: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(31)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 8: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 11: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 12: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 13: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 14: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SAB Topic 4.E) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480418/310-10-S99-2 + Details Name: us-gaap_StockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 17 R6.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies 6 Months Ended Jun. 30, 2024 Summary of Significant Accounting Policies Â Summary of Significant Accounting Policies 1. Summary of Significant Accounting PoliciesDescription of the Company On OctoberÂ 5, 2023, Howard Hughes HoldingsÂ Inc. (â€œHHHâ€) announced its intent to form a new division, the Seaport Entertainment division of Howard Hughes (â€œSeaport Entertainment divisionâ€), that includes HHHâ€™s entertainment-related real estate assets and operations, which are primarily in New York and Las Vegas, including the Seaport neighborhood in Lower Manhattan (the â€œSeaportâ€), 250 Water Street, a one-acre development site directly adjacent to the Seaport, a 25% ownership stake in Jean-Georges Restaurants as well as other partnerships, the Las Vegas Aviators Triple-A Minor League Baseball team (the â€œAviatorsâ€) and the Las Vegas Ballpark, and an interest in and to 80% of the air rights above the Fashion Show mall in Las Vegas.HHH intended to separate the Seaport Entertainment division into a stand-alone publicly traded company, Seaport Entertainment GroupÂ Inc. (â€œSEGâ€ or the â€œCompanyâ€), through the distribution of all of the outstanding shares of common stock of SEG to HHHâ€™s stockholders on a pro rata basis in a distribution intended to be tax-free for U.S. federal income tax purposes, except for cash received in lieu of fractional shares of common stock (the â€œSeparationâ€). On JulyÂ 31, 2024, the Separation of the Company was completed. Under the terms of the Separation, each stockholder who held HHH common stock as of the close of business on JulyÂ 29, 2024, the record date for the distribution, received one share of SEG common stock for every nine shares of HHH common stock held as of the close of business on such date. SEG common stock began trading on the NYSE American stock exchange on AugustÂ 1, 2024, under the symbol â€œSEGâ€.In connection with the Separation, on JulyÂ 31, 2024, the Company entered into a separation and distribution agreement with HHH. On this date, the Company also entered into various other agreements that provide a framework for the Companyâ€™s relationship with HHH after the Separation, including a transition services agreement, an employee matters agreement, and a tax matters agreement. These agreements provide for the allocation between the Company and HHH of the assets, employees, services, liabilities, and obligations (including their respective investments, property and employee benefits and tax-related assets and liabilities) of HHH and its subsidiaries attributable to periods prior to, at and after the Separation and govern certain relationships between the Company and HHH after the Separation. Additionally, HHH contributed capital of $23.4 million to the Company prior to the Separation to support the operating, investing, and financing activities of the Company.Also in connection with the Separation, on JulyÂ 31, 2024, the Company entered into a revolving credit agreement (the â€œRevolving Credit Agreementâ€) with HHH, as lender. The Revolving Credit Agreement provides for a revolving commitment of $5.0 million, with an interest rate of 10.0% and a term of 1Â year, which may be extended for an additional 6Â months at the discretion of HHH. The Company does not currently have any outstanding borrowings under this agreement. The Companyâ€™s obligation under the Revolving Credit Agreement will be unsecured and the agreement provides for the mandatory prepayment of the revolving loans from the net proceeds of the Rights Offering and asset sales by the Company. The Revolving Credit Agreement requires the Company to comply with a number of customary covenants and includes customary provisions relating to the occurrence of events of default.Further in connection with certain restructuring transactions to effectuate the Separation, on July 31, 2024, a subsidiary of the Company issued 10,000 shares of 14.000% Series A preferred stock, par value $0.01 per share, with an aggregate liquidation preference of $10.0 million (the â€œSeries A Preferred Stockâ€) to HHH in exchange for the contribution by HHH of certain assets. The Series A Preferred Stock ranks senior to the Companyâ€™s interest in its subsidiary with respect to dividend rights and rights upon liquidation, dissolution and other considerations. The Series A Preferred Stock has no maturity date and will remain outstanding unless redeemed. The Series A Preferred Stock is not redeemable by the Company prior to July 11, 2029 except under limited circumstances intended to preserve certain tax benefits for HHH, as defined in the subsidiaryâ€™s Amended and Restated Certificate of Incorporation designating the Series A Preferred Stock.The Company expects to conduct a rights offering (the â€œRights Offeringâ€), in the form of a pro rata distribution at no charge to holders of our common stock of transferable subscription rights to purchase up to an aggregate of 7,000,000 shares of its common stock at a cash subscription price of $25 per whole share. In connection with the Rights Offering, the Company has entered into a backstop agreement with Pershing Square, which through investment funds advised by it, is our largest stockholder. Pursuant to that agreement Pershing Square has agreed to (i)Â exercise its pro rata subscription right with respect to the Rights Offering at a price of $25 per share of the Companyâ€™s common stock and (ii)Â purchase any shares not purchased upon the expiration of the Rights Offering at the Rights Offering price, up to $175 million in the aggregate. The backstop agreement could result in Pershing Squareâ€™s affiliated funds owning as much asÂ approximately 72.3% of the Companyâ€™s common stock if no other stockholders participate in the Rights Offering.Principles of Combination and Basis of Presentation The accompanying Unaudited Condensed Combined Financial Statements represent the assets, liabilities, and operations related to the Seaport Entertainment division of Howard Hughes to be transferred to Seaport Entertainment GroupÂ Inc. as well as the assets, liabilities and operations of Seaport Entertainment GroupÂ Inc. The results of Seaport Entertainment GroupÂ Inc. are referred to throughout these Unaudited Combined Financial Statements as â€œSeaport Entertainment Groupâ€, â€œSEGâ€, â€œthe Companyâ€, â€œweâ€, â€œusâ€ or â€œourâ€.The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the unaudited condensed combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America (â€œGAAPâ€).The unaudited interim financial information included in this quarterly report on FormÂ 10-Q (â€œQuarterly Reportâ€) reflects all adjustments, all of which are of a normal and recurring nature, that management believes are necessary for a fair statement of the results of operations, financial position, equity, and cash flows for the periods presented. The information included in this Quarterly Report should be read in conjunction with our Combined Financial Statements and accompanying notes included in the Information Statement filed as ExhibitÂ 99.1 to Amendment No.Â 5 to our Registration Statement on FormÂ 10, as amended, filed with the Securities and Exchange Commission on JulyÂ 23, 2024.The Condensed Combined Balance Sheet information at DecemberÂ 31, 2023 was derived from annual audited financial statements but does not include all disclosures required by GAAP. The results of operations for the quarter andÂ year-to-date period ended JuneÂ 30, 2024, are not necessarily indicative of the results to be expected for other interim periods or the fullÂ year.The Unaudited Condensed Combined Financial Statements are presented as if Seaport Entertainment Group had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include the attribution of certain assets and liabilities that have been held at HHH which are specifically identifiable or attributable to the Company. The assets and liabilities in the carve-out financial statements have been presented on a historical cost basis.All significant intercompany transactions within the Company have been eliminated. All transactions between the Company and HHH are considered to be effectively settled in the Unaudited Condensed Combined Financial Statements at the time the transaction is recorded, other than transactions described in NoteÂ 12Â â€“ Related-Party Transactions that have historically been settled in cash. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment.These Unaudited Condensed Combined Financial Statements include expense allocations for: (1)Â certain support functions that are provided on a centralized basis within HHH, including, but not limited to property management, development, executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, facilities, and risk management; and (2)Â employee benefits and compensation, including stock-based compensation. These expenses have been allocated to the Company on the basis of direct time spent on Company projects where identifiable, with the remainder allocated on a basis of revenue, headcount, payroll costs, or other applicable measures. For an additional discussion and quantification of expense allocations, see NoteÂ 12Â â€“ Related-Party Transactions.Management believes the assumptions underlying these Unaudited Condensed Combined Financial Statements, including the assumptions regarding allocated expenses, reasonably reflect the utilization of services provided to or the benefit received by the Company during the periods presented. Nevertheless, the Unaudited Condensed Combined Financial Statements may not reflect the results of operations, financial position and cash flows had the Company been a standalone company during the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on several factors, including the chosen organization structure, whether functions were outsourced or performed by its employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology.Debt obligations and related financing costs of HHH have not been included in the Unaudited Condensed Combined Financial Statements of the Company, because the Companyâ€™s business is not a party to the obligations between HHH and the debt holders. Further, the Company does not guarantee any of HHHâ€™s debt obligations.The income tax provision in the Unaudited Condensed Combined Statements of Operations has been calculated as if the Company was operating on a standalone basis and filed separate tax returns in the jurisdictions in which it operates. Therefore, cash tax payments and items of current and deferred taxes may not be reflective of the Companyâ€™s actual tax balances prior to or subsequent to the carve-out.HHH maintains stock-based compensation plans at a corporate level. The Companyâ€™s employees participate in such plans and the portion of the cost of those plans related to the Companyâ€™s employees is included in the Unaudited Condensed Combined Statements of Operations. However, the Unaudited Condensed Combined Balance Sheets do not include any equity issued related to stock-based compensation plans.The equity balance in these Unaudited Condensed Combined Financial Statements represents the excess of total assets over total liabilities, including intercompany balances between the Company and HHH (net parent investment).Liquidity and Going Concern The Company historically managed liquidity risk by effectively managing its operations, capital expenditures, development and redevelopment activities, and cash flows, making use of a central treasury function and other shared services provided by HHH. The Company does not currently have, nor does it expect to generate from operations, adequate liquidity to fund its operations for the next twelveÂ months. To mitigate such conditions, HHH contributed capital of $23.4 million to the Company on JulyÂ 31, 2024, prior to the Separation to support the operating, investing, and financing activities of the Company. The Company also expects to receive gross proceeds of $175.0 million in the Rights Offering and have additional access to liquidity up to $5.0 million under the Revolving Credit Agreement.Management believes that cash on hand and the contribution of $23.4 million of cash by HHH pursuant to the separation and distribution agreement and the capital that will be raised from the Rights Offering, along with amounts available under the Revolving Credit Agreement, will provide sufficient liquidity to meet the Companyâ€™s projected obligations for at least twelveÂ months.The Unaudited Combined Financial Statements for the Company have been prepared on the basis of accounting policies applicable to a going concern. The going concern basis presumes that for the foreseeable future, funds will be available to finance future operations and that the realization of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The estimates and assumptions include, but are not limited to, capitalization of development costs, provision for income taxes, future cash flows used in impairment analysis and fair value used in impairment calculations, recoverable amounts of receivables and deferred tax assets, initial valuations of tangible and intangible assets acquired and the related useful lives of assets upon which depreciation and amortization is based. Estimates and assumptions have also been made with respect to future revenues and costs. Actual results could differ from these and other estimates.Cash and Cash Equivalents Cash and cash equivalents consist of highly liquid investments with maturities at date of purchase of threeÂ months or less and deposits with major banks throughout the United States. Such deposits are in excess of FDIC limits and are placed with high-quality institutions in order to minimize the concentration of counterparty credit risk.Restricted Cash Restricted cash reflects amounts segregated in escrow accounts in the name of the Company, primarily related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Companyâ€™s outstanding mortgages payable. In AugustÂ 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See NoteÂ 7Â â€“ Commitments and Contingencies for additional information on the 250 Water Street litigation.Accounts Receivable, net Accounts receivable includes tenant receivables, straight-line rent receivables, and other receivables. On a quarterly basis, management reviews tenant receivables and straight-line rent assets for collectability. As required under ASC 842 Leases (ASC 842), this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in customer payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The Company also records reserves for estimated losses under ASC 450 Contingencies (ASC 450) if the estimated losses are probable and can be reasonably estimated.Other receivables are primarily related to short-term trade receivables. The Company is exposed to credit losses through the sale of goods and services to customers. As required under ASC 326 Financial InstrumentsÂ â€“ Credit Losses (ASC 326), the Company assesses its exposure to credit loss related to these receivables on a quarterly basis based on historical collection experience and future expectations by portfolio. As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, there were no material past due receivables and there have been no material write-offs or recoveries of amounts previously written-off.The following table

represents the components of Accounts receivable, net of amounts considered uncollectible, in the accompanying Unaudited Condensed Combined Balance Sheets as of:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Tenant receivablesâ€‹$ 1,665â€‹$ 875Straight-line rent receivablesâ€‹Â 3,394â€‹Â 3,353Other receivablesâ€‹Â 6,223â€‹Â 9,444Accounts receivable, net (a)â€‹$ 11,282â€‹$ 13,672(a)As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.The following table summarizes the impacts of the collectability reserves in the accompanying Unaudited Condensed Combined Statements of Operations:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Three months ended JuneÂ 30,Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ 2024Â Â Â Â 2023Â Â Â Â â€‹2024Â Â Â Â 2023Statements of Operations LocationÂ â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Â Â Rental revenueâ€‹$ 401â€‹$ 310â€‹$ 457â€‹$ 182Provision for (recovery of) doubtful accountsâ€‹Â 1,307â€‹Â 6â€‹Â 2,260â€‹Â (13)Total (income) expense impactâ€‹$ 1,708â€‹$ 316â€‹$ 2,717â€‹$ 169â€‹As of JuneÂ 30, 2024, one related party had an accounts receivable balance of $1.1 million, which represented approximately 10.1% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information.As of DecemberÂ 31, 2023, two customers had an accounts receivable balance of $2.1 million and $1.7 million, which represented approximately 15.1% and 12.2% of the Companyâ€™s accounts receivable balance, respectively. Additionally, one related party had an accounts receivable balance of $3.1 million, which represented approximately 22.8% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for all significant accounting policies of the reporting entity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 235 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/235/tableOfContent + Details Name: us-gaap_SignificantAccountingPoliciesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 18 R7.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures 6 Months Ended Jun. 30, 2024 Investments in Unconsolidated Ventures Â Investments in Unconsolidated Ventures 2. Investments in Unconsolidated VenturesIn the normal course of business, the Company enters into partnerships and ventures with an emphasis on investments associated with businesses that operate at the Companyâ€™s real estate assets and other entertainment-related investments. The Company does not consolidate the investments in the periods presented below as it does not have a controlling financial interest in these ventures. As such, the Company primarily reports its interests in accordance with the equity method. Additionally, the Company evaluates its equity method investments for significance in accordance with Regulation S-X, RuleÂ 3-09 and Regulation S-X, RuleÂ 4-08(g)Â and presents separate annual financial statements or summarized financial information, respectively, as required by those rules.Investments in unconsolidated ventures consist of the following:â€‹Â Â Â Â OwnershipÂ InterestÂ (a)Â Â Â Â CarryingÂ ValueÂ Â Â Â ShareÂ ofÂ EarningsÂ (Losses)/Â Dividendsâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended â€‹Six months ended â€‹Â JuneÂ 30,Â Â DecemberÂ 31,Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â Â JuneÂ 30,Â Â JuneÂ 30,Â in thousands except percentagesÂ 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Equity Method InvestmentsÂ Â Â Â Â Â Â Â â€‹Â Â Â Â Â Â Â â€‹Â Â Â Â Â Â Â â€‹Â Â Â Â Â Â Â â€‹Â Â The Lawn Club (b)Â 50%Â Â 50%Â Â $ 5,597â€‹$ 1,266â€‹$ 489â€‹$ â€”â€‹$ 36â€‹$ â€”SsÃ¤m Bar (c)Â â€”%Â Â 50%Â Â Â â€”â€‹Â â€”â€‹Â â€”â€‹Â â€”â€‹Â (105)â€‹Â â€”â€‹Â (503)Tin Building by Jean-Georges (b) (d)Â 65%Â Â 65%Â Â Â 6,539â€‹Â 11,658â€‹Â (7,057)â€‹Â (10,649)â€‹Â (16,718)â€‹Â (20,857)Jean-Georges RestaurantsÂ 25%Â Â 25%Â Â Â 14,260â€‹Â 14,535â€‹Â 16â€‹Â (142)â€‹Â (150)â€‹Â (356)â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â 26,396â€‹Â 27,459â€‹Â (6,552)â€‹Â (10,896)â€‹Â (16,832)â€‹Â (21,716)Other equity investments (e)Â Â Â Â Â Â Â â€‹Â 10,000â€‹Â 10,000â€‹Â â€”â€‹Â â€”â€‹Â â€”Investments in unconsolidated venturesÂ Â Â Â Â Â â€‹$ 36,396â€‹$ 37,459â€‹$ (6,552)â€‹$ (10,896)â€‹$ (16,832)â€‹$ (21,716)(a)Ownership interests presented reflect the Companyâ€™s stated ownership interest or if applicable, the Companyâ€™s final profit-sharing interest after receipt of any preferred returns based on the ventureâ€™s distribution priorities.(b)For these equity method investments, various provisions in the venture operating agreements regarding distributions of cash flow based on capital account balances, allocations of profits and losses and preferred returns may result in the Companyâ€™s economic interest differing from its stated interest or final profit-sharing interest. For these investments, the Company recognizes income or loss based on the ventureâ€™s distribution priorities, which could fluctuate over time and may be different from its stated ownership or final profit-sharing interest.(c)The SsÃ¤m Bar joint venture was liquidated in MayÂ 2024. Refer to discussion below for additional details.(d)Classified as a VIE; however, the Company is not the primary beneficiary and accounts for its investment in accordance with the equity method. Refer to discussion below for additional information.(e)Other equity investments represent investments not accounted for under the equity method. As of JuneÂ 30, 2024, Other equity investments consist of $10.0 million of warrants, which represents cash paid by the Company for the option to acquire additional ownership interest in Jean-Georges Restaurants. The Company elected the measurement alternative as this investment does not have readily determinable fair value. There was no impairment, or upward or downward adjustment to the carrying amount of this security either during the currentÂ year, or cumulatively. Refer to discussion below for additional detail.The Lawn Club In 2021, the Company formed HHC Lawn Games, LLC with The Lawn Club NYC, LLC (â€œEndorphin Venturesâ€), to construct and operate an immersive indoor and outdoor restaurant that includes an extensive area of indoor grass, a stylish clubhouse bar, and a wide variety of lawn games. This concept opened in the fourth quarter of 2023. Under the terms of the initial agreement, the Company funded 80% of the cost to construct the restaurant, and Endorphin Ventures contributed the remaining 20%. In OctoberÂ 2023, the members executed an amended LLC agreement, in which the Company will fund 90% of any remaining capital requirements, and Endorphin Ventures will contribute 10%. The Company recognizes its share of income or loss based on the joint venture distribution priorities, which could fluctuate over time. Upon the return of each memberâ€™s contributed capital and a preferred return to the Company, distributions and recognition of income or loss will be allocated to the Company based on its final profit-sharing interest. The Company also entered into a lease agreement with HHC Lawn Games, LLC pursuant to which the Company agreed to lease 20,000 square feet of the Fulton Market Building to this venture.SsÃ¤m Bar In 2016, the Company formed Pier 17 Restaurant C101, LLC (â€œSsÃ¤m Barâ€) with MomoPier, LLC (â€œMomofukuâ€) to construct and operate a restaurant and bar at Pier 17 in the Seaport, which opened in 2019. The Company recognized its share of income or loss based on the joint ventureâ€™s distribution priorities, which could fluctuate over time. The SsÃ¤m Bar restaurant closed during the third quarter of 2023, and the venture was liquidated in MayÂ 2024. The Company received a liquidating distribution of its share of the ventureâ€™s remaining assets during the third quarter of 2024.Tin Building by Jean-Georges In 2015, the Company, together with VS-Fulton Seafood Market, LLC (â€œFulton Partnerâ€), formed Fulton Seafood Market, LLC (â€œTin Building by Jean-Georgesâ€) to operate a 53,783 square foot culinary marketplace in the historic Tin Building. The Fulton Partner is a wholly owned subsidiary of Jean-Georges Restaurants. The Company purchased a 25% interest in Jean-George Restaurants in MarchÂ 2022 as discussed below.The Company owns 100% of the Tin Building and leased 100% of the space to the Tin Building by Jean-Georges joint venture. Throughout this information statement, references to the Tin Building relate to the Companyâ€™s 100% owned landlord operations and references to the Tin Building by Jean-Georges refer to the hospitality business in which the Company has an equity ownership interest. The Company, as landlord, funded 100% of the development and construction of the Tin Building. Under the terms of the Tin Building by Jean-Georges LLC agreement, the Company contributes the cash necessary to fund pre-opening, opening and operating costs of the Tin Building by Jean-Georges. The Fulton Partner is not required to make any capital contributions. The Tin Building was completed and placed in service during the third quarter of 2022 and the Tin Building by Jean-Georges culinary marketplace began operations in the third quarter of 2022. Based on capital contribution and distribution provisions for the Tin Building by Jean-Georges, the Company currently receives substantially all of the economic interest in the venture. Upon return of the Companyâ€™s contributed capital and a preferred return to the Company, distribution and recognition of income or loss will be allocated to the Company based on its final profit-sharing interest.As of JuneÂ 30, 2024, the Tin Building by Jean-Georges is classified as a VIE because the equity holders, as a group, lack the characteristics of a controlling financial interest. The Company further concluded that it is not the primary beneficiary of the VIE as it does not have the power to direct the restaurant-related activities that most significantly impact its economic performance. As the Company is unable to quantify the maximum amount of additional capital contributions that may be funded in the future associated with this investment, the Companyâ€™s maximum exposure to loss is currently equal to the $6.5 million carrying value of the investment as of JuneÂ 30, 2024. The Company funded capital contributions of $11.6 million for the sixÂ months ended JuneÂ 30, 2024, and $48.1 million for theÂ year ended DecemberÂ 31, 2023.The Companyâ€™s investment in the Tin Building by Jean-Georges meets the threshold for disclosure of summarized financials for the sixÂ months ended JuneÂ 30, 2024, and 2023. Relevant financial statement information is summarized as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Balance Sheetâ€‹â€‹â€‹â€‹â€‹â€‹â€‹Total Assetsâ€‹$ 91,645â€‹$ 96,555Total Liabilitiesâ€‹Â 83,924â€‹Â 83,716Total Equityâ€‹$ 7,721â€‹$ 12,839â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended Â Â Â Â Six months ended â€‹â€‹JuneÂ 30,Â â€‹JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Income Statementâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Revenuesâ€‹$ 8,528â€‹$ 8,270â€‹$ 15,066â€‹$ 15,223Gross Marginâ€‹Â 5,879â€‹Â 5,402â€‹Â 9,926â€‹Â 9,742Net Lossâ€‹$ (7,057)â€‹$ (10,649)â€‹$ (16,718)â€‹$ (20,857)â€‹Jean-Georges Restaurants In MarchÂ 2022, the Company acquired a 25% interest in JG Restaurant HoldCo LLC (â€œJean-Georges Restaurantsâ€) for $45.0 million from JG TopCo LLC (â€œJean-Georgesâ€). Jean-Georges Restaurants currently has over 40 hospitality offerings and a pipeline of new concepts. The Company accounts for its ownership interest in accordance with the equity method and recorded its initial investment at cost, inclusive of legal fees and transaction costs. Under the terms of the current operating agreement, all cash distributions and the recognition of income-producing activities will be pro rata based on stated ownership interest.Concurrent with the Companyâ€™s acquisition of the 25% interest in Jean-Georges Restaurants, the Company entered into a warrant agreement with Jean-Georges. The Company paid $10.0 million for the option to acquire up to an additional 20% interest in Jean-Georges Restaurants at a fixed exercise price per share subject to certain anti-dilution provisions. Should the warrant agreement be exercised by the Company, the $10.0 million will be credited against the aggregate exercise price of the warrants. Per the warrant agreement, the $10.0 million is to be used for working capital of Jean-Georges Restaurants. The warrant became exercisable on MarchÂ 2, 2022, subject to automatic exercise in the event of dissolution or liquidation and will expire on MarchÂ 2, 2026. As of JuneÂ 30, 2024, this warrant had not been exercised. The Company elected the measurement alternative for this purchase option as the equity security does not have a readily determinable fair value. As such, the investment is measured at cost, less any identified impairment charges.Creative Culinary Management Company, LLC (â€œCCMCâ€), a wholly owned subsidiary of Jean-Georges Restaurants, provides management services for certain retail and food and beverage businesses that the Company owns, either wholly or through partnerships with third parties. Pursuant to the various management agreements, CCMC is responsible for employment and supervision of all employees providing services for the food and beverage operations and restaurant as well as the day-to-day operations and accounting for the food and beverage operations. X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity method investments and joint ventures. Equity method investments are investments that give the investor the ability to exercise significant influence over the operating and financial policies of an investee. Joint ventures are entities owned and operated by a small group of businesses as a separate and specific business or project for the mutual benefit of the members of the group. + ReferencesReference 1: http://www.xbrl.org/2003/role/recommendedDisclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478156/740-323-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Topic 323 -Publisher FASB -URI https://asc.fasb.org/323/tableOfContent + Details Name: us-gaap_EquityMethodInvestmentsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 19 R8.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Impairment 6 Months Ended Jun. 30, 2024 Impairment Â Impairment 3. ImpairmentThe Company reviews its long-lived assets for potential impairment indicators whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. Impairment or disposal of long-lived assets in accordance with ASC 360 Property, Plant, and Equipment (ASC 360) requires that if impairment indicators exist and expected undiscounted cash flows generated by the asset over an anticipated holding period are less than its carrying amount, an impairment provision should be recorded to write down the carrying amount of the asset to its fair value. The impairment analysis does not consider the timing of future cash flows and whether the asset is expected to earn an above- or below-market rate of return. No impairment charges were recorded during the three and sixÂ months ended JuneÂ 30, 2024 and 2023.The Company evaluates each investment in an unconsolidated venture discussed in NoteÂ 2Â â€“ Investments in Unconsolidated Ventures periodically for recoverability and valuation declines that are other-than-temporary. If the decrease in value of an investment is deemed to be other-than-temporary, the investment is reduced to its estimated fair value. No impairment charges were recorded during the three and sixÂ months ended JuneÂ 30, 2024 and 2023. X - ReferencesNo definition available. + Details Name: us-gaap_AssetImpairmentChargesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for the details of the charge against earnings resulting from the aggregate write down of all assets from their carrying value to their fair value. Disclosure may also include a description of the impaired asset and facts and circumstances leading to the impairment, amount of the impairment loss and where the loss is located in the income statement, method(s) for determining fair value, and the segment in which the impaired asset is reported. + ReferencesNo definition available. + Details Name: us-gaap_AssetImpairmentChargesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 20 R9.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Other Assets and Liabilities 6 Months Ended Jun. 30, 2024 Other Assets and Liabilities Â Other Assets and Liabilities 4. Other Assets and LiabilitiesOther Assets, net The following table summarizes the significant components of Other assets, net:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Intangiblesâ€‹$ 18,957â€‹$ 20,534Security and other depositsÂ â€‹ 14,189Â â€‹ 14,190Food and beverage and merchandise inventoryÂ â€‹ 2,863Â â€‹ 2,718Prepaid expensesÂ â€‹ 4,969Â â€‹ 1,524OtherÂ â€‹ â€”Â â€‹ 146Other assets, netâ€‹$ 40,978â€‹$ 39,112â€‹Accounts Payable and Other Liabilities The following table summarizes the significant components of Accounts payable and other liabilities:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Deferred incomeâ€‹$ 11,956â€‹$ 4,030Accounts payable and accrued expensesâ€‹Â 6,669â€‹Â 4,285Construction payablesâ€‹Â 1,444â€‹Â 12,477Accrued payroll and other employee liabilitiesâ€‹Â 3,829â€‹Â 4,885Accrued interestâ€‹Â 968â€‹Â 1,000Tenant and other depositsâ€‹Â 1,408â€‹Â 554Otherâ€‹Â 139â€‹Â 908Accounts payable and other liabilitiesâ€‹$ 26,413â€‹$ 28,139â€‹ X - ReferencesNo definition available. + Details Name: us-gaap_BalanceSheetRelatedDisclosuresAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for supplemental balance sheet disclosures, including descriptions and amounts for assets, liabilities, and equity. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/210/tableOfContent + Details Name: us-gaap_SupplementalBalanceSheetDisclosuresTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 21 R10.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgages Payable, Net 6 Months Ended Jun. 30, 2024 Mortgages Payable, net Â Mortgages Payable, Net 5. Mortgages Payable, NetMortgages Payable Mortgages payable, net are summarized as follows:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Fixed-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹$ 42,050â€‹$ 42,990Variable-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹Â 115,000â€‹Â 115,000Unamortized deferred financing costsâ€‹Â (1,975)â€‹Â (2,362)Mortgages payable, netâ€‹$ 155,075â€‹$ 155,628â€‹As of JuneÂ 30, 2024, land, buildings and equipment, developments, and other collateral with an aggregate net book value of $197.4 million have been pledged as collateral for the Companyâ€™s debt obligations. Secured mortgages payable are without recourse to the Company and HHH at JuneÂ 30, 2024.Secured Mortgages Payable The Companyâ€™s outstanding mortgages are collateralized by certain of the Companyâ€™s real estate assets. The Companyâ€™s fixed-rate debt obligation requires semi-annual installments of principal and

interest, and the Companyâ€™s variable-rate debt requiresÂ monthly installments of only interest. As of JuneÂ 30, 2024, the Companyâ€™s secured mortgage loans did not have any undrawn lender commitment available to be drawn for property development.The following table summarizes the Companyâ€™s Secured mortgages
payable:â€‹â€‹â€‹

us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for income tax. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12CReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12BReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 270 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477891/740-270-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.5.Q1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-13Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/740/tableOfContentReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-14Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-21Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-17Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SAB Topic 11.C) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-2Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482603/740-30-50-2 + Details Name: us-gaap_IncomeTaxDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 25 R14.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Revenues 6 Months Ended Jun. 30, 2024 Revenues. Â Revenues 9. RevenuesRevenues from contracts with customers (excluding lease-related revenues) are recognized when control of the promised goods or services is transferred to the Companyâ€™s customers in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods or services.The following presents the Companyâ€™s revenues disaggregated by revenue source:â€‹â€‹â€‹

thousandsâ€‹Operationsâ€‹Hospitalityâ€‹Entertainmentâ€‹TotalSix months ended JuneÂ 30,Â 2024â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Total revenuesâ€‹$ 12,846â€‹$ 12,918â€‹$ 22,831â€‹$ 48,595Total segment expensesâ€‹Â (18,628)â€‹Â (15,820)â€‹Â (22,060)â€‹Â (56,508)Segment Adjusted EBITDAâ€‹Â (5,782)â€‹Â (2,902)â€‹Â 771â€‹Â (7,913)Depreciation and amortizationâ€‹â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (13,407)Interest expense, netâ€‹â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (5,756)Equity in losses from unconsolidated venturesâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (16,832)Corporate expenses and other itemsâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (35,167)Loss before income taxesâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (79,075)Income tax benefit (expense)â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â â€”Net lossâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹$ (79,075)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Six months ended JuneÂ 30,Â 2023â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â Total revenuesâ€‹$ 11,172â€‹$ 14,956â€‹$ 26,161â€‹$ 52,289Total segment expensesâ€‹Â (15,640)â€‹Â (17,243)â€‹Â (23,422)â€‹Â (56,305)Segment Adjusted EBITDAâ€‹Â (4,468)â€‹Â (2,287)â€‹Â 2,739â€‹Â (4,016)Depreciation and amortizationâ€‹â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (26,400)Interest expense, netâ€‹â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (1,257)Equity in losses from unconsolidated venturesâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (21,716)Corporate expenses and other itemsâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (12,514)Loss before income taxesâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â (65,903)Income tax benefit (expense)â€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹Â â€”Net lossâ€‹â€‹â€‹Â Â Â â€‹Â Â Â â€‹$ (65,903)â€‹The following represents assets by segment and the reconciliation of total segment assets to Total assets in the Unaudited Condensed Combined Balance Sheets as of:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Landlord Operationsâ€‹$ 408,199â€‹$ 411,871Hospitalityâ€‹Â 63,895â€‹Â 64,816Sponsorships, Events, and Entertainmentâ€‹Â 130,504â€‹Â 135,121Total segment assetsâ€‹Â 602,598â€‹Â 611,808Corporateâ€‹Â 7,497â€‹Â 5,005Total assetsâ€‹$ 610,095â€‹$ 616,813â€‹ X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for reporting segments including data and tables. Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 10: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 34 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-34Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26CReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26BReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-15Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/280/tableOfContentReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32 + Details Name: us-gaap_SegmentReportingDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 28 R17.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Related-Party Transactions 6 Months Ended Jun. 30, 2024 Related-Party Transactions Â Related-Party Transactions 12. Related-Party TransactionsThe Company has not historically operated as a standalone business and has various relationships with HHH whereby HHH provides services to the Company. The Company also engages in transactions with CCMC and generates rental revenue by leasing space to equity method investees, which are related parties, as described below.Net Transfers from Parent As discussed in NoteÂ 1Â â€“ Summary of Significant Accounting Policies in the basis of presentation section and below, net parent investment is primarily impacted by allocation of expenses for certain services related to shared functions provided by HHH and contributions from HHH which are the result of net funding provided by or distributed to HHH. The components of net parent investment are:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â Three months ended Â Â Â Â Six months ended â€‹â€‹JuneÂ 30,Â â€‹JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Cash Flowsâ€‹$ 27,188â€‹$ 27,235â€‹$ 74,847â€‹$ 49,477Non-cash stock compensation expenseâ€‹Â (592)â€‹Â 242â€‹Â 66â€‹Â 534Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Equityâ€‹$ 26,596â€‹$ 27,477â€‹$ 74,913â€‹$ 50,011â€‹Corporate Overhead and Other Allocations HHH provides the Company certain services, including (1)Â certain support functions that are provided on a centralized basis within HHH, including, but not limited to executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, and risk management; and (2)Â employee benefits and compensation, including stock-based compensation. The Companyâ€™s Unaudited Condensed Combined Financial Statements reflect an allocation of these costs. When specific identification or a direct attribution of costs based on time incurred for the Companyâ€™s benefit is not practicable, a proportional cost method is used, primarily based on revenue, headcount, payroll costs or other applicable measures.The allocation of expenses, net of amounts capitalized, from HHH to the Company were reflected as follows in the Unaudited Condensed Combined Statements of Operations:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended JuneÂ 30,Â Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ Â Â Â 2024Â Â Â Â 2023Â Â Â Â 2024Â Â Â Â 2023Operating costsÂ 321Â 148â€‹ 521Â 281General and administrativeÂ 3,568Â 3,630â€‹ 6,994Â 6,457Other income, netÂ (8)Â (7)â€‹ (16)Â (15)TotalÂ 3,881Â 3,771â€‹ 7,499Â 6,723â€‹Allocated expenses recorded in operating costs, general and administrative expenses, and other income, net in the table above primarily include the allocation of employee benefits and compensation costs, including stock compensation expense, as well as overhead and other costs for shared support functions provided by HHH on a centralized basis. Operating costs as provided in the table above include immaterial expenses recorded to hospitality costs and sponsorships, events, and entertainment costs with the remainder recorded to operating costs. During the sixÂ months ended JuneÂ 30, 2024, the Company capitalized costs of $0.3 million and $0.2 million that were incurred by HHH for the Companyâ€™s benefit in Developments and Buildings and equipment, respectively. During the sixÂ months ended JuneÂ 30, 2023, the Company capitalized costs of $1.0 million and $0.2 million that were incurred by HHH for the Companyâ€™s benefit in Developments and Building and equipment, respectively.The financial information herein may not necessarily reflect the combined financial position, results of operations, and cash flows of the Company in the future or what they would have been had the Company been a separate, standalone entity during the periods presented. Management believes that the methods used to allocate expenses to the Company are reasonable; however, the allocations may not be indicative of actual expenses that would have been incurred had the Company operated as an independent, publicly traded company for the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on a number of factors, including the chosen organizational structure, whether functions were outsourced or performed by the Company employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology.Unless otherwise stated, these intercompany transactions between the Company and HHH have been included in these Unaudited Condensed Combined Financial Statements and are considered to be effectively settled at the time the transaction is recorded. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment.Stock Compensation The Companyâ€™s employees participate in HHHâ€™s stock-compensation plan and the Company is allocated a portion of stock compensation expense based on the services provided to the Company. The non-cash stock compensation expense (income) for employee services directly attributable to the Company totaled ($0.6) million for the threeÂ months ended JuneÂ 30, 2024, and $0.1 million for the sixÂ months ended JuneÂ 30, 2024, compared to $0.2 million for the threeÂ months ended JuneÂ 30, 2023, and $0.5 million for the sixÂ months ended JuneÂ 30, 2023, and is included within general and administrative expenses in the Unaudited Condensed Combined Statements of Operations and included in the table above. These expenses are presented net of ($0.1) million and $0.1 million capitalized to development projects during the threeÂ months ended JuneÂ 30, 2024, and 2023, respectively, and $0.3 million and $0.3 million capitalized to development projects during the sixÂ months ended JuneÂ 30, 2024, and 2023, respectively. The $0.6 million of stock compensation income recognized in the threeÂ months ended JuneÂ 30, 2024, is due to forfeitures of stock awards during the current period and the reversal of previously recognized expense. Employee benefits and compensation expense, including stock-based compensation expense, related to the HHH employees who provide shared services to the Company have also been allocated to the Company and is recorded in general and administrative expenses in the Unaudited Condensed Combined Statements of Operations and included in the table above.Related-party Management Fees HHH provides management services to the Company for managing its real estate assets and the Company reimburses HHH for expenses incurred and pays HHH a management fee for services provided. The amounts outstanding pursuant to the management fee agreement between the Company and HHH are cash settled eachÂ month and are reflected in the Unaudited Condensed Combined Balance Sheets as related-party payables to the extent unpaid as of each balance sheet date. During the sixÂ months ended JuneÂ 30, 2024, and 2023, the Unaudited Condensed Combined Balance Sheets reflects immaterial outstanding payables due to HHH with respect to the landlord management fees. These landlord management fees amounted to $0.1 million for the threeÂ months ended JuneÂ 30, 2024, and 2023, and $0.2 million for the sixÂ months ended JuneÂ 30, 2024, and 2023.As discussed in NoteÂ 2Â â€“ Investments in Unconsolidated Ventures, CCMC, a wholly owned subsidiary of Jean-Georges Restaurants, which is a related party of the Company, also provides management services for certain of the Companyâ€™s retail and food and beverage businesses, either wholly owned or through partnerships with third parties. The Companyâ€™s businesses managed by CCMC include, but are not limited to, locations such as The Tin Building by Jean-Georges, The Fulton, and Malibu Farm. Pursuant to the various management agreements, CCMC is responsible for employment and supervision of all employees providing services for the food and beverage operations and restaurant as well as the day-to-day operations and accounting for the food and beverage operations. As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the Unaudited Condensed Combined Balance Sheets reflect receivables for funds provided to CCMC to fund operations of $2.1 million and $1.2 million, respectively and accounts payable of $0.4 million and $0.2 million, respectively due to CCMC with respect to reimbursable expenses to be funded by the Company. The Companyâ€™s related-party management fees due to CCMC amounted to $0.6 million during the threeÂ months ended JuneÂ 30, 2024, and $1.1 million during the sixÂ months ended JuneÂ 30, 2024, compared to $0.6 million during the threeÂ months ended JuneÂ 30, 2023, and $1.1 million during the sixÂ months ended JuneÂ 30, 2023.Related-party Rental Revenue Â The Company owns the real estate assets that are leased by Lawn Club and the Tin Building by Jean-Georges. As discussed in NoteÂ 2Â â€“ Investments in Unconsolidated Ventures, the Company owns a noncontrolling interest in these ventures and accounts for its interests in accordance with the equity method.As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the Unaudited Condensed Combined Balance Sheets reflect accounts receivable of $1.5 million and $0.1 million, respectively, due from these ventures generated by rental revenue earned by the Company.During the threeÂ months ended JuneÂ 30, 2024, and 2023, the Unaudited Condensed Combined Income Statements reflect rental revenue associated with these related parties of $3.1 million and $3.4 million, respectively. This is primarily comprised of $2.9 million and $3.2 million from the Tin Building by Jean-Georges during the threeÂ months ended JuneÂ 30, 2024, and 2023, respectively.During the sixÂ months ended JuneÂ 30, 2024 and 2023, the Unaudited Condensed Combined Income Statements reflect rental revenue associated with these related parties of $6.0 million and $6.3 million, respectively. This is primarily comprised of $5.8 million and $6.0 million from the Tin Building by Jean-Georges during the sixÂ months ended JuneÂ 30, 2024, and 2023, respectively.Related-party Other Receivables Â As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the Unaudited Condensed Combined Balance Sheets include a $0.1 million and $3.1 million receivable related to development costs incurred by the Company, which will be reimbursed by the Lawn Club venture. X - ReferencesNo definition available. + Details Name: us-gaap_RelatedPartyTransactionsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-5Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-6Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -

Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(g)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(e)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/850/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-6Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1 + Details Name: us-gaap_RelatedPartyTransactionsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 29 R18.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Subsequent Events 6 Months Ended Jun. 30, 2024 Subsequent Events Â Subsequent Events 13. Subsequent EventsOn JulyÂ 31, 2024, the Separation was completed through HHHâ€™s distribution of one share of the Companyâ€™s common stock for every nine shares of HHH common stock to HHHâ€™s shareholders as of the close of business on the record date of JulyÂ 29, 2024. On AugustÂ 1, 2024, the Company began trading as an independent publicly traded company under the stock symbol â€œSEGâ€ on the New York Stock Exchange American.Further in connection with the Separation, a subsidiary of the Company issued Series A Preferred Stock to HHH in exchange for the contribution by HHH of certain assets; the Company entered into the Revolving Credit Agreement with HHH, as lender; and HHH paid down the existing mortgage related to 250 Water Street and the Company refinanced the remaining $61.3 million mortgage payable.See NoteÂ 1Â â€“ Summary of Significant Accounting Policies and NoteÂ 5Â â€“ Mortgages Payable, Net for additional information. X - ReferencesNo definition available. + Details Name: us-gaap_SubsequentEventsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for significant events or transactions that occurred after the balance sheet date through the date the financial statements were issued or the date the financial statements were available to be issued. Examples include: the sale of a capital stock issue, purchase of a business, settlement of litigation, catastrophic loss, significant foreign exchange rate changes, loans to insiders or affiliates, and transactions not in the ordinary course of business. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 855 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/855/tableOfContentReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 855 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483399/855-10-50-2 + Details Name: us-gaap_SubsequentEventsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 30 R19.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Pay vs Performance Disclosure - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Pay vs Performance Disclosure Â Â Â Â Net Income (Loss) $ (34,997) $ (28,146) $ (79,075) $ (65,903) X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 402 -Subsection v -Paragraph 1 + Details Name: ecd_PvpTable Namespace Prefix: ecd_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration XML 31 R20.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Insider Trading Arrangements 3 Months Ended Jun. 30, 2024 Trading Arrangements, by Individual Â Rule 10b5-1 Arrangement Adopted false Non-Rule 10b5-1 Arrangement Adopted false Rule 10b5-1 Arrangement Terminated false Non-Rule 10b5-1 Arrangement Terminated false X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_NonRule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_NonRule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 2 -Subparagraph A + Details Name: ecd_TradingArrByIndTable Namespace Prefix: ecd_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 32 R21.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies (Policies) 6 Months Ended Jun. 30, 2024 Summary of Significant Accounting Policies Â Principles of Combination and Basis of Presentation Principles of Combination and Basis of Presentation The accompanying Unaudited Condensed Combined Financial Statements represent the assets, liabilities, and operations related to the Seaport Entertainment division of Howard Hughes to be transferred to Seaport Entertainment GroupÂ Inc. as well as the assets, liabilities and operations of Seaport Entertainment GroupÂ Inc. The results of Seaport Entertainment GroupÂ Inc. are referred to throughout these Unaudited Combined Financial Statements as â€œSeaport Entertainment Groupâ€, â€œSEGâ€, â€œthe Companyâ€, â€œweâ€, â€œusâ€ or â€œourâ€.The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the unaudited condensed combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America (â€œGAAPâ€).The unaudited interim financial information included in this quarterly report on FormÂ 10-Q (â€œQuarterly Reportâ€) reflects all adjustments, all of which are of a normal and recurring nature, that management believes are necessary for a fair statement of the results of operations, financial position, equity, and cash flows for the periods presented. The information included in this Quarterly Report should be read in conjunction with our Combined Financial Statements and accompanying notes included in the Information Statement filed as ExhibitÂ 99.1 to Amendment No.Â 5 to our Registration Statement on FormÂ 10, as amended, filed with the Securities and Exchange Commission on JulyÂ 23, 2024.The Condensed Combined Balance Sheet information at DecemberÂ 31, 2023 was derived from annual audited financial statements but does not include all disclosures required by GAAP. The results of operations for the quarter andÂ year-to-date period ended JuneÂ 30, 2024, are not necessarily indicative of the results to be expected for other interim periods or the fullÂ year.The Unaudited Condensed Combined Financial Statements are presented as if Seaport Entertainment Group had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include the attribution of certain assets and liabilities that have been held at HHH which are specifically identifiable or attributable to the Company. The assets and liabilities in the carve-out financial statements have been presented on a historical cost basis.All significant intercompany transactions within the Company have been eliminated. All transactions between the Company and HHH are considered to be effectively settled in the Unaudited Condensed Combined Financial Statements at the time the transaction is recorded, other than transactions described in NoteÂ 12Â â€“ Related-Party Transactions that have historically been settled in cash. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment.These Unaudited Condensed Combined Financial Statements include expense allocations for: (1)Â certain support functions that are provided on a centralized basis within HHH, including, but not limited to property management, development, executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, facilities, and risk management; and (2)Â employee benefits and compensation, including stock-based compensation. These expenses have been allocated to the Company on the basis of direct time spent on Company projects where identifiable, with the remainder allocated on a basis of revenue, headcount, payroll costs, or other applicable measures. For an additional discussion and quantification of expense allocations, see NoteÂ 12Â â€“ Related-Party Transactions.Management believes the assumptions underlying these Unaudited Condensed Combined Financial Statements, including the assumptions regarding allocated expenses, reasonably reflect the utilization of services provided to or the benefit received by the Company during the periods presented. Nevertheless, the Unaudited Condensed Combined Financial Statements may not reflect the results of operations, financial position and cash flows had the Company been a standalone company during the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on several factors, including the chosen organization structure, whether functions were outsourced or performed by its employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology.Debt obligations and related financing costs of HHH have not been included in the Unaudited Condensed Combined Financial Statements of the Company, because the Companyâ€™s business is not a party to the obligations between HHH and the debt holders. Further, the Company does not guarantee any of HHHâ€™s debt obligations.The income tax provision in the Unaudited Condensed Combined Statements of Operations has been calculated as if the Company was operating on a standalone basis and filed separate tax returns in the jurisdictions in which it operates. Therefore, cash tax payments and items of current and deferred taxes may not be reflective of the Companyâ€™s actual tax balances prior to or subsequent to

the carve-out.HHH maintains stock-based compensation plans at a corporate level. The Companyâ€™s employees participate in such plans and the portion of the cost of those plans related to the Companyâ€™s employees is included in the Unaudited Condensed Combined Statements of Operations. However, the Unaudited Condensed Combined Balance Sheets do not include any equity issued related to stock-based compensation plans.The equity balance in these Unaudited Condensed Combined Financial Statements represents the excess of total assets over total liabilities, including intercompany balances between the Company and HHH (net parent investment). Liquidity and Going Concern Liquidity and Going Concern The Company historically managed liquidity risk by effectively managing its operations, capital expenditures, development and redevelopment activities, and cash flows, making use of a central treasury function and other shared services provided by HHH. The Company does not currently have, nor does it expect to generate from operations, adequate liquidity to fund its operations for the next twelveÂ months. To mitigate such conditions, HHH contributed capital of $23.4 million to the Company on JulyÂ 31, 2024, prior to the Separation to support the operating, investing, and financing activities of the Company. The Company also expects to receive gross proceeds of $175.0 million in the Rights Offering and have additional access to liquidity up to $5.0 million under the Revolving Credit Agreement.Management believes that cash on hand and the contribution of $23.4 million of cash by HHH pursuant to the separation and distribution agreement and the capital that will be raised from the Rights Offering, along with amounts available under the Revolving Credit Agreement, will provide sufficient liquidity to meet the Companyâ€™s projected obligations for at least twelveÂ months.The Unaudited Combined Financial Statements for the Company have been prepared on the basis of accounting policies applicable to a going concern. The going concern basis presumes that for the foreseeable future, funds will be available to finance future operations and that the realization of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business. Use of Estimates Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The estimates and assumptions include, but are not limited to, capitalization of development costs, provision for income taxes, future cash flows used in impairment analysis and fair value used in impairment calculations, recoverable amounts of receivables and deferred tax assets, initial valuations of tangible and intangible assets acquired and the related useful lives of assets upon which depreciation and amortization is based. Estimates and assumptions have also been made with respect to future revenues and costs. Actual results could differ from these and other estimates. Cash and Cash Equivalents Cash and cash equivalents consist of highly liquid investments with maturities at date of purchase of threeÂ months or less and deposits with major banks throughout the United States. Such deposits are in excess of FDIC limits and are placed with high-quality institutions in order to minimize the concentration of counterparty credit risk. Restricted Cash Restricted Cash Restricted cash reflects amounts segregated in escrow accounts in the name of the Company, primarily related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Companyâ€™s outstanding mortgages payable. In AugustÂ 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See NoteÂ 7Â â€“ Commitments and Contingencies for additional information on the 250 Water Street litigation. Accounts Receivable, net Accounts Receivable, net Accounts receivable includes tenant receivables, straight-line rent receivables, and other receivables. On a quarterly basis, management reviews tenant receivables and straight-line rent assets for collectability. As required under ASC 842 Leases (ASC 842), this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in customer payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The Company also records reserves for estimated losses under ASC 450 Contingencies (ASC 450) if the estimated losses are probable and can be reasonably estimated.Other receivables are primarily related to short-term trade receivables. The Company is exposed to credit losses through the sale of goods and services to customers. As required under ASC 326 Financial InstrumentsÂ â€“ Credit Losses (ASC 326), the Company assesses its exposure to credit loss related to these receivables on a quarterly basis based on historical collection experience and future expectations by portfolio. As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, there were no material past due receivables and there have been no material write-offs or recoveries of amounts previously written-off.The following table represents the components of Accounts receivable, net of amounts considered uncollectible, in the accompanying Unaudited Condensed Combined Balance Sheets as of:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Tenant receivablesâ€‹$ 1,665â€‹$ 875Straight-line rent receivablesâ€‹Â 3,394â€‹Â 3,353Other receivablesâ€‹Â 6,223â€‹Â 9,444Accounts receivable, net (a)â€‹$ 11,282â€‹$ 13,672(a)As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.The following table summarizes the impacts of the collectability reserves in the accompanying Unaudited Condensed Combined Statements of Operations:â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Three months ended JuneÂ 30,Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ 2024Â Â Â Â 2023Â Â Â Â â€‹2024Â Â Â Â 2023Statements of Operations LocationÂ â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Â Â Rental revenueâ€‹$ 401â€‹$ 310â€‹$ 457â€‹$ 182Provision for (recovery of) doubtful accountsâ€‹Â 1,307â€‹Â 6â€‹Â 2,260â€‹Â (13)Total (income) expense impactâ€‹$ 1,708â€‹$ 316â€‹$ 2,717â€‹$ 169â€‹As of JuneÂ 30, 2024, one related party had an accounts receivable balance of $1.1 million, which represented approximately 10.1% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information.As of DecemberÂ 31, 2023, two customers had an accounts receivable balance of $2.1 million and $1.7 million, which represented approximately 15.1% and 12.2% of the Companyâ€™s accounts receivable balance, respectively. Additionally, one related party had an accounts receivable balance of $3.1 million, which represented approximately 22.8% of the Companyâ€™s accounts receivable. See NoteÂ 12Â â€“ Related-Party Transactions for additional information. X - DefinitionDisclosure of accounting policy related to liquidity and going concern matters. + ReferencesNo definition available. + Details Name: seg_LiquidityAndGoingConcernPolicyTextBlock Namespace Prefix: seg_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for cash and cash equivalents, including the policy for determining which items are treated as cash equivalents. Other information that may be disclosed includes (1) the nature of any restrictions on the entity's use of its cash and cash equivalents, (2) whether the entity's cash and cash equivalents are insured or expose the entity to credit risk, (3) the classification of any negative balance accounts (overdrafts), and (4) the carrying basis of cash equivalents (for example, at cost) and whether the carrying amount of cash equivalents approximates fair value. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-1 + Details Name: us-gaap_CashAndCashEquivalentsPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionEntity's cash and cash equivalents accounting policy with respect to restricted balances. Restrictions may include legally restricted deposits held as compensating balances against short-term borrowing arrangements, contracts entered into with others, or company statements of intention with regard to particular deposits; however, time deposits and short-term certificates of deposit are not generally included in legally restricted deposits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-1 + Details Name: us-gaap_CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy regarding (1) the principles it follows in consolidating or combining the separate financial statements, including the principles followed in determining the inclusion or exclusion of subsidiaries or other entities in the consolidated or combined financial statements and (2) its treatment of interests (for example, common stock, a partnership interest or other means of exerting influence) in other entities, for example consolidation or use of the equity or cost methods of accounting. The accounting policy may also address the accounting treatment for intercompany accounts and transactions, noncontrolling interest, and the income statement treatment in consolidation for issuances of stock by a subsidiary. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1 + Details Name: us-gaap_ConsolidationPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for accounts receivable. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-6Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481569/310-20-50-1Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-15Reference 6: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-11B + Details Name: us-gaap_TradeAndOtherAccountsReceivablePolicy Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for the use of estimates in the preparation of financial statements in conformity with generally accepted accounting principles. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-9Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-4Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 11 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-11Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 12 -SubTopic 10 -Topic 275 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-12Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-8 + Details Name: us-gaap_UseOfEstimates Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 33 R22.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies (Tables) 6 Months Ended Jun. 30, 2024 Summary of Significant Accounting Policies Â Summary of accounts receivable net of amounts considered uncollectible â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Tenant receivablesâ€‹$ 1,665â€‹$ 875Straight-line rent receivablesâ€‹Â 3,394â€‹Â 3,353Other receivablesâ€‹Â 6,223â€‹Â 9,444Accounts receivable, net (a)â€‹$ 11,282â€‹$ 13,672(a)As of JuneÂ 30, 2024, and DecemberÂ 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively. Summary of impacts of the collectability reserves â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Three months ended JuneÂ 30,Â Â Â Â Â Six months ended JuneÂ 30,Â in thousandsÂ 2024Â Â Â Â 2023Â Â Â Â â€‹2024Â Â Â Â 2023Statements of Operations LocationÂ â€‹Â Â Â â€‹Â Â Â â€‹Â Â Â â€‹Â Â Rental revenueâ€‹$ 401â€‹$ 310â€‹$ 457â€‹$ 182Provision for (recovery of) doubtful accountsâ€‹Â 1,307â€‹Â 6â€‹Â 2,260â€‹Â (13)Total (income) expense impactâ€‹$ 1,708â€‹$ 316â€‹$ 2,717â€‹$ 169 X - DefinitionTabular disclosure of the impacts associated with the collectability of reserves. + ReferencesNo definition available. + Details Name: seg_ScheduleOfImpactsOfCollectabilityReservesTableTextBlock Namespace Prefix: seg_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the various types of trade accounts and notes receivable and for each the gross carrying value, allowance, and net carrying value as of the balance sheet date. Presentation is categorized by current, noncurrent and unclassified receivables. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_ScheduleOfAccountsNotesLoansAndFinancingReceivableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 34 R23.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures (Tables) 6 Months Ended Jun. 30, 2024 Investments in Unconsolidated Ventures Â Summary of investments in unconsolidated ventures â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

15,066â€‹$ 15,223Gross Marginâ€‹Â 5,879â€‹Â 5,402â€‹Â 9,926â€‹Â 9,742Net Lossâ€‹$ (7,057)â€‹$ (10,649)â€‹$ (16,718)â€‹$ (20,857) X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of equity method investments including, but not limited to, name of each investee or group of investments, percentage ownership, difference between recorded amount of an investment and the value of the underlying equity in the net assets, and summarized financial information. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 - SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of nonconsolidated investments in real estate including interests in corporations, partnerships and joint ventures. Disclosures may include summarized aggregate financial statements for the real estate investments. + ReferencesNo definition available. + Details Name: us-gaap_RealEstateInvestmentFinancialStatementsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 35 R24.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Other Assets and Liabilities (Tables) 6 Months Ended Jun. 30, 2024 Other Assets and Liabilities Â Schedule of other assets, net â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Intangiblesâ€‹$ 18,957â€‹$ 20,534Security and other depositsÂ â€‹ 14,189Â â€‹ 14,190Food and beverage and merchandise inventoryÂ â€‹ 2,863Â â€‹ 2,718Prepaid expensesÂ â€‹ 4,969Â â€‹ 1,524OtherÂ â€‹ â€”Ã â€‹ 146Other assets, netâ€‹$ 40,978â€‹$ 39,112 Schedule of accounts payable and other liabilities, net â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Deferred incomeâ€‹$ 11,956â€‹$ 4,030Accounts payable and accrued expensesâ€‹Â 6,669â€‹Â 4,285Construction payablesâ€‹Â 1,444â€‹Â 12,477Accrued payroll and other employee liabilitiesâ€‹Â 3,829â€‹Â 4,885Accrued interestâ€‹Â 968â€‹Â 1,000Tenant and other depositsâ€‹Â 1,408â€‹Â 554Otherâ€‹Â 139â€‹Â 908Accounts payable and other liabilitiesâ€‹$ 26,413â€‹$ 28,139â€‹ X - ReferencesNo definition available. + Details Name: us-gaap_BalanceSheetRelatedDisclosuresAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of other liabilities. + ReferencesNo definition available. + Details Name: us-gaap_OtherLiabilitiesTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of the carrying amounts of other assets. This disclosure includes other current assets and other noncurrent assets. + ReferencesNo definition available. + Details Name: us-gaap_ScheduleOfOtherAssetsTableTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 36 R25.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgages Payable Net (Tables) 6 Months Ended Jun. 30, 2024 Mortgages Payable, net Â Schedule of mortgages payable â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â Â Â Â JuneÂ 30,Â Â Â Â Â DecemberÂ 31,Â in thousandsâ€‹2024â€‹2023Fixed-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹$ 42,050â€‹$ 42,990Variable-rate debtâ€‹â€‹â€‹â€‹â€‹â€‹Secured mortgages payableâ€‹Â 115,000â€‹Â 115,000Unamortized deferred financing costsâ€‹Â (1,975)â€‹Â (2,362)Mortgages payable, netâ€‹$ 155,075â€‹$ 155,628 Summary of mortgages payable â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

amortizationâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (5,333)Interest expense, netâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (3,210)Equity in losses from unconsolidated venturesâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (6,552)Corporate expenses and other itemsâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (18,613)Loss before income taxesâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (34,997)Income tax benefit (expense)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â â€”Net lossâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹$ (34,997)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Three months ended JuneÂ 30,Â 2023â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Total revenuesâ€‹$ 5,727â€‹$ 9,734â€‹$ 22,080â€‹$ 37,541Total segment expensesâ€‹Â (8,171)â€‹Â (9,664)â€‹Â (16,504)â€‹Â (34,339)Segment Adjusted EBITDAâ€‹Â (2,444)â€‹Â 70â€‹Â 5,576â€‹Â 3,202Depreciation and amortizationâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (13,170)Interest expense, netâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (627)Equity in losses from unconsolidated venturesâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (10,896)Corporate expenses and other itemsâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (6,655)Loss before income taxesâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â (28,146)Income tax benefit (expense)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹Â â€”Net lossâ€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹$ (28,146)â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹â€‹

| 250 Water Street litigation Â Â Â Â Amount of litigation $ 40,000 Â Â Â Revolving Credit Agreement | Subsequent Event Â Â Â Â Amount of revolving credit Â $ 5,000 Â Â Rights Offering | Subsequent Event Â Â Â Â Gross proceeds from Rights Offering Â 175,000 Â Â Howard Hughes Holdings Inc. | Subsequent Event Â Â Â Â Capital contributed Â $ 23,400 Â Â X - DefinitionThe amount of net parent investment. + ReferencesNo definition available. + Details Name: seg_NetParentInvestment Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe amount of cash paid for the settlement of litigation or for other legal issues during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (g) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25 + Details Name: us-gaap_PaymentsForLegalSettlements Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionValue of outstanding derivative securities that permit the holder the right to purchase securities (usually equity) from the issuer at a specified price. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_WarrantsAndRightsOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_LitigationCaseAxis=seg_TwoHundredFiftyWaterStreetLitigationCaseMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=us-gaap_RevolvingCreditFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ClassOfWarrantOrRightAxis=seg_RightsOfferingMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: dei_LegalEntityAxis=seg_HowardHughesHoldingIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 44 R33.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies - Accounts Receivable, net (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Accounts, Notes, Loans and Financing Receivable [Line Items] Â Â Accounts receivable, net $ 11,282 $ 13,672 Total reserve balance 2,300 1,400 Tenant receivables Â Â Accounts, Notes, Loans and Financing Receivable [Line Items] Â Â Accounts receivable, net 1,665 875 Straight-line rent receivables Â Â Accounts, Notes, Loans and Financing Receivable [Line Items] Â Â Accounts receivable, net 3,394 3,353 Other receivables Â Â Accounts, Notes, Loans and Financing Receivable [Line Items] Â Â Accounts receivable, net $ 6,223 $ 9,444 X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 20 -Name Accounting Standards Codification -Section 40 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481628/310-20-40-7Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-2 + Details Name: us-gaap_AccountsNotesAndLoansReceivableLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477802/946-310-45-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(5)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479196/954-310-45-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccountsReceivableNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of allowance for credit loss on accounts receivable. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479344/326-20-45-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-4Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13 + Details Name: us-gaap_AllowanceForDoubtfulAccountsReceivable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_AccountsNotesLoansAndFinancingReceivableByReceivableTypeAxis=seg_TenantReceivablesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AccountsNotesLoansAndFinancingReceivableByReceivableTypeAxis=seg_StraightLineRentReceivablesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AccountsNotesLoansAndFinancingReceivableByReceivableTypeAxis=seg_OtherReceivablesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 45 R34.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies - Impacts of the Collectability Reserves (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Summary of Significant Accounting Policies Â Â Â Â Rental revenue $ 401 $ 310 $ 457 $ 182 Provision for (recovery of) doubtful accounts 1,307 6 2,260 (13) Total (income) expense impact $ 1,708 $ 316 $ 2,717 $ 169 X - DefinitionAmount of provision for (recovery of) doubtful accounts. + ReferencesNo definition available. + Details Name: seg_LossContingencyAccrualProvisionReversal Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of operating lease provision for uncollectible lease income. + ReferencesNo definition available. + Details Name: seg_OperatingLeaseProvisionForUncollectibleLeaseIncome Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionTotal amount of operating lease provision for uncollectible lease income and amount of provision for (recovery of) doubtful accounts. + ReferencesNo definition available. + Details Name: seg_Operatingleaseprovisionforuncollectibleleaseincomeandlosscontingencyprovision Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 46 R35.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies - Concentration Risk (Details) $ in Thousands 6 Months Ended 12 Months Ended Jun. 30, 2024 USD ($) item Dec. 31, 2023 USD ($) item customer Concentration Risk [Line Items] Â Â Accounts receivable, net $ 11,282 $ 13,672 Accounts Receivable | Customer Concentration Risk Â Â Concentration Risk [Line Items] Â Â Number of customers | customer Â 2 Number of related parties | item 1 1 Accounts Receivable | Customer Concentration Risk | Major Customer One Â Â Concentration Risk [Line Items] Â Â Concentration Risk, Percentage Â 15.10% Accounts receivable, net Â $ 2,100 Accounts Receivable | Customer Concentration Risk | Major Customer Two Â Â Concentration Risk [Line Items] Â Â Concentration Risk, Percentage Â 12.20% Accounts receivable, net Â $ 1,700 Accounts Receivable | Customer Concentration Risk | Related Party One Â Â Concentration Risk [Line Items] Â Â Concentration Risk, Percentage 0.101% 22.80% Accounts receivable, net $ 1,100 $ 3,100 X - DefinitionNumber of major customers. + ReferencesNo definition available. + Details Name: seg_ConcentrationRiskPercentageNumberOfCustomers Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of major related parties. + ReferencesNo definition available. + Details Name: seg_ConcentrationRiskPercentageNumberOfRelatedParties Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionAmount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477802/946-310-45-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(5)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 310 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479196/954-310-45-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccountsReceivableNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 310 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478785/954-310-50-2 + Details Name: us-gaap_ConcentrationRiskLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFor an entity that discloses a concentration risk in relation to quantitative amount, which serves as the "benchmark" (or denominator) in the equation, this concept represents the concentration percentage derived from the division. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-21Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-20Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-18Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-20 + Details Name: us-gaap_ConcentrationRiskPercentage1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_ConcentrationRiskByBenchmarkAxis=us-gaap_AccountsReceivableMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ConcentrationRiskByTypeAxis=us-gaap_CustomerConcentrationRiskMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=seg_MajorCustomerOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=seg_MajorCustomerTwoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=seg_MajorRelatedPartyOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 47 R36.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures - Investments in Unconsolidated Ventures (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Dec. 31, 2023 Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Investments in unconsolidated ventures $ 26,396 Â $ 26,396 Â $ 27,459 Equity in losses from unconsolidated ventures and distributions (6,552) $ (10,896) (16,832) $ (21,716) Â Other equity investments 10,000 Â 10,000 Â 10,000 Investments in Unconsolidated Ventures 36,396 Â 36,396 Â $ 37,459 Impairment loss, cumulative amount 0 Â 0 Â Â Downward price adjustment, cumulative amount 0 Â 0 Â Â Upward price adjustment, cumulative amount 0 Â 0 Â Â Impairment loss, annual amount Â Â 0 Â Â Downward price adjustment, annual amount Â Â 0 Â Â Upward price adjustment, annual amount Â Â 0 Â Â Equity securities Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Other equity investments $ 10,000 Â $ 10,000 Â Â Lawn Club Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Ownership interest 50.00% Â 50.00% Â 50.00% Investments in unconsolidated ventures $ 5,597 Â $ 5,597 Â $ 1,266 Equity in losses from unconsolidated ventures and distributions $ 489 Â $ 36 Â Â Ssam Bar Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Ownership interest Â Â Â Â 50.00% Equity in losses from unconsolidated ventures and distributions Â (105) Â (503) Â Tin Building by Jean-Georges Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Ownership interest 65.00% Â 65.00% Â 65.00% Investments in unconsolidated ventures $ 6,539 Â $ 6,539 Â $ 11,658 Equity in losses from unconsolidated ventures and distributions $ (7,057) (10,649) $ (16,718) (20,857) Â Jean-Georges Restaurants Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Ownership interest 25.00% Â 25.00% Â 25.00% Investments in unconsolidated ventures $ 14,260 Â $ 14,260 Â $ 14,535 Equity in losses from unconsolidated ventures and distributions $ 16 $ (142) $ (150) $ (356) Â X - DefinitionThe percentage of ownership of common stock or equity participation in the investee accounted for under the equity method of accounting. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentOwnershipPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionThis item represents the carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -

Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-25 + Details Name: us-gaap_EquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of loss from downward price adjustment on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueDownwardPriceAdjustmentAnnualAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cumulative loss from downward price adjustment on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueDownwardPriceAdjustmentCumulativeAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of impairment loss on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueImpairmentLossAnnualAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cumulative impairment loss on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueImpairmentLossCumulativeAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of gain from upward price adjustment on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueUpwardPriceAdjustmentAnnualAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cumulative gain from upward price adjustment on investment in equity security without readily determinable fair value. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 321 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479536/321-10-50-3 + Details Name: us-gaap_EquitySecuritiesWithoutReadilyDeterminableFairValueUpwardPriceAdjustmentCumulativeAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe carrying amount of investments in unconsolidated real estate and other joint ventures not separately presented. This includes direct and indirect investments. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_InvestmentTypeAxis=us-gaap_EquitySecuritiesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_LawnClubMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_SsamBarMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_TinBuildingByJeanGeorgesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_JeanGeorgesRestaurantsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 48 R37.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures - The Lawn Club (Details) - ftÂ² 1 Months Ended 3 Months Ended Oct. 31, 2023 Sep. 30, 2023 Lawn Club Â Â Schedule of Unconsolidated Venture [Line Items] Â Â Venture funded (as a percentage) 90.00% 80.00% Lawn Club | Endorphin Ventures Â Â Schedule of Unconsolidated Venture [Line Items] Â Â Venture funded (as a percentage) 10.00% 20.00% Fulton Market Building Â Â Schedule of Unconsolidated Venture [Line Items] Â Â Area of real estate property (in sqft) 20,000 Â X - DefinitionThe amount of the venture funded as a percentage. + ReferencesNo definition available. + Details Name: seg_RealEstateVenturePercentageFunded Namespace Prefix: seg_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionArea of a real estate property. + ReferencesNo definition available. + Details Name: us-gaap_AreaOfRealEstateProperty Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_LawnClubMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_EndorphinVenturesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=seg_FultonMarketBuildingMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 49 R38.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures - Tin Building by Jean-Georges (Details) $ in Thousands 1 Months Ended 3 Months Ended 6 Months Ended 12 Months Ended Mar. 31, 2022 Jun. 30, 2024 USD ($) Jun. 30, 2023 USD ($) Jun. 30, 2024 USD ($) Jun. 30, 2023 USD ($) Dec. 31, 2023 USD ($) Dec. 31, 2015 ftÂ² Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Â Â Carry Value, Equity Method Investments Â $ 26,396 Â $ 26,396 Â $ 27,459 Â Capital contributions Â Â Â 16,267 $ 24,133 Â Â Total Assets Â 610,095 Â 610,095 Â 616,813 Â Total Liabilities Â 229,364 Â 229,364 Â 231,920 Â Net loss Â (34,997) $ (28,146) (79,075) (65,903) Â Â Tin Building by Jean-Georges Â Â Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Â Â Area of real estate property (in sqft) | ftÂ² Â Â Â Â Â Â Â 53,783 Ownership (as a percentage) 100.00% Â Â Â Â Â Â Â Space leased (as a percentage) 100.00% Â Â Â Â Â Â Venture funded (as a percentage) 100.00% Â Â Â Â Â Â Â Capital contributions Â Â Â 11,600 Â 48,100 Â Total Assets Â 91,645 Â 91,645 Â 96,555 Â Total Liabilities Â 83,924 Â 83,924 Â 83,716 Â Total Equity Â 7,721 Â 7,721 Â $ 12,839 Â Revenues Â 8,528 8,270 15,066 15,223 Â Â Gross Margin Â 5,879 5,402 9,926 9,742 Â Â Net loss Â (7,057) $ (10,649) (16,718) $ (20,857) Â Â Tin Building by Jean-Georges Â Â Â Â Â Â Â Schedule of Equity Method Investments [Line Items] Â Â Â Â Â Â Â Interest acquired (as a percentage) 25.00% Â Â Â Â Â Â Carry Value, Equity Method Investments Â $ 6,500 Â $ 6,500 Â Â Â Â X - DefinitionThe amount of the venture funded as a percentage. + ReferencesNo definition available. + Details Name: seg_RealEstateVenturePercentageFunded Namespace Prefix: seg_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of real estate leased in unconsolidated venture. + ReferencesNo definition available. + Details Name: seg_VentureRealEstateLeasedPercentage Namespace Prefix: seg_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of real estate ownership in unconsolidated venture. + ReferencesNo definition available. + Details Name: seg_VentureRealEstateOwnershipPercentage Namespace Prefix: seg_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionArea of a real estate property. + ReferencesNo definition available. + Details Name: us-gaap_AreaOfRealEstateProperty Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -

Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionPercentage of voting equity interests acquired at the acquisition date in the business combination. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 805 -SubTopic 10 -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479328/805-10-50-2 + Details Name: us-gaap_BusinessAcquisitionPercentageOfVotingInterestsAcquired Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionThis item represents the carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-25 + Details Name: us-gaap_EquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAggregate revenue less cost of goods and services sold or operating expenses directly attributable to the revenue generation activity. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 5: 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DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name 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210.6-04(14)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards 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http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_Liabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe cash outflow associated with the purchase of or advances to an equity method investments, which are investments in joint ventures and entities in which the entity has an equity ownership interest normally of 20 to 50 percent and exercises significant influence. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-

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-SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 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Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss). + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards 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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent and noncontrolling interest. 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Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4IReference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis=seg_TinBuildingByJeanGeorgesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_BusinessAcquisitionAxis=seg_TinBuildingByJeanGeorgesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 50 R39.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Investments in Unconsolidated Ventures - Jean-Georges Restaurants (Details) - Jean-Georges Restaurants $ in Millions 1 Months Ended Mar. 31, 2022 USD ($) Offering Business Acquisition [Line Items] Â Interest acquired (as a percentage) 25.00% Purchase price $ 45.0 Number of hospitality offerings | Offering 40 Price price for additional interest $ 10.0 Additional interest acquired (as a percentage) 20.00% X - DefinitionPercentage of additional consideration transferred in a business combination. + ReferencesNo definition available. + Details Name: seg_BusinessAcquisitionPercentageOfAdditionalVotingInterestsAcquired Namespace Prefix: seg_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount of additional consideration transferred in a business combination. + ReferencesNo definition available. + Details Name: seg_BusinessCombinationAdditionalConsiderationTransferred Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionRepresents the number of hospitality offerings. + ReferencesNo definition available. + Details Name: seg_NumberOfHospitalityOfferings Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479907/805-20-50-5 + Details Name: us-gaap_BusinessAcquisitionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionPercentage of voting equity interests acquired at the acquisition date in the business combination. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 805 -SubTopic 10 -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479328/805-10-50-2 + Details Name: us-gaap_BusinessAcquisitionPercentageOfVotingInterestsAcquired Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionAmount of consideration transferred, consisting of acquisition-date fair value of assets transferred by the acquirer, liabilities incurred by the acquirer, and equity interest issued by the acquirer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 30 -Paragraph 8 -SubTopic 30 -Topic 805 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479637/805-30-30-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -SubTopic 30 -Topic 805 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479581/805-30-50-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 30 -Paragraph 7 -SubTopic 30 -Topic 805 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479637/805-30-30-7 + Details Name: us-gaap_BusinessCombinationConsiderationTransferred1 Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_BusinessAcquisitionAxis=seg_JeanGeorgesRestaurantsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 51 R40.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Impairment (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Impairment Â Â Â Â Impairment of long lived assets $ 0 $ 0 $ 0 $ 0 Impairment of investments in unconsolidated joint ventures $ 0 $ 0 $ 0 $ 0 X - ReferencesNo definition available. + Details Name: us-gaap_AssetImpairmentChargesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionImpairment losses measured as the amount by which the carrying amount of the business or real estate partnerships exceeds the fair value of the business or partnership. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-2 + Details Name: us-gaap_ImpairmentLossesRelatedToRealEstatePartnerships Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate amount of write-downs for impairments recognized during the period for long lived assets held for use (including those held for disposal by means other than sale). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 100 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482078/820-10-55-100Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-2Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482130/360-10-45-4 + Details Name: us-gaap_ImpairmentOfLongLivedAssetsHeldForUse Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 52 R41.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Other Assets and Liabilities (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Other Assets, net Â Â Intangibles $ 18,957 $ 20,534 Security and other deposits 14,189 14,190 Food and beverage and merchandise inventory 2,863 2,718 Prepaid expenses 4,969 1,524 Other Â 146 Other assets, net 40,978 39,112 Accounts Payable and Other Liabilities Â Â Deferred income 11,956 4,030 Accounts payable and accrued expenses 6,669 4,285 Construction payables 1,444 12,477 Accrued payroll and other employee liabilities 3,829 4,885 Accrued interest 968 1,000 Tenant and other deposits 1,408 554 Other 139 908 Accounts payable and other liabilities $ 26,413 $ 28,139 X - DefinitionSum of the carrying values as of the balance sheet date of obligations incurred through that date, including liabilities incurred and payable to vendors for goods and services received, taxes, interest, rent and utilities, compensation costs, payroll taxes and fringe benefits (other than pension and postretirement obligations), contractual rights and obligations, and statutory obligations. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_AccountsPayableAndAccruedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_AccountsPayableAndAccruedLiabilitiesCurrentAndNoncurrentAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCarrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_AccountsPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of obligations incurred and payable for the acquisition of merchandise, materials, supplies and services pertaining to construction projects such as a housing development or factory expansion not classified as trade payables. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_ConstructionPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of liability for consideration received or receivable from customer which is not included in transaction price, when consideration is expected to be refunded to customer. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 27 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-27 + Details Name: us-gaap_ContractWithCustomerRefundLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of deferred income excluding obligation to transfer product and service to customer for which consideration has been received or is receivable. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479432/944-30-50-2BReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Name Accounting Standards Codification -Section 25 -Paragraph 2 -SubTopic 10 -Topic 470 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481174/470-10-25-2 + Details Name: us-gaap_DeferredIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionTotal of the carrying values as of the balance sheet date of obligations incurred through that date and payable for obligations related to services received from employees, such as accrued salaries and bonuses, payroll taxes and fringe benefits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_EmployeeRelatedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount before accumulated amortization of intangible assets, excluding goodwill. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_IntangibleAssetsGrossExcludingGoodwill Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of interest payable on debt, including, but not limited to, trade payables. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -

Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_InterestPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount after valuation and LIFO reserves of inventory expected to be sold, or consumed within one year or operating cycle, if longer. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_InventoryNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of expenses incurred but not yet paid classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_OtherAccruedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of assets classified as other. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_OtherAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_OtherAssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of other miscellaneous assets. + ReferencesNo definition available. + Details Name: us-gaap_OtherAssetsMiscellaneous Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying amount as of the balance sheet date of expenditures made in advance of when the economic benefit of the cost will be realized, and which will be expensed in future periods with the passage of time or when a triggering event occurs. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(7)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_PrepaidExpenseCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe amount of an asset, typically cash, provided to a counterparty to provide certain assurance of performance by the entity pursuant to the terms of a written or oral agreement, such as a lease. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_SecurityDeposit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant XML 53 R42.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgages Payable Net (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Mortgages Payable, Net Â Â Secured mortgages payable $ 157,050 $ 157,990 Unamortized deferred financing costs (1,975) (2,362) Mortgages payable, net 155,075 155,628 Fixed-rate debt Â Â Mortgages Payable, Net Â Â Secured mortgages payable 42,050 42,990 Variable-rate debt Â Â Mortgages Payable, Net Â Â Secured mortgages payable $ 115,000 $ 115,000 X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef 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Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after accumulated amortization, of debt issuance costs classified as noncurrent. Includes, but is not limited to, legal, accounting, underwriting, printing, and registration costs. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-1AReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DeferredFinanceCostsNoncurrentNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_SecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_DebtInstrumentAxis=seg_FixedRateDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=seg_VariableRateDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 54 R43.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgages Payable Net - Summary (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Mortgages Payable, Net Â Â Secured mortgages payable $ 157,050 $ 157,990 Fixed-rate debt Â Â Mortgages Payable, Net Â Â Secured mortgages payable $ 42,050 $ 42,990 Fixed rate interest 4.92% 4.92% Variable-rate debt Â Â Mortgages Payable, Net Â Â Secured mortgages payable $ 115,000 $ 115,000 Variable rate interest 9.21% 9.21% X - DefinitionEffective interest rate for the funds borrowed under the debt agreement considering interest compounding and original issue discount or premium. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-6 + Details Name: us-gaap_DebtInstrumentInterestRateEffectivePercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -

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https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef 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Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_DebtInstrumentAxis=seg_FixedRateDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=seg_VariableRateDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 55 R44.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgages Payable Net - Refinance (Details) - USD ($) $ in Thousands 1 Months Ended 6 Months Ended Jul. 31, 2024 Jun. 30, 2024 Jun. 30, 2023 Mortgages Payable, Net Â Â Â Â Collateral amount Â $ 197,400 Â Principal payments on mortgages payable Â 940 $ 895 Mortgage Payable Â Â Â Mortgages Payable, Net Â Â Â Principal payments on mortgages payable Â 900 Â Amount of revolving credit Â $ 0 Â 250 Water Street Mortgage | Subsequent Event | Mortgage Payable Â Â Â Mortgages Payable, Net Â Â Â Principal payments on mortgages payable $ 53,700 Â Â Amount of revolving credit $ 61,300 Â Â Margin rate 4.50% Â Â Debt Instrument, Variable Interest Rate, Type [Extensible Enumeration] us-gaap:SecuredOvernightFinancingRateSofrMember Â Â X - DefinitionPercentage points added to the reference rate to compute the variable rate on the debt instrument. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentBasisSpreadOnVariableRate1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount of assets pledged to secure a debt instrument. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 942 -SubTopic 470 -Section 50 -Paragraph 3 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477734/942-470-50-3 + Details Name: us-gaap_DebtInstrumentCollateralAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionIndicates type of variable interest rate on debt instrument. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 470 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477734/942-470-50-3 + Details Name: us-gaap_DebtInstrumentVariableInterestRateTypeExtensibleEnumeration Namespace Prefix: us-gaap_ Data Type: enum2:enumerationSetItemType Balance Type: na Period Type: duration X - DefinitionThe cash outflow to repay long-term debt that is wholly or partially secured by collateral. Excludes repayments of tax exempt secured debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfSecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_MortgagesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=seg_TwoFiveZeroWaterStreetMortgageMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 56 R45.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Fair Value (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Assets: Â Â Allowance for doubtful accounts receivable $ 2,300 $ 1,400 Carrying Amount | Nonrecurring | Level 1 Â Â Assets: Â Â Cash and restricted cash 45,576 43,845 Carrying Amount | Nonrecurring | Level 2 Â Â Liabilities: Â Â Fixed-rate debt 42,050 42,990 Variable-rate debt 115,000 115,000 Carrying Amount | Nonrecurring | Level 3 Â Â Assets: Â Â Accounts receivable, net 11,282 13,672 Estimate of Fair Value | Nonrecurring | Level 1 Â Â Assets: Â Â Cash and restricted cash 45,576 43,845 Estimate of Fair Value | Nonrecurring | Level 2 Â Â Liabilities: Â Â Fixed-rate debt 36,551 38,906 Variable-rate debt 115,000 115,000 Estimate of Fair Value | Nonrecurring | Level 3 Â Â Assets: Â Â Accounts receivable, net $ 11,282 $ 13,672 X - DefinitionFair value portion of fixed-rate debt instrument payable, including, but not limited to, notes payable and loans payable. + ReferencesNo definition available. + Details Name: seg_FixedRateDebtFairValueDisclosure Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of variable-rate debt instrument payable, including, but not limited to, notes payable and loans payable. + ReferencesNo definition available. +

Details Name: seg_VariableRateDebtFairValueDisclosure Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of amount due from customers or clients for goods or services, including trade receivables, that have been delivered or sold in the normal course of business, and amounts due from others, including related parties. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-10 + Details Name: us-gaap_AccountsReceivableFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of allowance for credit loss on accounts receivable. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479344/326-20-45-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-4Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-13 + Details Name: us-gaap_AllowanceForDoubtfulAccountsReceivable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value portion of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_CashAndCashEquivalentsFairValueDisclosure Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_FinancialInstrumentsFinancialAssetsBalanceSheetGroupingsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_FinancialInstrumentsFinancialLiabilitiesBalanceSheetGroupingsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_FairValueByMeasurementBasisAxis=us-gaap_CarryingReportedAmountFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByMeasurementFrequencyAxis=us-gaap_FairValueMeasurementsNonrecurringMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel1Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel2Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel3Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByMeasurementBasisAxis=us-gaap_EstimateOfFairValueFairValueDisclosureMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 57 R46.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Commitments and Contingencies (Details) $ in Millions 3 Months Ended 6 Months Ended Jun. 30, 2024 USD ($) Jun. 30, 2023 USD ($) Jun. 30, 2024 USD ($) Jun. 30, 2023 USD ($) Jun. 06, 2023 judge Commitments and Contingencies Â Â Â Â Â Number of judges | judge Â Â Â Â Â 5 Rental expense $ 1.6 $ 1.6 $ 3.7 $ 3.7 Â Straight line rent amortization expense $ 0.6 $ 0.6 $ 1.2 $ 1.2 Â X - DefinitionThe number of judges on the Appellate Division panel. + ReferencesNo definition available. + Details Name: seg_AppellateDivisionPanelNumberOfJudges Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionAmount of amortization of straight line rents. + ReferencesNo definition available. + Details Name: seg_StraightLineRentAmortizationExpense Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_CommitmentsAndContingenciesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of operating lease expense. Excludes sublease income. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-4 + Details Name: us-gaap_OperatingLeaseExpense Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 58 R47.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Income Taxes (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Income Taxes Â Â Â Â Income tax benefit $ 0 $ 0 $ 0 $ 0 X - ReferencesNo definition available. + Details Name: us-gaap_IncomeTaxDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.7) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-10Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Subparagraph (a) -SubTopic 20 -Topic 740 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482659/740-20-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)) -SubTopic 10 -Topic 235 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_IncomeTaxExpenseBenefit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 59 R48.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Revenues - Revenue Disaggregated by Source (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Disaggregation of Revenue [Line Items] Â Â Â Â Revenues $ 33,941 $ 37,541 $ 48,595 $ 52,289 Sponsorships, events, entertainment, and other revenue Â Â Â Â Disaggregation of Revenue [Line Items] Â Â Â Â Revenues 18,710 22,080 22,913 26,164 Sponsorships, events, and entertainment revenue Â Â Â Â Disaggregation of Revenue [Line Items] Â Â Â Â Revenues 18,651 22,080 22,831 26,161 Other Revenue Â Â Â Â Disaggregation of Revenue [Line Items] Â Â Â Â Revenues 59 Â 82 3 Hospitality Revenue Â Â Â Â Disaggregation of Revenue [Line Items] Â Â Â Â Revenues 8,914 9,734 12,918 14,956 Rental Revenue Â Â Â Â Disaggregation of Revenue [Line Items] Â Â Â Â Revenues $ 6,317 $ 5,727 $ 12,764 $ 11,169 X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 91 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479777/606-10-55-91 + Details Name: us-gaap_DisaggregationOfRevenueLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, including tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value-added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerIncludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: srt_ProductOrServiceAxis=seg_SponsorshipEventsEntertainmentAndOtherRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_SponsorshipsEventsAndEntertainmentRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_OtherRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_HospitalityRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=seg_RentalRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 60 R49.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Revenues - Contract Assets and Liabilities (Details) - USD ($) $ in Thousands 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Contract Assets Â Â Contract assets $ 0 Â Contract Liabilities Â Â Contract Liabilities, Beginning Balance 3,707 $ 4,740 Consideration earned during the period (18,104) (19,112) Consideration received during the period 26,110 25,887 Contract Liabilities, Ending Balance $ 11,713 $ 11,515 X - DefinitionAmount of contract with customer liability increase from consideration received. + ReferencesNo definition available. + Details Name: seg_ContractWithCustomerLiabilityIncreaseFromConsiderationReceived Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionContract with Customer, Liability, Including New Contract Revenue Recognized + ReferencesNo definition available. + Details Name: seg_Contractwithcustomerliabilityincludingnewcontractrevenuerecognized Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_ChangeInContractWithCustomerAssetAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_ChangeInContractWithCustomerLiabilityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount, after allowance for credit loss, of right to consideration in exchange for good or service transferred to customer when right is conditioned on something other than passage of time. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-3Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-8 + Details Name: us-gaap_ContractWithCustomerAssetNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of obligation to transfer good or service to customer for which consideration has been received or is receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-8Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479837/606-10-45-2 + Details Name: us-

gaap_ContractWithCustomerLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 61 R50.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Revenues - Remaining Unsatisfied Performance Obligation (Details) $ in Thousands Jun. 30, 2024 USD ($) Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Line Items] Â Revenue, Remaining Performance Obligation, Amount $ 24,100 Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Start Date [Axis]: 2024-07-01 Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Line Items] Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Period 6 months Revenue, Remaining Performance Obligation, Amount $ 13,938 Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Start Date [Axis]: 2025-01-01 Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Line Items] Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Period 1 year Revenue, Remaining Performance Obligation, Amount $ 3,708 Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Start Date [Axis]: 2026-01-01 Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction [Line Items] Â Revenue, Remaining Performance Obligation, Expected Timing of Satisfaction, Period 1 year Revenue, Remaining Performance Obligation, Amount $ 6,476 X - DefinitionAmount of transaction price allocated to performance obligation that has not been recognized as revenue. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -SubTopic 10 -Topic 606 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-13 + Details Name: us-gaap_RevenueRemainingPerformanceObligation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_RevenueRemainingPerformanceObligationExpectedTimingOfSatisfactionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionPeriod in which remaining performance obligation is expected to be recognized as revenue, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b)(1) -SubTopic 10 -Topic 606 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-13 + Details Name: us-gaap_RevenueRemainingPerformanceObligationExpectedTimingOfSatisfactionPeriod1 Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - Details Name: us-gaap_RevenueRemainingPerformanceObligationExpectedTimingOfSatisfactionStartDateAxis=2024-07-01 Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RevenueRemainingPerformanceObligationExpectedTimingOfSatisfactionStartDateAxis=2025-01-01 Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RevenueRemainingPerformanceObligationExpectedTimingOfSatisfactionStartDateAxis=2026-01-01 Namespace Prefix: Data Type: na Balance Type: Period Type: XML 62 R51.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Revenues - Narrative (Details) - customer 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Concentration Risk [Line Items] Â Â Â Â Number of customers 0 0 Â Â Revenue from Contract with Customer Benchmark | Customer Concentration Risk | Customer One Â Â Â Â Concentration Risk [Line Items] Â Â Â Â Concentration Risk, Percentage Â Â 12.00% 11.60% X - DefinitionThe number of customers accounted for greater than 10% of the company's revenue. + ReferencesNo definition available. + Details Name: seg_NumberOfCustomersAccountedForGreaterThan10Revenue Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 954 -SubTopic 310 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478785/954-310-50-2 + Details Name: us-gaap_ConcentrationRiskLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFor an entity that discloses a concentration risk in relation to quantitative amount, which serves as the "benchmark" (or denominator) in the equation, this concept represents the concentration percentage derived from the division. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-21Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-20Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-18Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-20 + Details Name: us-gaap_ConcentrationRiskPercentage1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_ConcentrationRiskByBenchmarkAxis=us-gaap_RevenueFromContractWithCustomerMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ConcentrationRiskByTypeAxis=us-gaap_CustomerConcentrationRiskMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=seg_CustomerOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 63 R52.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Lessee Arrangements (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Dec. 31, 2023 Assets Â Â Â Â Operating lease right-of-use assets, net $ 39,659 Â $ 39,659 Â $ 40,884 Liabilities Â Â Â Â Operating lease obligations 47,876 Â 47,876 Â 48,153 Lease expense Â Â Â Â Operating lease cost 1,548 $ 1,522 3,095 $ 3,044 Â Variable lease cost 67 76 620 694 Â Total lease cost 1,615 $ 1,598 3,715 3,738 Â Future minimum lease payments Â Â Â Â Remainder of 2024 2,174 Â 2,174 Â Â 2025 4,375 Â 4,375 Â Â 2036 3,416 Â 3,416 Â Â 2027 2,749 Â 2,749 Â Â 2028 2,808 Â 2,808 Â Â Thereafter 234,042 Â 234,042 Â Â Total lease payments 249,564 Â 249,564 Â Â Less: imputed interest (201,688) Â (201,688) Â Â Present value of lease liabilities $ 47,876 Â 47,876 Â $ 48,153 Supplemental Statements of Cash Flows Information Â Â Â Â Cash paid for amounts included in the measurement of lease liabilities: Operating cash flows on operating leases Â Â $ 2,147 $ 2,118 Â Other Information Â Â Â Â Weighted-average remaining lease term (years), Operating leases 45 years 6 months 44 years 10 months 24 days 45 years 6 months 44 years 10 months 24 days Â Weighted-average discount rate, Operating leases 7.80% 7.50% 7.80% 7.50% Â Minimum Â Â Â Â Lessee Arrangements Â Â Â Â Remaining lease term 2 years Â 2 years Â Â Maximum Â Â Â Â Lessee Arrangements Â Â Â Â Remaining lease term 50 years Â 50 years Â Â X - ReferencesNo definition available. + Details Name: seg_AssetsLesseeAbstract Namespace Prefix: seg_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: seg_LesseeOperatingLeaseCashFlowsInformationAbstract Namespace Prefix: seg_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease due after fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesNo definition available. + Details Name: seg_LesseeOperatingLeaseLiabilityToBePaidAfterYearFour Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: seg_LesseeOperatingLeaseOtherInformationAbstract Namespace Prefix: seg_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe cash outflow for amounts included in the measurement of lease liabilities for lessee operating leases. + ReferencesNo definition available. + Details Name: seg_LesseeOperatingLeasePayments Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: seg_LiabilitiesLesseeAbstract Namespace Prefix: seg_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lease cost recognized by lessee for lease contract. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_LeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_LeaseCostAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-7AReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeLeaseDescriptionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFour Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearThree Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearTwo Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease having initial or remaining lease term in excess of one year to be paid in remainder of current fiscal year. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsRemainderOfFiscalYear Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payments in excess of discounted obligation for lease payments for operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityUndiscountedExcessAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionRemaining lease term of operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-7AReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeOperatingLeaseRemainingLeaseTerm Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionAmount of single lease cost, calculated by allocation of remaining cost of lease over remaining lease term. Includes, but is not limited to, single lease cost, after impairment of right-of-use asset, calculated by amortization of remaining right-of-use asset and accretion of lease liability. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_OperatingLeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OperatingLeaseLiabilitiesPaymentsDueAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's right to use underlying asset under operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseRightOfUseAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionWeighted average discount rate for operating lease calculated at point in time. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (g)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_OperatingLeaseWeightedAverageDiscountRatePercent Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionWeighted average remaining lease term for operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_OperatingLeaseWeightedAverageRemainingLeaseTerm1 Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionAmount of variable lease cost, excluded from lease liability, recognized when obligation for payment is incurred for finance and operating leases. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479589/842-20-55-53Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -

Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-4 + Details Name: us-gaap_VariableLeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 64 R53.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Lessor Arrangements (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Lessor Arrangements Â Â Â Â Remaining term, Multi-family leases Â Â 12 months Â Lease, Practical Expedient, Lessor Single Lease Component true Â true Â Total minimum rent payments $ 5,261 $ 3,760 $ 10,422 $ 8,544 Total future minimum rents Â Â Â Â Remainder of 2024 10,584 Â 10,584 Â 2025 21,859 Â 21,859 Â 2026 19,477 Â 19,477 Â 2027 19,603 Â 19,603 Â 2028 19,701 Â 19,701 Â Thereafter 106,223 Â 106,223 Â Total $ 197,447 Â $ 197,447 Â Average Â Â Â Â Lessor Arrangements Â Â Â Â Remaining term, Retail, office, and other properties Â Â 7 years Â X - DefinitionRemaining lease term of lessor's operating leases related to multi-family spaces, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesNo definition available. + Details Name: seg_LessorOperatingLeaseMultiFamilyLeasesRemainingLeaseTerm Namespace Prefix: seg_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionAmount of lease payment to be received by lessor for operating lease after fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesNo definition available. + Details Name: seg_LessorOperatingLeasePaymentToBeReceivedAfterYearFour Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionRemaining lease term of lessor's operating leases for retail, office, and other properties, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesNo definition available. + Details Name: seg_LessorOperatingLeaseRetailOfficeAndOtherPropertiesRemainingLeaseTerm Namespace Prefix: seg_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionAmount of minimum rent revenues from minimum rent payments related to operating leases. + ReferencesNo definition available. + Details Name: seg_OperatingLeaseLeaseIncomeMinimumRentPayments Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIndicates (true false) whether practical expedient is elected to account for lease component and nonlease component as single lease component. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (a) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A + Details Name: us-gaap_LeasePracticalExpedientLessorSingleLeaseComponent Namespace Prefix: us-gaap_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorLeaseDescriptionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_LessorOperatingLeasePaymentsFiscalYearMaturityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lease payments to be received by lessor for operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceived Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedFourYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in remainder of current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedRemainderOfFiscalYear Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedTwoYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: srt_RangeAxis=srt_ArithmeticAverageMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 65 R54.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Segments - Narrative (Details) 6 Months Ended Jun. 30, 2024 ftÂ² item segment Segment Reporting Information [Line Items] Â Number of segments | segment 3 Primary location | item 3 Landlord Operations Â Segment Reporting Information [Line Items] Â Square feet | ftÂ² 478,000 X - DefinitionNumber of primary locations. + ReferencesNo definition available. + Details Name: seg_NumberOfPrimaryLocations Namespace Prefix: seg_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionArea of land held. + ReferencesNo definition available. + Details Name: us-gaap_AreaOfLand Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionNumber of operating segments. An operating segment is a component of an enterprise: (a) that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same enterprise), (b) whose operating results are regularly reviewed by the enterprise's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance, and (c) for which discrete financial information is available. An operating segment may engage in business activities for which it has yet to earn revenues, for example, start-up operations may be operating segments before earning revenues. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-18 + Details Name: us-gaap_NumberOfOperatingSegments Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingInformationLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_LandlordOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 66 R55.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Segments - Segment Operating Results (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Segment Reporting Information [Line Items] Â Â Â Â Total revenues $ 33,941 $ 37,541 $ 48,595 $ 52,289 Total segment expenses (12,921) (10,874) (22,825) (20,011) Depreciation and amortization (5,333) (13,170) (13,407) (26,400) Interest expense, net (3,210) (627) (5,756) (1,257) Equity in losses from unconsolidated ventures and distributions (6,552) (10,896) (16,832) (21,716) Corporate expenses and other items (18,613) (6,655) (35,167) (12,514) Loss before income taxes (34,997) (28,146) (79,075) (65,903) Income tax benefit (expense) 0 0 0 0 Net loss (34,997) (28,146) (79,075) (65,903) Segments Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues 33,941 37,541 Â Â Total segment expenses (35,230) (34,339) (56,508) (56,305) Segment Adjusted EBITDA (1,289) 3,202 (7,913) (4,016) Landlord Operations Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues Â Â 12,846 11,172 Landlord Operations | Segments Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues 6,376 5,727 Â Â Total segment expenses (10,167) (8,171) (18,628) (15,640) Segment Adjusted EBITDA (3,791) (2,444) (5,782) (4,468) Hospitality Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues Â Â 12,918 14,956 Hospitality | Segments Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues 8,914 9,734 Â Â Total segment expenses (9,600) (9,664) (15,820) (17,243) Segment Adjusted EBITDA (686) 70 (2,902) (2,287) Sponsorships, Events, and Entertainment Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues Â Â 22,831 26,161 Sponsorships, Events, and Entertainment | Segments Â Â Â Â Segment Reporting Information [Line Items] Â Â Â Â Total revenues 18,651 22,080 Â Â Total segment expenses (15,463) (16,504) (22,060) (23,422) Segment Adjusted EBITDA $ 3,188 $ 5,576 $ 771 $ 2,739 X - DefinitionAdjusted EBITDA, or earnings before interest, taxes, depreciation, and amortization, is a metric used to measure a company's financial performance. + ReferencesNo definition available. + Details Name: seg_AdjustedEarningsBeforeInterestTaxesDepreciationAndAmortization Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of corporate expenses and other items. + ReferencesNo definition available. + Details Name: seg_CorporateExpensesAndOtherItems Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22 + Details Name: us-gaap_DepreciationDepletionAndAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) from continuing operations, including income (loss) from equity method investments, before deduction of income tax expense (benefit), and income (loss) attributable to noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 11: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 12: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(15)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromContinuingOperationsBeforeIncomeTaxesExtraordinaryItemsNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -

SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-12Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 231 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482663/740-10-55-231Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 6.I.7) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479360/740-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-10Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Subparagraph (a) -SubTopic 20 -Topic 740 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482659/740-20-45-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(h)) -SubTopic 10 -Topic 235 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_IncomeTaxExpenseBenefit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of interest income (expense) classified as nonoperating. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48 + Details Name: us-gaap_InterestIncomeExpenseNonoperatingNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionGenerally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Excludes Selling, General and Administrative Expense. + ReferencesNo definition available. + Details Name: us-gaap_OperatingCostsAndExpenses Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingInformationLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_LandlordOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_HospitalityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_SponsorshipsEventsAndEntertainmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 67 R56.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Segments - Assets By Segment (Details) - USD ($) $ in Thousands Jun. 30, 2024 Dec. 31, 2023 Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets $ 610,095 $ 616,813 Segments Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets 602,598 611,808 Corporate Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets 7,497 5,005 Landlord Operations | Segments Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets 408,199 411,871 Hospitality | Segments Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets 63,895 64,816 Sponsorships, Events, and Entertainment | Segments Â Â Segment Reporting, Asset Reconciling Item [Line Items] Â Â Total assets $ 130,504 $ 135,121 X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-

1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAssetReconcilingItemLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_ConsolidationItemsAxis=us-gaap_OperatingSegmentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidationItemsAxis=us-gaap_CorporateNonSegmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_LandlordOperationsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_HospitalityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementBusinessSegmentsAxis=seg_SponsorshipsEventsAndEntertainmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 68 R57.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Related-Party Transactions - Net Transfers from Parent (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Components of Net Parent Investment Â Â Â Â Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Cash Flows $ 27,188 $ 27,235 $ 74,847 $ 49,477 Non-cash stock compensation expense (592) 242 66 534 Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Equity $ 26,596 $ 27,477 $ 74,913 $ 50,011 X - ReferencesNo definition available. + Details Name: seg_NetParentInvestmentAbstract Namespace Prefix: seg_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of net transfers from (to) parent included in the statement of changes in stockholder's equity. + ReferencesNo definition available. + Details Name: seg_StockholdersEquityTransfersFromToParent Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of net transfer from (to) parent. + ReferencesNo definition available. + Details Name: seg_TransferFromToParentNet Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of noncash expense (reversal of expense) for employee benefits and share-based payment arrangement. Includes, but is not limited to, pension, other postretirement, postemployment and termination benefits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_EmployeeBenefitsAndShareBasedCompensationNoncash Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration XML 69 R58.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Related-Party Transactions - Corporate Overhead and Other Allocations (Details) - USD ($) $ in Thousands 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Dec. 31, 2023 Allocation of Expenses Â Â Â Â Â Operating costs $ 12,921 $ 10,874 $ 22,825 $ 20,011 Â Operating loss (25,235) (16,623) (56,487) (42,930) Â Stock compensation expense (592) 242 66 534 Â Related Party Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Operating costs $ 321 $ 148 $ 521 $ 281 Â Operating Cost and Expense, Related Party, Name [Extensible Enumeration] HHH HHH HHH HHH Â General and administrative $ 3,568 $ 3,630 $ 6,994 $ 6,457 Â Selling, General, and Administrative Expenses, Related Party, Name [Extensible Enumeration] HHH HHH HHH HHH Â Other income, net $ (8) $ (7) $ (16) $ (15) Â Other Operating Income, Related Party, Name [Extensible Enumeration] HHH HHH HHH HHH Â Operating loss $ 3,881 $ 3,771 $ 7,499 $ 6,723 Â Accounts payable and other liabilities $ 400 Â $ 400 Â $ 200 Accounts Payable, Current, Related Party, Name [Extensible Enumeration] CCMC Â CCMC Â CCMC Related Party | HHH Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Stock compensation expense $ (600) 200 $ 100 500 Â Stock compensation expense capitalized (100) 100 300 300 Â Related-party management fee 100 100 200 200 Â Related Party | HHH | Developments and Buildings Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Capitalized costs Â Â 300 1,000 Â Related Party | HHH | Equipment Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Capitalized costs Â Â 200 200 Â Related Party | CCMC Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Accounts receivable, net 2,100 Â 2,100 Â $ 1,200 Related-party management fee 600 600 1,100 1,100 Â Related Party | Lawn Club and the Tin Building by Jean-Georges Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Accounts receivable, net 1,500 Â 1,500 Â 100 Rental revenue 3,100 3,400 6,000 6,300 Â Related Party | Tin Building by Jean-Georges Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Rental revenue 2,900 $ 3,200 5,800 $ 6,000 Â Related Party | Lawn Club Â Â Â Â Â Allocation of Expenses Â Â Â Â Â Accounts receivable, net $ 100 Â $ 100 Â $ 3,100 X - DefinitionAmount of share based compensation capitalized during the period. + ReferencesNo definition available. + Details Name: seg_ShareBasedCompensationCostsCapitalized Namespace Prefix: seg_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionCarrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business. Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10 + Details Name: us-gaap_AccountsPayableCurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionIndicates name of related party for accounts payable classified as current. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-3 + Details Name: us-gaap_AccountsPayableCurrentRelatedPartyCounterpartyNameExtensibleEnumeration Namespace Prefix: us-gaap_ Data Type: enum2:enumerationSetItemType Balance Type: na Period Type: instant X - DefinitionAmount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business, classified as current. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-2 + Details Name: us-gaap_AccountsReceivableNetCurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of noncash expense (reversal of expense) for employee benefits and share-based payment arrangement. Includes, but is not limited to, pension, other postretirement, postemployment and termination benefits. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_EmployeeBenefitsAndShareBasedCompensationNoncash Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionIndicates name of related party for operating cost and expense. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-3 + Details Name: us-gaap_OperatingCostAndExpenseRelatedPartyCounterpartyNameExtensibleEnumeration Namespace Prefix: us-gaap_ Data Type: enum2:enumerationSetItemType Balance Type: na Period Type: duration X - DefinitionGenerally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Excludes Selling, General and Administrative Expense. + ReferencesNo definition available. + Details Name: us-gaap_OperatingCostsAndExpenses Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe net result for the period of deducting operating expenses from operating revenues. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap_OperatingIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of operating lease income from lease payments and variable lease payments paid and payable to lessor. Includes, but is not limited to, variable lease payments not included in measurement of lease receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479016/842-30-45-3 + Details Name: us-gaap_OperatingLeaseLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe total amount of other operating income, the components of which are not separately disclosed on the income statement, from items that are associated with the entity's normal revenue producing operation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_OtherOperatingIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIndicates name of related party for operating income classified as other. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-3 + Details Name: us-gaap_OtherOperatingIncomeRelatedPartyCounterpartyNameExtensibleEnumeration Namespace Prefix: us-gaap_ Data Type: enum2:enumerationSetItemType Balance Type: na Period Type: duration X - DefinitionAmount of acquisition of long-lived, physical assets used in the normal conduct of business and not intended for resale. Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, furniture and fixtures, and computer equipment. + ReferencesNo definition available. + Details Name: us-gaap_PropertyPlantAndEquipmentAdditions Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_RelatedPartyTaxExpenseAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of transactions with related party during the financial reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 850 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-3 + Details Name: us-gaap_RelatedPartyTransactionAmountsOfTransaction Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe aggregate total costs related to selling a firm's product and services, as well as all other general and administrative expenses. Direct selling expenses (for example, credit, warranty, and advertising) are expenses that can be directly linked to the sale of specific products. Indirect selling expenses are expenses that cannot be directly linked to the sale of specific products, for example telephone expenses, Internet, and postal charges. General and administrative expenses include salaries of non-sales personnel, rent, utilities, communication, etc. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_SellingGeneralAndAdministrativeExpense Namespace Prefix: us-gaap_ Data Type:

xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionIndicates name of related party for selling, general, and administrative expenses. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-3 + Details Name: us-gaap_SellingGeneralAndAdministrativeExpensesRelatedPartyCounterpartyNameExtensibleEnumeration Namespace Prefix: us-gaap_ Data Type: enum2:enumerationSetItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=us-gaap_RelatedPartyMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_HowardHughesHoldingsIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_PropertyPlantAndEquipmentByTypeAxis=us-gaap_LandBuildingsAndImprovementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_PropertyPlantAndEquipmentByTypeAxis=us-gaap_MachineryAndEquipmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_CreativeCulinaryManagementCompanyLlcMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_LawnClubAndTinBuildingByJeanGeorgesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_TinBuildingByJeanGeorgesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_LawnClubMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 70 R59.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Subsequent Events (Details) - USD ($) $ in Millions Jul. 31, 2024 Jun. 30, 2024 Mortgage Payable Â Â Subsequent Events Â Â Mortgage payable Â $ 0.0 Subsequent Event | Mortgage Payable | 250 Water Street Mortgage Â Â Subsequent Events Â Â Mortgage payable $ 61.3 Â Subsequent Event | HHH Â Â Subsequent Events Â Â Shares issued for every nine shares of the parent company 1 Â Shares of common stock converted for each share distributed 9 Â X - DefinitionThe number of shares issued during the period upon the spin off conversion of shares from parent. + ReferencesNo definition available. + Details Name: seg_StockIssuedSharesSpinOffConversion Namespace Prefix: seg_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionThe number of shares redeemed from parent company during the period upon the spin off conversion. + ReferencesNo definition available. + Details Name: seg_StockRedeemedSharesSpinOffConversion Namespace Prefix: seg_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionDetail information of subsequent event by type. User is expected to use existing line items from elsewhere in the taxonomy as the primary line items for this disclosure, which is further associated with dimension and member elements pertaining to a subsequent event. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 855 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483399/855-10-50-2 + Details Name: us-gaap_SubsequentEventLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_MortgagesMember Namespace Prefix: Data Type: Period Type: X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=seg_TwoFiveZeroWaterStreetMortgageMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_CounterpartyNameAxis=seg_HowardHughesHoldingsIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: EXCEL 71 Financial_Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial_Report.xlsx M4$L#!!0 (.^!%ED'04UB@0 +$ 0 9&]C4')O<',O87!P+GAM M;$V./0L",1!$ \IQO;=!P4)B0-!2L+(/>QLOD&1#LD)^OCG!CVX>;QA&WPIG M*N*I#BV&5(_C(I(/ !47BK9.7:=N')=HI6-Y #OGDK7A.YNJQ<&4GPZ4A!0W_J=0U[R;UEA_6\#MI7E!+ P04 M " #O@199+#ZW">\ K @ $0 &1O8U!R;W!S+V-O&ULS9+/ M2L0P$(=? 17)O)\WJ(]';B^))07!!\1:2V=U@\X=DI-VW-ZV[?40?P&-F?OGF M&YA61ZE#PN<4(B:RF*]&U_LL==RP U&4 %D?T*E!S[%BZ "4:87/XNH%F(<_5/[-P!=DJ.V2ZI81CJ837GR@X-O#T]OLSK5M9G M4EYC^96MI&/$#3M/?EW=W6\?6">XN*[X;27$5G#9W,AF_3ZY_O"[*+M@[,[^ M8^.S8-?"K[OHO@!02P,$% @ [X$669E&UL[5I;<]HX%'[OK]!X9_9M"\8V@;:T$W-I=MNTF83M M3A^%$5B-;'EDD81_OTV23;J;/ 0LZ?O.14?GZ#AY\^XN8NB&B)3R M> +]O6N[!3+ MUES@6QHO(];JM-O=5H1I;*$81V1@?5XL:$#05%%:;U\@M.4?,_@5RU2-9:,! M$U=!)KF(M/+Y;.7\VMX^9<_I.ATR@6XP&U@@?\YOI^1.6HCA5,+$P&IG/U9K MQ]'22(""R7V4!;I)]J/3%0@R#3LZG5C.=GSVQ.V?C,K:=#1M&N#C\7@XMLO2 MBW A(5M>5 TR M6'!VULS2 Y9>*?IUE!K9';O=05SP6.XYB1'^QL4$UFG2&98T1G*=D 4. #?$ MT4QO?*!]MHK@PI+27)#6SRFU4!H(FLB!J4>"(<7K;YH] M5Z%82=]$^!!&&N*<<^9ST6S[!Z5&T?95O-RCEU@5 9<8WS2J-2S%UGB5P/&M MG#P=$Q+-E L&08:7)"82J3E^34@3_BNEVOZKR2.FJW"$2M"/F(9 M-AIRM1:!MG&IA&!:$L;1>$[2M!'\6:PUDSYG@R.S-D77.UI$.$9)>-T(^8LZ+ MD!&_'H8X2IKMHG%8!/V>7L-)P>B"RV;]N'Z&U3-L+([W1]072N0/J<_Z3(T M!Z.:60F]A%9JGZJ'-#ZH'C(*!?&Y'C[E>G@*-Y;&O%"N@GL! _]':-*K^(+ M.7\N?<^"E[[GT/:'2MSAD6R4)RU3393>* M$IY"&V[I4_5*E=? EK[DHN#Q;Y.FOH70^+, _Y/%_GM,T+,T.WF)&Y M"M-2D&_#^>G%>!KB.=D$N7V85VWGV-'1^^?!4;"C[SR6'<>(\J(A&F,_# M0X=Y>U^89Y7&4#04;6RL)"Q&MV"XU _$L%.!D8"V@!X.O40+R4E5@,5O& RN0 MHGQ,C$?H<.>77% _CT9+CVZ9EM6ZO*?<9;2)2.<)IF!-GJ\K>9;'!51W/55OR ML+YJ/;053L _^6:W(GPP13A8+$DACE!>F2J+S&5.^YRM)Q%4XOT4SMA*7&+SC MYL=Q3E.X$G:V#P(RN;LYJ7IE,6>F\M\M# DL6XA9$N)-7>W5YYNTB42%(JP# 4A M%W+C[^^3:G>,U_HL@6V$5#)DU1?*0XG!/3-R0]A4)?.NVB8+A=OB5,V[&KXF M8$O#>FZ=+2?_VU[4/;07/4;SHYG@'K.' MYA,L0Z1^P7V*BH 1JV*^NJ]/^26<.[1[\8$@F_S6VZ3VW> ,? -2K6J5D*Q$_ M2P=\'Y(&8XQ;]#1?CQ1BK::QK<;:.,0QY@%CS#*%F.-^'19H:,]6+K#F-"F]! MU4#E/]O4#6CV#30,9FV-J/D3@H\W/[O#;#"Q([A[8N_ 5!+ P04 M" #O@199>MA00@D& #-(& 'AL+W=OMM=:;=YU.XJU%Q)-S MN1$Q_+*4*N(:#M6JDVR4X'XFBL(.]6BK?V)NV"UUN9$9S3<\)58"/WG9J[@J%.X^$$DXB20,5%B>=4: MTW<3MVL$V15_!6*;''PG!N51RF_FX-;_:CFF1" (4GC86'#Z>Q2H7&">2(F,OP:^!]U>JWB"^6/ WUG=S^)G9 />/GR3=) M_I)M?FVWVR>FF@9[<10@BB(\T_^O*N(0X%3(6 [7LCH%5W<'<"-P/-2Y9A MO>>:CX9*;HDR5X.;^9+53:8&FB VS;C0"GX-0*=!'[Z670JMHPF.?3&,=Z!=R M&^?=PU1SFR1KKD0R[&BXF]%TO)WS=>[,*IPOR"<9ZW4"KK[P7^L[4,JBJ&Q? MU&N&&OZ>QN?$==F?FZSFK-56&[8M1N: M!_9=LN&>N&K!$YD()21:HY]^H!?.KS;:[V3VBKU;L'HA?4FYTD*%+^1.,*32-CS<2JO45BD35-40[Z+ NZC98HK# M&)PJV]5\N->2AXD5$)4U!+PL " _K 69L0]UD(;KJV&9:%TA!FLI[Q0 MKKCE[,'*B8J:8L[,4*1YZWI'.9:!Z2OX--]6B,.U+'!AD HEX2RGQ]_(0OAI0I:T@J).TUD%,'K=Z&E]^V, M;+@B3SQ,!?G1.7?CCC.;& ,;"2YJBEFF(E8K%=V::4F^@&GFJ'S/ M;<7$'1^L2W,37-64L\Q!K%8.,I-4F+9 9EM)91V+COC,9-SFGB? !DS\W-#* M>XH@Q,H@Q&H%H47$PY!Y3N;*"ZYKRE?&'U8H_TTBHE7DJ82:] MA5P*KXH-C^T-BQM6+9'ALJ:<9? AA>';9?)@NB60<>MM4XT@5>&@E1[&_OBF?PAK*UXQ,IQ M'.8X@XN^=;$$%S=L2K=,/BX>6/9QX"9(3'I_$!!&L77=(W;M-F5MEUI!3Q%_ MW#+^N'A8*1:O#TEOX*3U)7+$K&K5&I64,@'X.&7+K$'/$H')0Q77_%ZQSL&%LWNG9/GI"/+/ G.\=%V>+ MO?IQMD/=*2_/-_H_<1,)$A**)4B=\TL8[U2^=YX?:+G)MI\?I=8RRKZN!?>% M,A? [TLIJ?[W*#X#X;1OU!+ P04 " #O@199->I))?8$!5$P & M 'AL+W=OV M@<1I,0_IFL7)AKVD)=H6*HFN2-G)M]]1GWY%W_%.:"CQ M36P9D^@Y2W,Q'6VEW%V-QR+:LHR*2[YC.=Q9\R*C$DZ+S5CL"D;CRBE+Q\2R MO'%&DWPTFU37[HO9A).6(F(IBZ0*0>%OS^8L354DX/A^##]GJD<3X]?HW^NDH=D5E2P.4__26*Y MG8Z"$8K9FI:I?."'W]DQ(5? %BW@JJE]TJ&W=<(2B4DB>'9V!($OR^I\^'P?B MQ $[P[DZ$#^KX-]=+"K1&NR*JU;*NEL4O #*!0U1%,'U=A4WI!-DJMI7,H" M[B;@)V=SGL/6UX* MFL=B,I;P?!5E'!V? =5,_BPP\ZX\ROT2V]1$1BS@:][G9_99%X(X=_OE[HT:C]'[Z<:ZTKL:,2F(^@V'9M, MQOO3;#1F)"!AV)B=<3H-IV/DO&-"7$%+1V56IE1"$<8,AB-*J.IU'6X=SSWA MN"#8"G#8X=7963:Q CVPVP" [9F 83QV6VWM]XI#1?# MH$0S6$ZW,G56MC]0F;C5(&P6H:\[5L ZGF]0RF##A0JUL[K@ZXL23]@0L,D8 M!K?[M1IZ;G>5UY@Y5A ,E6LK2]BL2U_EEA5O,O8UQK%"O[M::\9]UMWB^F9QMWAT%H_:M&,B>M:!*S:-9EHS9R\D4+]!%&+:#.S@#8 M2B,Q2V.OKIM7S %@I_?FJ)4AK9U&AL8GWSS4!ZN)^K+2?$F;_0=02P,$% @ M[X$666F3GB1>!P 82T !@ !X;"]W;W)K6&&@L;>VPMD'2=OLJ6W0LS!9=B7;2_?1\D,6 M><4Z*;\D?IQ[J/L@>2[-JT=>_EO-&1/H:;DHJNO!7(C5Y7!83>=LF59O^(H5 M\IL9+Y>ID&_+AV&U*EF:-4;+Q9 XCC]6\0"6; M70_>XLN$^K5!@_B:L\?JZ#6J79EP_F_]YGUV/7#J)V(+-A4U12K_;=B8+18U MDWR.;SO2P6',VO#X]9[]]\9YZ.H*W,VA<'VY];P(7IR(=797\$94U6K+5+YKH-]8R7GE1%\J] M*.6WN;03HS$O,IEVEJ$Q7T[DEQFZ%ZE@LA9$A?@,?5JQ,JUS6J$+].4^1F>O MSM$KE!? H\YROJ[3(JJNAD$]2\PVGNU%OMJ.2GE$I^L +,:]0(D?/ /O8;.\; M((''00\U01L^ MVL-WEWQ-/GY)[J&\;BU=V+)>U2ZK53IEUP.Y;%6LW+#!Z-=?L. \!@75)EEL MDRRQ1- 8)OWL(OVMB'WWF(EW(17C#BC4#)]?6WF_LZYU@,Z(T"HJUE%NZ$5>%Y7H*(^0,#J@.HYZ!T<]8YTE_JPF'^_A.O-LUIE-LM@F66*) MK!-^_Q!^WUAGNY6]>$!37@FPT+8$WE':,8F(6F@ R@D#5RDT'24KB*B%!J < M!V.XT(*#IX'1T]N2;)&VDAEAIZK4.PA0'2@IC".6J]9+H*.*[C@.[C9U6T#GF M:2WFK 0EF='NN6OJCJU3IS0D2B2LCID 8Y*>I0$?"6!\PG;+GE:U#(:U+-9+ M(W)"9>D:0S 7N^HB ,"PXT91I)0'@(ODIDMZ_"6MO\2XZW[Z_"ZY]TD5NO# M)EMLE2VQQ=;-0"NOL5$^;F>H[*"F?,G0V8)7U?EK5# !)H7JTRQ2-V (A$.U M[@!02-6BTT$]ZS!NY2P^1<_RWF7)/<5# *1["(!T#W50GX>MCL5&G7:DI.ID M@DYZ^J,1CU!M#0%PV/<)55T%<)[OANH> ^%<$M&^7:;5CM@L'M\7@LFY(?8+ M9W\!ZXKN@A+LJ(X#,)^H>@)">8'GJUX#,$R\H,?I5D9BLXY,OJUS\;T^^ZCS MS"HT*_D2K>5$+BJ^R+-4L $)MDVL96@:T9'52BN?K)L#%# \@-SS/8^HX8%4 MH1-&VN8"X?R0$C5" ([@ /L] (6J5)C9+S;]D8-"$29W-]BN<2)]Z]E5=^%U0 MN1.JPAK"D1#860%<$#F!VF- .%_NZ'WK0"LYL5ESOC\XC,XF4G//+]JI[B937/5]5K5! -"/F_GN&L7@A%FA?UB2D8"R/S82QW*9_NJ W.AZV I"%U7+3H YH94/K52ZGF=2BH*]&ZV?7G4VVV'1;8HNMFX>V'2#!RS<<8R?Q["389(NMLB6V MV+I):!L.8FXX3MAP=+D?1EB;^CHJ"O29#YU51^1)1 +!W,CKZ:Y(VV"0Z.7; MC;$W>7;%V62+K; (EMMBZ/XZWC0\U-SXG;#=4[T-"JO[N,890OOHS00R@,(W4 MDZ,$@GEN&,(E1)O.AYH[GSO9UJ0+T$FKC8U5MM@J6V*+K9N"MK&A+V]LJ-7& MQBI;,)4ML<763<+1G9B?;6RHWF/X%&N3? HOJ7*4(M(-.@ N3P'?520_ ,/9[M[F70MJVAYB/[WM\0S7;/+C>K/8U5ML066S<#;4]#S7=CC'/>ZN48JVRQ5;;$ M%ELW"6VC1*L=%#"B^JM[F#4$]#AT971)2L?FKNZ%6JN MP&QO"AX^/=P'? MO<@E4^O\&78PQ\'N/+9'O;MZ7?7C[^D)8/>5&A!9O)H9PW M4QRN;W/NWTC^*JYL#KA0O!E\W+.THR5-4! ^/^-<[- 4 QQN58 _^!U!+ P04 M " #O@199),HJJ 0* #;1@ & 'AL+W=ONHY+OY4[?8Y"Q:5H7629?T>DYW'<5I9W!=';O/!]?9 MMDSBE-WGJ-BNUU'^\Y8EV#\SBI^=2'.@.KC?1$YNS\LOF/N=[W0/* M,EZSM(BS%.5L==,9XJO0(J) %? $U9B_%T382E_*89=_$GAZT^F)&K&$+4H! M$?%_.S9B22*0>#V^UZ"=PSE%P>/M5_2PNGA^,8]1P499\D>\+)]O.OT.6K)5 MM$W*6?;R.ZLOR!9XBRPIJK_H91_KT@Y:; (LR6]>%>0W6<,K_'VH&^*H ,?1 M%R!U 2(7L-XH0.L"]-0S6'4!Z]0SV'4!6R[@O%' J0LX5=OO&ZMJ:3\JH\%U MGKV@7$1S-+%1T565Y@TGC.MD64+HOK;LEK(S"[MB_K,M_LSDS?.3- 'G+"V?"Q3P&BPUY7US>>>]\J&Y/"8&@"YOQD-;DM>VO"5& MQ/]LTT^()BX0Z1%+4Z'1Z<6IKCW^VMF#OW;VT%S<9PM>'.N*M]J2'NY+6N'1 MM^[+X?QW%-Y-_YBC<#;]C*;WP6SX,) [\&PU'#^.OXX=Q,-?=L,_C[W[#3^Y>.+T@P'Q(L@ 0+@N5(R E6LQ8![8, U,C!<9WD9 M__DF\;2YS(">:[*@.\0Y0(T 7UL-3^0-5JM7__T/[]D]M?S%6YJF!YSKN] M59Q&O%OD?=XB*TKM &-$/I<;2#"_KS0[[4L#6J#&8-N2F &J5(L9[\",9V2& M;T="UUV*'_@HE98H>B=9C(#G$@()YGM*8U]X>4;/&-9\1ZPU7?/FG8#['-M JNIUZ1[1%I J:)(I84Y&N"'/F.UL385+ZE MS1? XJPUXI)>QL0&GY3/+M6UE+'?NS0N*YH.B!35:>^QV^S)/0.=L\T0:GHB1 MI^#[-BY_BLFOF!&S JWR;(VVZ>+8YMCQ3FG+SXZB=(F6<5'F\>-6)(7>SS"> M\6R& (=\&JW%'B-.WY/F4)HQ@%SLR=T!U:W/7:'JLE)R#^SS;Q95WNS0VH\J_16HWNXKY,C2:*R#,MJ(JUB6G$.K:,RE.H M]=%SE#Z(]\QD"RN68!$\'T1 E"T$ JM36OC)V"C1AT,Z\025@*+=]%CHI\- M@+H#H&A^C=86*E1.,37H$CN.DF0?H>AQ(^FQ6=-7,PP4\4&K+"Z$IZ/E E39 M@Z+Y6%7ME]2R%#;4,$^1]E U:W/1B'ML5O?^JYJL)\D&0D"%/BB:CU45?]F7 ME;XN"- NR>H&J6)N/1NSC=]3^:T^UB7Z*;JJ:N&55PB1Q]!@GE;6IY0=4[(.B M^5@CY7O$5A)&#>M[6.F]/D+SXT;T8[/J'[WG.VO) 17^H&@^UJEZ#UN>S(XF MSM70\Q'ZGS3ZG_3.>JXVGGP-YB<\5R-JKM^$]YH.B!:!H(11:F^[&K2#O MN!6'!-SD(AF%(E[SS=W^X;Z6:5 ? Q3-)ZKS<$DHD;RFO!?F$5<*"Z'JUN:F M<2B(V<&X2V5DR78LR3;KRB'EXQF?;S1'M!2!&A&@:#Y1'89+WEFJ'&GB"/;D M!Q A5.W:)#56!#%;$>-TQUZ?M?(![0W_2$L2J",!BN83U6O@0H@XLEVDBR,6 MIO+3<*C:M4EJ; EB7D3@'SMW1J-/2Q2H:0&*YM=HQP18?4MF"=2+@$)K<]EX M$<3L1;3FCW&5?>_/"\V89U, (ZDP0C>E :8\HN::)LVWJV7*N?80[01IW@CAG M32##\60X&9TP@00U+$#1?%"T !0MA$)KT]T8(,1L@-SG<;J(-U$B%'>)(#1% MXC'N4_3$#CI%9LB6BB^JK"?D1E@AI+!%BMD2$)U_F45JL M6%X/?ILH?VOF"_J"@*+Y1+4W7$M]A*4)LSS+=656/L(&(8T-0DZP0830BI=\ M*'O\>;;0J..!52O#HGU+7K6L"7,<%\LZK0YSW@QKT])8&=1L99Q"Q.>O9$0U1NP M:-N55BF,-&$V]OJ2,>N? AA:8/(&SF9M!RK[@"EEB6GB1IE6QZ5L^04K. DK% 3 MA?M'"_G:;=-8]1L#K=U8C MW*EY60%T'^TH0XFVCU;#*M'VTNA9 VT>K8=H^6E,W0Q_=B&'J&OOH^9?[^[O@ M,^^&AW? (^\'=]/YEUGPVEE7M@@:3\+I['/5BVO;#505@Z+YH&@!*%H(A=:F MOE'9U*RRQVG)1)IP;1WK\P%468.B^525S(ZZ'D<391-9?H=0-6OST.AJ:M;5 M!QX6T28NHR3^4_ON[ZT9YFPZ0&4T5? 6QHSQZT019I"=[3U 5:[^[V6AHR[R: M8#*=7%8]W\-L.)D+ W@ZT;]_%JA !D7S0=$"4+00"JW-;R.W+;/<'BX6^9;/ M"K2+!RZ.'USS/>71M?ZE7E"Q#8KF6YIU QCWY%=0 FV<*Z^H"Z$JUR:O$>?6 M>Z+\T$.B0GGM1\L-Z+H"4#2_1CN>TU$LK\'2!<.#D&PO=]R:W-H965T M&ULK9AMDYLV$,>_BH9FTG:F,9# /%QLS_1\Z32=:>_E7;YGYB?&/\J,D(D^%X65"R<3,K] MK>N*349*+& [8GE#U9,MXB:4:\ITK]IS@M'(J"Q=Y7NB6.*?.^#+.3O(M(J?D@0-Q*$O,?]R1@IT6#G2>;GS(=YG4-]SE?(]W9$WDI_T#5R.WC9+F):$B M9Q1PELTXO\;%:H<*HO/.3F)LVN@4WED[*L>O$\7CJ>)2$$V4H? ZN=(5J0H M="3%\:T)ZK1S:L?SZZ?H?U3)JV0>L2 K5GS)4YDMG-@!*=GB0R$_L-.?I$EH MIN-M6"&JO^!4VT:) S8'(5G9."N",J? U+_[>+,29 T(7'%#C@'H.T+_@X#<. M?I5H35:E=8\E7LXY.P&NK54T?5&M3>6MLLFIWL:UY.IIKOSD_/+J5_ *Y!1\ MS-A!8)J*N2L5DX[L;IKY[^KYT87Y_U&5^]!FH!*\IT;JE6B7 [7+@:HXP84X=V274YK3';C#!:8; K $]V1S WSX&T >0F,IUC'# M*J;NF^,2>DD(XW#N'L]SL-L9T'X+[5>._@7H>E/&P/SGDM5OB%NQQQNR<-0K M0!!^),[R]4\P]-Z.[1#V0&U6!F? 85=7^&&TXX(!>[*$DZ/':[0SBJ"6._G\K_HUYVXJCT-$H3!+VJ\%N M9T#'+71\92O&4[;B1,&,%),VQ>3J5DR&/89B&/3?@U8S PQZG99YTS5C$^N< M D5!%/58K68FZYGNPJD;LHEH[\C_8&A2=_((7ZB/X^!HP./'09STF])N9V)W M @FO54@XJ41.%+U*PA']BQ(OFO7WP&IGPG5""2=42C@4P2A(X*!@ M;&8F:R>6\"5J&8P2#V70C[W([ZN[W+UJPA$]] (,D&4B1U&PO=V]R:W-H965T&ULM5MI M#I@Y)"N_?E]W Q@, M#UGR[GZQ20X&:/3Q^G4#>GGKJL_UTIA&?5D59?WJ8-DTZ^C']'&;_@?>.OJ-S,=5LT']SMC\;O MYXSFRUQ1\ [_J5L:>3@]4UM:-6_F7(<'*EO*__N+UD+SP=+3GA8E_8<)RRT(L MY?>ZT:]?5NY6530:L]$'WBJ_#>%L24:Y;BH\M7BO>7TMQE!NKJ[MHK1SF^FR M49=9YMJRL>5"7;G"9M;4+T\:K$=OG61^[CY3W?/3<'TO%[K MS+PZ0+34IKHQ!Z___K?Q^>C%/9*?1LE/[YO]OY3_KG'0_7PZ=7WILXJN^80 MP_!F:=1;MUKK\D[]^../RI:-(>NKQJG:K'6E&\.#KHU>NZJ!;S2F:H >B/1& MY?;&TJAM=YL>Z<*51ZW:&-8L[U52:9LQDF<&>]=Y7KEVKG\ILJ [_M_K>GD\GHQ?6[]_QI_$*YBJ7P#[S$_N'1 ,_P]F+)8W);-Y6=M6&+NBC"3H%R M+"%II%YJV)F>0+ 5AB)VL\^LPG?O:?M0!RTPOGA1R[.E*W)3X16 DUI73D$Y MFC#&UM@_?NNMG&IR!AWJ+\?SRA@%8%:?AM=#-3>831<8" %X %16K5UMZH$R M7S*S;GAPINLE\#0S@,. <%BJL:4G.>:49*C''GLT<)CJ[%FMB?%#;4/U>JI]; M6&@ZEA@=>%.'D9L>UA-6QPFR DJ@+[.VAK/7K'(6=/(L%11*<56N0U :#3FWDD*RD M8.#>TO2RN3&(H-*&@2S-EI L^E[.\0OF$5#*-![G-, <"."MAT/U M<8ELDFXJ["?L ?CD,M'LS#2WQI1]=942*][C=%V;A@#"RX./O>(!D$'/;(%] MT!=ZT0&"%Z(1==AM&!/9"LJJUX99%G1Q8^J&Y1N0@&L LRP=]STSI9E;R^__MIJQKDWN)>*? D_6/0OC0[_1:W=3GIQI)6'*1O M1*T[3,6X%2PMD* G[4F2DU*77MM&<1IY, MIL-3,+NB($D@>KI&$']38$JF[9J3'JRD)9,"U]N%),5#!N/AJ/O0E0B,_%O MZL[H"B\M+=!YI>\H*9LO/D?SLG"LZ 7J7*V$#.LFY!4H)B1%AKB/B39S!^%+ MUZ &J"I("[4O-0*+GJ6L8^8J4$=\JB.*VTVXV$*U+HH3Z+]'F[?0$&VO+6L# M>2A&*6:7"0SU-4Z/5ABC&U>1%\.)[H+.)=&&M0H'H 00NQ4_* W/E!F31S_E M0K%6O_G"&KRY-)CA*IU@05G=WUW_HIK5.;/UE(Z3IT7+LL\Y,X[@2K;U0R* M(0+$11BQX0P0@7#RV"3HAWFZ :R#FL%1\(.@48+796+(C!T*W("FP2=?0 [5 M#W%V6I'':8A!S99DW+:N 4(X2MIE4,](-G';^^+W!U!Y]WFZ3,UG4+$X]' M@]%HE'"7\>D0/WR'F1ER+\FN, FY U,, +VND'N+UJ@GB)@RV";W\667L 0 M"Q*RL+!#+EXH,P7M/*%XBY#8YYQ^Z:NX]#4M';%":#8I,?*=X(\? SDQWH4< M&)0K64>\9]\R (3R,S*/*1-8W@RNB!Z8M)>GO&_Y+$FO4[63 S!4)2ZNNX_M MVI6IB@8$&+4KVIBPA-Q@5YC=B*6_)OY2$Z80J8 +(1\ST:6Y., K0TV<'KJT M94$<%#-0\.1? F=X*8LEHSL3JT.S2&7OC6+SQ6:A-!(H*"WRF%&FKK%V1),2= MTN(GE-/1=$24(LQ "B>8:A\EMM$0T%D@R3TM*^ %C,0%YBWFYY!7T M1PGI4$;YU(N(1T7L8_L>;?3AW'PAF]>",V6.(*:L)*9V =AZ>;$/>EUEZO=" M[3@N1KO"L4^A&[(T0]!:,"&*M>8"TEZ;RO,!^Z) MLII2?!K,F.*"X&(#,L@@_9J,]LT%:&\1.(8/_-%J11'U2FP[555O5+75.&"MT2H(V5F6!^2G[^*$]@L^8*L-*K,5HY6WC M;,'*SJ39L*MLJ#E6L+N K&\X!,BAA531"TC+WM(4]>'W7*"+)H33VW[=OT.J M73^SG /O9T_&%VFM#W7&3>CY'@<%A+]9U MMR5+5JL5E=UDE364_\4"-0U0ZV(RG'[W()79.86@P'2OWX,TV=C,KBEP_(8V M- #/P7\84D@<89V9+;MBY0WWB/#@BK"P;.0)J4)GOBU&F_A4:M1G#&D '5/6 M_(FFPH$O,,.\GB3K*P$S!>\$S@=>$- M+C"W#EEQD,BS=E*62WG$2#0OW"V_<5\?D1A"1@)3/O)LIMO+NK/6 HFHHJ]/ MGB.M=>GG4\D;8&WS>KY#$]N3[R\OK[I>VL? >MIE5V%6R$UO*D8R$!7-1OQ3, M0TZ.%R %S$A[PB ZQ0"K._Y'7/ ?<=0''A5IE%=]S;U.G?_1QEK>-S\%(CUX M@"V3)(7P%ZH0.(I+HAGVZIR@ MJQ<>;%9B]\W=EGD#"^P: QPX@=/Q\X(()>K=EZ6=H;YY]FPX)K1D0L-#?G-#=48_ MD2@?S(+8P>8TG5XAS6Z+%MR-1\7.Y&\'*@KH+U" MV7.IZ"Y!\82@($#S8BS1OL2^21>1_/.23 M>#$:R OL_4BXU+EDB$Q7W EOF[0UUST.JW)@0\@]H?=XB8-%F0DTO;.9?C6W MV4,4*.IRG#3?&Y:]0S3B44S_"<2I/J-B@(DQ;62CT;C5>=BSLH]FUMDQJ6RG MX_;2K[<(Y]\DQ64.+).3,'7N\'IR0,

H9EA9UFF8]XR"&_N29O*/T"+@L&8X#FENV4Q+R1 *?\2 M23^83V2P#WVV$QYWM3/@F;7.?%R_WR^?/7F1FJ__"R UL+B'J.<#IC(!5!%K M"ZLFT9B-IVU.SW ?+9U12714(C(1Q:/\) M<]4*7Y))
2/H8)# \.X6!U$?L+>EH3M:81\%"B&BOT<4'3:I-D8\?QX-)NB4 ML\PW_5 0USX5+N L' 'Z4QK9LI)AWAE,#CQ1M;IP6Y]"WLSG01R(5$GYT=43_:ZFXBBFGI HG1=*& M^CW(S?F=[RJ50)]G
QXK>O M=CU7I?^Z="5< 0*;:H' [I#"9_:$!9Z/W2:EI4V(*&BHI;<#FMA M:$&YU8J@_ ;HW$&BZ1\0F6VF:H+2A MJ/<*A@2E E.J,E^!;V#Y&J:#LKK$[=,-# =QVFRXDG]Y]T$EE)DRIG2AYE]X
MKFXIV2-*E\[JTL10"P;".$KT +"N$74]]7B3JI?8R!@ZQM)6H2(:5A1;>-66 M=-('=R*N/1!PS$%C$E4VX>==1,&8!G>T9*D=\'F1)PJG>D-(/E%970N\R5G M)]&H6FJ*$!UED2!LFL/[IVE5L+MR-=
[*8B-B$*VLH5*25UF[#:C@'9V9;,M7X"+G&Q3J"(*H MFAR", _,/.D)^0 =ACQQ^:*VHA+R3BBD1# ;PL^YQF6"G9-'WF\.+*M",>& M<&:E;0?0@+J2BVY74I_["W_N[U#3.TK0,QQEI8U+:X.-
GS3R+)Q=QN,W[$,C MVW?>7Q3%"J?5Q!/"'YA'(MJ#/:["J?NJ.G4_4\:9=]I!J2<'O47-\'B>C+LE M\GL<5I<:'L[X3TT:1T2 M/#093! V$"%0>O"TK3?!RTC2D61%@Z-
#66W[4KN6W2!7FNX#GOM=5PTD M[4-?3X>=#]RY@"+T&=\RC^?PK;N9;?XI. L?R-O7P]\,'[G92/!]M98.AHL M9CUFPJ?[<.-TX3^7K[1S.O?#U!=D>@'/UQHL6=W0!LW_)Z=_ U!+ P04 M"
#O@199@A9CV\$# U" &0 'AL+W=O,*N^;ZSAV>86U<&/3H";) MSMA:>-K:,G:-15$$HUK%Z61R&==:"ZFBU"&<;NUJ8UBNI<6/!M74M[/$&E3DL MHR0Z'3S*LO)\$*\6C2AQB_Z/9F-
I%P\HA:Q1.VDT6-PMHW5R?3-C_:#PI\2# M.UL#9Y(9\\2;S\4RFG! J##WC"#HL\=;5(J!*(SO/68TN&3#_4)_5/(G7+) MA,-;H[[)PE?+Z"]" G>B5?[1'.ZQS^>"\7*C7/B%0Z>;D'+>.F_JWI@BJ*7N
MON*YY^',X&KR$X.T-TA#W)VC$.6OPHO5PIH#6-8F-%Z$5(,U!2[C;TZ];Q)Y@61CG/<1-!Y'^!.(2'HSVE8,[76#QTCZF<(:8 M*QTCZF<(:8 M*QTCZF<(:8 M*

M#-2)/LC$S2YZ*AFZ;!H(,5,ITB8DK#8U7@C89; W)C1[C"I#]N^SDW2(=7PMM^,#ZK]T^, M3TQN*IQL-;S1U#]\>!E//[9[1HO6CL]5T#AX+5GB2P>D4<# ;R'TGC$,AK?3 MXAM02P,$% @ [X$66?G""H,/]P -#, .!D !X;"]W:W)K&ULM5MK;]LV%/TKA%<,*=#&>OB5+C&06>J28EV-N-T^,O)M M"95$AZ3L%MB/'RDIDFDSK#7T%%E:D"5#Q,QSS+[_3C*ZOQFX@^<##^DF$>K<'Z]Q1NR(N+ +=LGDWK!% MB=.<%#RE!6)D?3.X==^%OJ\"JA9_IV3/#[:1.I5'2K^JG?OX9N"H'I&,1$)! M8/EO1Q8DRQ22[,=3 SIH<2<+&CV3QJ+Y&8P&Z"8K'&9 MB0>ZOR/-"8T57D0S7GVB?=/6&:"HY(+F3;#L09X6]7 \K2'B(, =01(#@-0'> MN0%^$^ ?!XQ?"!@U :-S,XR;@.K4A_6Y5\0%6,#Y-:-[Q%1KB:8V*O:K;,E7 M6]B!LA),?IO*.#%?U0,$T3S:I9LB7:<1+@2ZC2):%B(M-FA)LS1*"4=O44!X MQ-)MI; ,$ E!"YIO(09C(V+=\"7(A7\ MC3PHMS\GM.2XB/GU4,B34%T91DV'@[K#W@L=G]"/M!)1V$1DUB]\]3;OGP MGAGXW;,"?BBS2^2[;Y#G>"-#?Q;V\$^1N$3.N KW3:?SH^R%S.Z\F#VTAP)L*G*%(T=W^*(W QD\>*$ M[RU)3Q+9R1ZH5U:7,I%>=:GPP7HY&U,+:F;XB0(*% M0&":")-6A,DY(DB>);FYG#;DA!9]5>5%:B&>=<%14BN"XI3;ZL[D1(:K(QFL MW>DKR18" 2FR3!M99C^C*D#A&FIO9;M)3K,*85&2E%#*1;TW1MV9!@@60 M8"$0F*;3K-5I9M7IKS))$O=+H5<8M?72EW 3(+,3HN2(_^.K@AKQKY,0X*% M0& :TU$1?(2D%Y(L;UM1S] :?37<-,#LIU+=W3$M35G7ZXAP4(@ M,(UKU^E,AF-G6^=73;AHA[.2H(O[L4TRS#C;"N'?C4-O#8)T*28:0HXQ].P MO2-]0!%"Z'0=!$.G)YK%>'/]*E,8URYMWK DR(BM0Y&PMV31;*IOMBS]F8<MBV0M,9]SK&/?NT2_>8Q>BNW"1RDKVC62P--4?WA31MY_D$>X*^DRXH6@"* M%D*AZ5)UOM<%,;X-RN&UK#_R M;C"2#,J.0=$"4+00"DW7HG/([ED6F=]T@+2B"U"TP#UUY5/.9VB0JBT.LV= M!W;M)GC)4CG/JM7-/J$901QGY@D7TFN\N0-&"!NUP,>"-CVG^&1;7[3RN:S>Y M1Y7EW!D6U-:"H@6@:"$4FBY/9VU=N[>]W6P8V6#1K#B5[:KOPAE5.7C;Z=BP M^ 1UMZ!H(12:SG=G<%V[PSV]*3GY8G:7#V5DG@CI[Y"F7(/Z8L]@Q@T% M,83*JO/=.5[/[GB7E//T48YGNB^J:K-%>"WD*#^N1A>8(ZS&?W,7SGC+OYZL MMR'@[K=!N])N1TT]_UB/GV%KO<E>[6>G9;^T!V--LIPA>,Q*E M_)Z('ES_^, MY9$=O[<$H+X8%"V$0M.5ZGRQ9_?%M[EZX$(5*-9J%E6:&649G90#P^K(GK(W MW:#6%PI-I[NSOI[=^MX7LBH1+A"3DX.1X;'IAO\QP:!^%A0MA$+3">Y,KV^#/DFM$OHGZ23XCZW: M"DH+XUIN7+L,]SM67H_+CJ8$'10B@T7:_.Z_IVKWO><+>#]);#/6. !] Y M0R@TG>;.XOIVB_L>2XYI@5;)C/R(L\S{,JAS!44+0-%"*#1=C8/GE>T&5W^. M!Z<,L>I.@U$4V,>6?&L@]*4]] *]?(&B/MMJ^$W%8O0@R[YO7(])\QVZ0%1OE9RU#G$]0;R^S6EXGE)'6A?E)G_!U!+ P04 " #O@199US8]R-D# ".$@ M&0 'AL+W=O/?1 $@T?>I&\.\PE(5>>Z*+0><-J*]M= //F[@5)M19SIM[]WPY9[4L"85[CD1=59C_N(62[1>.[SS?>"!Y(?4-=SG? MXAPV(+)L[[DJN3TE)15001A%'+*%L_)O8K\1-#7^(; 7!]=(#^61L6^Z\"%= M.)[N$9202(WZF<':RA+35+|>.J@3M^F%AY>/]/ ; :O!O.(!;Q9^96DLE@X M.P>ED.&ZE)L?P?=@,,:E(!2--]HW]7U')340K*]$ZL>5(2VO_A[9\2!0'%, M"X).$+P4A*\(1IU@=*X@[3AN8)Q)VB&[K9C:XR+L,3+.6=[Q'5M1=_7C?'N- M6OE%]JXH&\G54Z)T$LD+E&B/.:DL98O+6X=-4+TVG8CMCB!A:.6+P%\!\RUU_\B??' M*7]MPJ(6-FE@>I'<+4YMZDSPQ>OP .U:NFM<# M[7"0*M<3?ZJ38F767+*?"/^TCRP"8MLPF)+L$&,IGV,IF?F >^CE331.A40 M(^O2@$R/4FM\E%F1S19C2["!T;/>Z)DY&?1_58'^RC+@VN3S,L#(O-1PF]#(M)BRV!!L$YKH/S+4Q,.\Y$P)M.4L4H$RSBKT(EBG(F.$7AJ9%C8^2 5 >B(9 M;+896X(-//>]GQL.S^CZ'=MCG]*[.B 4IN*.E:GR6: /5/V3/2\US U<&@&K MM,@]+;9%&X;]8&_HV]@-F"D7Q\,_>CL$H_H(ZPV&MNBM4:[!_OQ"GC>'(0(MU&RIVZUY?[<_;%DU1PSNS^KM2?K0%R;:[OZ1 M2&PO=V]R:W-H965TX_/ M:;XNUX,-XT\B I#H.8FI&!]1E,L+TQ1A! D6YVP)5'V9,YY@J:9\88HE!SQ+ MDY+8=*S+-Q-.J!$.TG=C'@S82L;$PI@CL4H2S/]>04+JG)DO2V5=8XF# 6<;O'6T0M,#U)LT6ZDA5&_C1'+UE:@\ M&4RRJ[4-LCB9D0"['$(0P-=3H%\#48P<KDQVK+H(YC!M,IK>ZXEK5\'3#(]DI!%8:=@F&GMF2%0??1V-M8>FD:,M]9-2V 5N7XAUW_7 ^6W:4Q+8!5CNH4QW=8.5/>P#GV_ MLU>LAT&!;]>^5GL%QUXC1S7&^A_DF?Z@B+Y>MXUX;]V>EL JTON%]/Z[UFV_ M36-:JL88UN[7L)JK7)S[']5NF[?VRO=VIB.6U^\=]GIL1N))?I<\1-W5K MEOIV?6GZBOF"]%V)8:[2K/.NJGN>W4.RB63+M)6?,JDN!NDP4G&ULK59M;]HP$/XK5E9-5%];5T+'(%)YF=9)ME1"TVV>3',1J8C/;@?;?SW9"!B%%U=HO8#OW/+[G[N2[P8[O)Y$"2/2<9U0. MK53*3=^V19Q"CL4UVP!57U:,YUBJ+5 ;8L.!)P:49[;G.*&=8T*M:&#.9CP: ML$)FA,*.(U'D.>8O(\C8;FBYUOY@3M:IU =V--C@-2Q /FYF7.WLFB4A.5!! M&$4<5D/KUNU/0VUO#'X1V(F#-=)*EHP]ZG0NK%0 BM<9'+.=C^@TM/5?#'+ MA/E%N\K6L5[<".GR"JP\RDM _%S%8<#@.)I!W@5P&L"@E< ?@7PWWI#4 &" MM][0K0!&NEUJ-X&;8(FC 6<[O+6U8M,+$WV#5O$B5-?)0G+UE2BFG]X]? M/KG5*87<*?!;U&OO,%>8X7M/@S?CO<M;Y/SOMNG_WW[43#\NHI\P^>_NXK:,E]R!^W<^]'L"U5W,+342VA*S(H^?W)# MYUM;V#^2;/*19-,/(CM*4% G*#C'"LV!2IRIAWT+M("V))3XT.!U<]E&@>,,. M[.UA;$]M?-)]#GG/3T'MJY+M-Q:A>\S7A J4P4I=Y5SW5&YX.6*4&\DVIH&PO=V]R:W-H M965TB1MMT!__$A)UD\H33$Q?/(E_2 MA,F9MU-J?^O[,MJ1%,MKOB=.?]EPD6*EAV+KR[T@.,Z)/PT\Z!W?K&BVYTR+_SY=(^W9$W4Y_U2Z)%? MHL0T)4Q2SH @FYEW!V\7*#_F<6?E)DQD[1D8*D^_$5CM9MY$P_$(./B5KQ MTV^D(#0T>!%/9/87G K;P /102]>%LXZ@I2R_!=_*1)122H(Y(1>.1,[23XA<4D;O%?V/TAL@#XM.BUE;M Y-_?(BOC[@5V#,+@"*$ #\'G]-Z^>0>H(FE;=';L!Q)I+)AAA0VL M8I6)L$0I>0 M1!R)-__ O!S@*?F[+@2.P!O=!R7U@0Y\7)2OUYA(1>L1/";D"C*@VTCG2*$,R M&]UQ#B<H:H*E_K+-IL0I'X\]J$>:P#'/X?6&NRC#!-[H:]"EQ=KBMT[1=]$< M@36R,2]S,7)=L".7W!V!-;B/2^YC:R5\.*1/>L7USGO> :2NA/;=(*=NQ>M+ M/0<;UJJ[H[((G)9)=_(1),&*Q&"/A3(GQ[>N3?-^:7';2M*V)M^CG93* O@&@X[2A^BBA=R=DC:H7D5NA@G*8)!T$&H M$CS0JBE<=/.G$V^E[U09N4)KIJG21G#@<O)^-M-S9SY4F@G91)]1^7A5R8ZGEQM>NMP]D^;V_VCM":6;J4%IPX;V>K>.O-WO%:DW\EX:!=P[VBG7- (RM]'1@$,'@I M. O+9JLB-&FO;%1)*F25++U:M8!]_H-::Z[BON'2*KP\4OW:Y9!NH6UV9R9!M%DQ^3U2^+_ E[K+;*+\RSR_U'K'84B9!0C;:;-@>ZUU-Y/=D7^&Q)?7;5],25 M[M?L<4=P3(0OT-\WG*OSP$Q0WE;._P=02P,$% @ [X$667<,"48:!P M'CT !D !X;"]W;W)K&ULO5M;)N/WW*SQ%I9E2+ZF#XW! M?.>(<[\"0#NA\G>7?^)(Q@7XD<I3+K>&6Y0P2EC*HRQ%.;N]&+RQSXCKE075 M$5\CMN8[GU%Y*C=9]W<>!M>#*RR12QF"U%"4/GGGLU9')=(LAW?:]#!EK,LMW/W\@$ZJDY#R0"%[)86L?B65 M-]0/I5Y;T9P'T2X=(^"[(CU%KO4:.98STK1GWKWA6>.X!O"O95X9%S%!VB_#W(A(_T0Q.=TQM98=)[IG.2TWO+VS.:&M25O!0 -F^Q.WA88U:(X]MEMHQ*C%(R]O?ZNT;U3Z MHUBR'+$'O:?7NDY"2^^L;4O^:TEHY.M[07*9O]*4Y!BE(O-X*_X3R\R8$RB M$W\\UQO7TXL8V?N*HWD20U*2\=XOQ3W6T9OKU5.G;FOW:\KHVE:T-ADB1&P[T0#%"VHT8SN01(2*#35/:=O MSWELQW?<1R-T;Q\AT8(;S>@C)"&!0E-]; (VSC3/-Q)'G<1=-H/BA;4:$87 M0:?S4&BJB\V$WC;/Z.O))6>+(H]$!!VFS%Z&P8ZRP=%PZ!H! I-];;)#6SOM&3(Z&VA&7IL/B1: HF%0- *%IIK?1!DV7)910^W.,'5AAIFQMW>=2#$H*8%" M4TU[@@ ;G'R\|^L4S>/B1NL"9(@P!T4+0-$P*!]!0E,];7(5> ,(.Q4,^ZV=#29M@T!358W 8UC M#FBZC3#,(+W-!4UH0-$P*!JIT;J-69K@Q7GV-S:,C+T-UKVS8;6&AP$H)!9Q M>1:;>OT#BE-UKDE-'!D\5Z=EE$<1BE=^CF)WK':'KR)\ORNP-C3,AT8@Z* M%H"B85 T H6FVMSD,.[X.>ZHH($-*%HBH9!T0@4FFI^$]@XYC=A.MY1)YH[M@]^>M)NI>IO6A1.#Q.]\FX3F+CFP.07##[< 83A9&QY[2C%W7\18XJ_%%+QT '9_MC>]+2 M6X?G6),V+S$+\LC^Q&V"$M<=73(J<'GK28H7J_\0X;E8"B85 T M H6F6MR$*[JS#.,%%S1^ 44+0-$P*!]!0E/-WUGI8G[1I=MXH091[Z-.>[Q@ MINIM6A=.,#,I)CG&J(C6F'7HVY$,=Y9O M)DS>_-@OIMGNWBWG?5$M86_LO[:.YK=D?V&=XLU2W@=^'L'/Y M\[LHY2AFMY+*.AW+$\LWBW$W&R);58M';S(AL]3ZN&0Y8'EY@/S^-LO$PT9) ML%T2/?L?4$L#!!0 (.^!%EG3F8S5+ , '<, 9>&PO=V]R:W-H M965TZ(CC.)D#G5V)4+5O42;&O!.7,#$QNY. M:E*GV=, -]MK]E,K'L7<405SP7YGL4YGSL0A.22T9/I*K'Y +6AH^"+!E/TE MJVKM&'>.2J5%7H.OGV>\>M+'VH@- /*TX(:$+P5,*@! RNTBLS*.J&:AE,I M5D2:U*TESF;(T^$97X+2>"Y:D8R3&QX)K@3+8JHA)K4]D6RKW&Y7[EGWPFFMX-<4E R*25 */ #E'##G3D*N _;5[L]^E%3V1;7@P; M+X:=)[X6G)0FH\D.5822F2$XWBK[K:)KQC'EM'/R&+%"^0]8W1%F@GWWM/J2>R+>GC1OKXHS-VW*<7/9%M M>3%IO)CTGK&3EFST7V1LVYJ@/6,/FE /.D.]Q4\[5@X75-YC>71<9BS.^*(M MP$Z>]YY.3V1;DGWO^?ON?72NUCOT9$=?;-M^;-0[?F<2'&&Q:[S !R-8^[3 MI)!8%DO]1';P!E,/B6[-VIIXN)&26"Q[WHO$[=[_O?KD^+Z]*&PO=V]R:W-H965TKO2#V.$;+P67&22/MC]\!$V/&DPGLGO8FL?&Q\M.1\?3H>L]F2KA)V4JQI+CY9%.4JX>)M>3=F MZY(F\[IHE8V)83CC59+FH\E9O>QC.3DK-CQ+<_JQ1&RS6B7EXP7-BH?S$1X] M+?B4WBUYM6 \.5LG=_2&\B_KCZ5X-]Y1YNF*YBPM'^MZR=Z6*^\6)G;A-'+(OLCG?/R<^(@:H3E=))N.?RH>8MJL4#W!69&Q>B]Z:.,8: M(S3:,%ZLFF(Q@U6:,_\GWYL.L5<.,.H"TA00J8"09PK,IL#L6V U!5;? KLI ML/L6.$V!TI?;0I<>2MYSQ1X38%7=W?;CKJ7TX0GD[.R>$!E-5K0JA>U(>]I MT<(TK[Q[PTOQ:2KJ^.0JOZ>,"S-RAM(G%)LWF:7Z';A_1>YKDQQ$>XWX^&A*>9)F|#5Z55$^+XL-2_(Y.QMS,<=*M;3QKYG.QG0]Y9CX8718),_81@Q#5!M&7O]_DHMRHRRWTY6:*CEZ]5F"F_3&F!A/ MS";$F4VDQTSI;+=I=9BX-P;;:,%__06[WEM-Z\W=SFG68/,9\(WXIIQ.HJ*M!0J^;5+^B*XI7Q9SM+_ ;_OE!E*$K3E?L+]4.M]6PU!K5=^,]6RGX27WZ, MEO=T%KX!AO56:#A$TA80$D+(2$19"P& C6\;.U%Z.EHT\NDF)\1%^3;$/? M/&\(E0>UW*$>W.*<&E:=F!U/B&/ZSMGX?M]ZICV"&.*YG$ M/NRKA4VS.R]"G%@.!.N8O-F9Q-&:Y'-16>0=8U1]9-!6# 6&<]!!QN&;TN' M!DC-H)|F"*D9J30=#TLFBH$T.WUW=WUW>_3]0QK@H+F^X=AHXRGC)-P$;D2+ E* MFX+2 E:\"$J+0&DQ%*UKS+W<%&L/BN]*FE2F%AR)(R8<(K69;&FI;#HD3ABMLF\+_AK\TP>U/A2]S'8EY"T*2@M *6%H+0(E!8WM/+3)MTO?;LH&LXTAJ. M: WW^T-.2[9.U^@H82A!PFDSJ9/"@: M5+3H)QD"BD9*41<[L@5^1]-VS@:Z /HK06V^9&R^Z"A-#X,B%V78+GYD)!! M+\'T05#/"A[$Z)L)RYIMG\GK0J+JA=?8%FWARWO6C MB"M!8P;*4=@V'/F, ^4P0N1+$;#K&4/1NK?#M9$PT29[DZ@L&$/727F7YJF MZLN'-K6A=>(}W%/5*>26!"H6L90M4Y+VS"5Z,.4 MW25">G@=AZF<\>N8$%M1Z!Q?3UBWC2\DM\ M.L6*Y0$^#;>/&[;X[=,/V]!#&5T(:2,$U>L6+E]H'#[AA?K^O&TVX+S8E6 M7-)D3LMQ@/A\413\Z4TEL'NL<_(O4$L#!!0 (.^'%ED7&$*.W ("P' M 9 >&PO=V]R:W-H965TYHDL,):TM'=8M:-M8=B#8C.Q4%ER)3EI@7W*#OQLM4QL)=$LG#0XJD M)ENE'TR*:.$I$]).O=3:_,+W39QBQDO'Y2CIRTKIC%D2]=HWN4:6E$Z9\,.@ M&/H9X]*+\)[5NH:.>*JS@$A<:3)%E3# /4:CMU.MZ>\4M7Z?6*?QHDK,UWJ&]MSQ>.)+]&27B&TG E0>-]ZLVZ%_.OLR\ OG'H$CA)>C MZQ 8_6WP$H5P0$3C<8?IU2&=X^%YC_Z^S)UR63*#ET%YXE-I[8@P17K!#*V M5FT_XBZ?@<.+E3#E+VQWMH$'<6&LRG;.O"#CLOIG3[LZ'#CTND<A,Y+MVEW%E-7SGYV>A:.M!8JK(UP"7"<33/f\]RGC.NUPG_8\; 6\8;H#O>X; M"(,PA/N[*S@]8.OJQ5J+M\;.$?GTD' MUQ8S\[.[*!5DOQG2C>>%R5F,4X_FSZ#>H!>]?M4=!F];"/=KPOTV=&H$BX1] M:4Z(L*;+/V4&&.2H8^H"&M"S)LH5Z*@$=0M@$P6=<##Q-PU4!C6502N51;'C ME"8-M.;4V1(U]!6DRN3<,L'M.XE50QCX=.0Y M*CX5]N"03]#.9U3S&:77P*5>%0!H!0)+DK*F[*]JFZJB&*K0IC#7XRJ>@*KL'<5)<*=W'DK.2A&92$ 7+]7ZNM^R? MG':42\[*B3&'A#3E.P5#&\0EY2VZN M4W\)=$*."!/D:R%K346N)[!!D!,H9RWK*$/GZ"/R(44IM:D(7+(>_#!?OQH M#lY'J9W>.<*MW%NXE_%*+4Q(%;T@8A"/?>,/AT=],T Z!=1), /5NJ@]ZI <]%OL\M'B@==DJ'?Z&4B35H8W?;-IA:9%)HR5E.#8K_(1FZK?&TQI3W6%X, D'/=*# M'HM|'DT2_)W&6X);N8FG229K89K7L+ V0_7,S9)'lME@/!_TV%,V(M90?;P"_I[L1;Z9W=1MC0'}BEG M2,!N;CW@^R6.*H?:XF*)|EKHRJ5#>_<_]LZG[=QR*B+((%55"*+_CK"$+*LB M:8Y_VZ!6\Y;EV&_1_]8)Z^3V1 >2V]!Q[?+,+B"VUA1\I,?>6G/Z!.**CB MI3R3]2\Z-::A:Z&TE(KGK;.FT=EK_LE3.Q$!SSFX+8:[DL=O-!]O-MRJT M5D2!O4SP$Q*5M8Y6>]YJ;UU-I15R_BHA'Y+M9}:?%$'$.A!2E 2$;9%?U&R MH1E5%"1ZNP)%:";?H=_0}\<5>OOF'7J#*$/?#KR4VEK.;*4AJE!VV@[XH1G0 M'1GPSY+=(<]YCUS'|0WNRVGW%.3:'=?NWK6[K5/O\G>[_TZGO>"_\C!LJ4 M41/"_X>H"NU>%B2%N:4K28(X@K7X]1<<.K^.\GNE8%?9>EVVWE3TQ2>F"-O3M30;&E6NY#7 MB[*%@DNJC*1-L*!/ZFO6&U*C5>*828...)@D_@& ME: +Y A,<7$VD0<#)C<.O1MP@U&S8$-WV'&'D]QK 06A6P1/6@*D>0.$@&W']M)+R=U:$1#MR1Y8\ZN&@2KBY#$]&DV.\MO-R!QS\'1V3Z.(B'T^HD M47PSKT,K+\'8-?,E'5\R>;X]I"DOF3[;U^.1,=-W7F[6!]WT)NCD-6?^E8)= M30%V+AKG3"[2"G8@!&QU9;8\!Z-H.<.]@9.@O%DC@YGO>",G"NZ),)X$[%:I MZ*T225-1PG3!MG'I/&$X]%B#E>_&P0CU13KQI%8MEIO)ZPE-U.ZAL+S M_5M*@Y7K1]$(YD7S\+3H/.3SJ D%S[*>PD!>9/P.@++I4F@'N"K-V!W.\M#*MCT=G^2*,>%H9G_$I4Z"+PWC X*2)>'M^6(PPHXSMGS:\#MW@VBNKY])F/4O9[+2?5%

!X;"]W;W)K&ULS9=K;]HP%(;_BI554RO1Y@;A,HC4RZ9UVC0$[?:A MZ@=###F UL3/; ?KO9SMI8"ND&BH=7Q{(\3E^G]BOXM-=,/X@9@ 2+9.8BIXU_MDS+MV+88SR#!XHRE0-6;">,)E]K+I[9(.>#((\"6O[3E.8"> 84"OLFF=']'G99 M)F."H<^1R)($\\<+-B-FB9[G6TX.!F@ _^(`@858:R.-_F+L07>NHY[E:$40PUCJ%%C=YG)<:PS M*1V_BJ16.:<.7&\_9?]DX!7."NX9%/$LE9SVI9*(()SF(Y8(O/4 9@6,6 M"W-%BV*L8Z%Q)B1+BF"E("$TO^ E\)2'6 CQO2X!7!'A&=SZ147F%)0Z[G"T0 MUZ-5 MTP]"9:B2-4K\I0 MD$2/8Q,T-\ YUOG[JO*C:XE),)^$V NI+Y9B/951Z1X##U+&4< GX,5OG_G M!LZ"'DR_Q/2KLO\+YGG",BHW >13!&8*]>YZ-5=Q^G:\PW*Z]6R^FLI>V$! M:F@H,9=((7[! =^=+(NYGX]<,LU3Q]U$5"EMQR5IE. "-0]EYG3U@!B5F\&;K M]P()BS815FL(4,*HG(D*G&:)T]R_D9K/C.3Z;;^UV4BM4EGK/QNIH5RTQ4B5 MTG;<8>T2O'TH1FKO =-U5C]AYP"L](((%ST"YE4\;X<*=]>*N98-Y/?=+9X MR5T=\"]S*W_$;N"G8[]9];;ONL]59P? 4/O5!NY;%E5]+5V<-]N\'A:.J1;SL MJ-61PJW\E;^2HQK/'!74F\%?CK+7]@E=F7W#?$]H0#%,5)ASUE19>%[LY!W) M4E-@C)A4Y8IISE2!"%P/4.\GC,FGC]Y9RI(S_ U02P,$% @ [X$666_7 MO?@$ P J0P !D !X;"]W;W)K&ULK9=M;]_P M$,> BA4D!)HT]0/4 I(:U/$$!M5)^ %XH6;7INHB5ULIQT2'YZSDV;MR,(* M>=+/&E_O_[+N+G);8)AGO45*%0[% MVI9; 71I1&EBNX[3LU,:,\L?&MM,^$.>]21F,!-$9FE*O<\Q)'P_LMK6P3"/ MUY'2!ML?;ND:;D%]WLX$GNR2LHQ38#+FC A8C:S+]F#:U_[&X4L,>WET370D M"\XW>G"U'%F.7A D$"I-H/BW@PDDB0:A,GX43*N<4@N/KP_T=R9VC&5!)4QX M\C5>]FADO:,($E8T2}2<[]]#$4]7\T*>2/-+]H6O8Y$PDXJGA1A7D,8L_Z=W-M11Z.!,BI%KB%P"THZ#PB\ J!!]09.H6@\]09NH7 A&[GL9O$!511?RCXG@CM MC31]8,)OU)BOF.GGY%8)O!NC3OESV '+0)7Y(8*0779R\L %(T2^1"M#&V%TVF1'1,H<8YV"T%(Y)HS%4DR94M85RN+B>GVO1F]CF&6L[B'6L5L+_)"Q M%&<"^(Z;]=B/9.GH[+=UQ>O_]$=0NY-R< M-00[R5FWS%FW-F? %$496@]<$'VM\ID.%QZB*R*1((AD#"R.\$6{(KWMCO18X MNON)057]:=R[B9H$A8T"9LV!#LI:*L:*.IHZG79%&:A 5-PJ8-P4ZJTB^K MTJ_=9G]6Y8+.0&@:.!151:GEG5N4)F%!#NL? GXZMMGMZ0$YISS>G3NU>Z95G MT3[JO?#86)NF5Y*09TSE;^/26O;5EZ;=?& ?MP>3=H4]P#X\;YOO\7D3?TW% M,F;2)+# "]9O6'S>3=MR!OC?*#%XUG1^"Z[P3# .7$7Y+@- _>'_%N3H,] 3EUXG_ M&U!+ P04 " #O@=1999174/QD' I-0 &0 'AL+W=OFB\L=W: :)K[M[K@\FNXI M892P-(^R%'&VOII/CYA4ZJP*?1VL*M(^%71QR;.GQ.O6 MDE9^J.2JK&6 H[2<60^"RVAC;2<6GYF4)4=GZ#/+<\;0>(C#BUTFZ5B MFZ,@#5FHL/?U]J[&?BH'OX\ ?HG #=8" RG22>6UGXV617/.L*[EG (*"=%;6>K[?V%HI6Y.FZC7(90+HD"I&+?Y/FYS;=R^4RY_0V+V M2MCF@\&Z7B]HPR;]? <%74+#1BYBBS;P?:.V0WA@PTVA3($,;.L]^9H/$\6H0=MG7GFFKW9L6O;=2?:O#<;?07+\QJL0-G*ZK&(?FAO#=U!]FAJMUU2B(*S,&- MDB)I8KBCOZK\41E'$W(?!]7YH+0 E$;@:%V= <;LSUBZ1>U96J4+&4;8^EJK> M-(S#&8M-S^ZO$:VGDS4;XS,]4F@:%TMVAS;U"9^"QE^1QE^:WAA97F#+0HT M>1[E,P#U2:.!HW?"WB,&IXRQ8;G*\.O#_=HV^Q? O>OC)X1_C.P#U2.!HW?"W M",*I3=C*V>\IP^\,.P+/[A<=]/"3PS_&9P#JDT#1NN%O$UI3G!*\,^4X1[F M=7AF[*_#]?"3PS_&9P#JDT#1NN%OLUQ3FW,MOFX99W0M&%>*X T#8MF&C?LR M@.:O((T&H%X)%*TK1)N=FOKT]#!GT%[O#K*.:,\==W!5!0$-I*\OJ >B50 MM*XD;>)KZC/?\@[6!8J272%8B*)4+A)V)]D;YJ1GV##+=V6"_DL&U5&N@U MW1(H6O?N6IM=8WUV? 5=*4X&>.%RP,GVH%TVLKW3C82:MJH7J?9\J$!ZFW*I] M**A3HAKI\7HH;E-SK$_`XK=+]YNY,J-ZD%0T=S4E0HL:,Y%),Z><-0IK9]. MB+)4*0-HN@Y*\T%I 2B-0-&ZVK?I.M:GZY7 .QJ%2*J+:) (5I?)1NHJ+L-H; MD=@RE,B%6//!J6BC7Y05]BI"KDKBNIDR6HJQ;G%6O8,B<>PE*\QO:X9K#INWU MU[FJE=FOP$'UK"MU6PW ^EON7Z22 -5E#'K['93F@[(\"4!]!HG6U;4L-6%)] M^%%$]%\7"._HDU]N&(5Z5X=J;(O(2)T'O?S"\P\?T9#7[OP/EQ4J@OZ HS0>E!- T D7KJMO06:^ MSG*O^.53RJO'X/H0"DE:.7ES?T(0/M!H&A=V=I.#:.78F[ISZ/:+&1Q8PE* M\T%I 2B-0-&Z#_:V91S+@-AF+I\N\N6#/IQ5>PP/P[!4=%6=VAY)F!90L(R6BL)I9U^Y5XD:.@1SQ=P9;=G", MFE">"/G1G/R9SBRC\0AR6/(&_HN_9[B!/&^0A! _[D"MGK,O/#Q^0_]=!B^" M> <(,;DC^3Y;RS&*+#PMX%]U>8E\YP)YCA&Z'BKDGD8=7D8:1V3!?("W='FE;;$.4I> M*D@S\61F1<"&[>/=E15V(YJ3DJ,*O[:F%BR48$V;]#P?>:$[M9\)3T=Y$>A MTQ\4GPYRG<#S^].2TU'C41!T@WHA1UW(D;8,MR&O;EY3Z$6NC#@R^CR9%86NQSQ1I$F1BB[(GE.OMVW/E(KE#95#NGF9X$ M472DEQ[7,&&D2:F2/N2:Q@W(\DBY22N0KO0\<_EDR+?K9D@T@34Z1]R;R] M9-Y'DV5DGD*[R/G^.VI1S];LD&DB2G2OF3[A9&K[?:GCQN@@%>B&5<*YRL* M<>AY)Y/-Z&)G(&MBBK4OW7XEX^[[>]G.*%4+3CNL210$)U7-Z$)D(&MBBK6O MVG[=X>I;\>MGH'BMZL87>LMS.SZC:+%1M.046C\'^Y6'&YK8#G&U"YBS\V$2 M+3:*EIA"Z^=CORQRM4W^R:,(O=R?O!! ^2I;BE4Z+E $N*C4J**D LHS]2Z) MGN;LA!E=.WT@=081> 5/E-HDI/|KDV >;R@70M=$4>A-%&]LT]MPI5NH'5;Z MS0)A#/1^P;DZ3 O!]PJF/P%02,$% @ [X$664K[MOOC!P PS8 !D M !X,"]W:W)K&ULM5M=:]LV%/TKA%<.+=#6XH> ^ MLL1 8FEHAG8KFG9[&/;@<V$RL39=B4[283]^E.Q(%G5 RQO]$MO*X2'/O>35 MO2)U_BB*O\H%YQ(]+:,\O!@MI%R=COE.BF^7?%,/%Z,\.CY MPJ?T?B&K^^/)^2]YYS=4 M/8[WU$EY5:(OZH?U_.+D5.-B&=\)BN*1'T\\"G/LHI)C>/KEG34]%DUW/W^ MS/YC+5Z)N4U*A/79;^E<+BY&P0C->5VRSN0G\?B.;P6Y%=]9&7]%SUNL#X9 MH=FZE&*Y;.OG&L$SSS6?RM#7$3@/% S<@VP9$:\#V-*#:!G1H#VS;@ WMP=TV MJ*6/-]IKPT6)3";GA7A$1856;-67VOIU:V6O-*\FRHTLU']3U4Y:,0B]"+U\0]0&F./B_$NDSR M>7D^EFHP%>5XMNWX:M,QV=,Q11]$+A(^{0!HQG.KPYA>3\O] [C_\0[QQBTF1.TYJ/F::%FP$H4]5RX MSC=1J5K=O!J7<'0M^;+\ _+\AIO!W%7H.RM7R8Q?C%1L*WGQP$>3[[#GO.# M9':;9)%-LM@26<=!K'$0.[%//@N99"I2/ _\S<'EMVGOU>VKV\7#A.*0X?/Q MPZYU.93QZJBHCV*L%]+4;H>X H>5V/O(=8G M^S>8A$17#,&:9 "FQ!=_P1S'(QAT5XCVC.*CKB;.K-TL]H4?5)LE]& M?!<7(.U>?O@NI523+] PQ;ZC20=AS/$UZ0",>.QQ8.E^(]TW2K_,)5?+I7'U M:Y1S"4GV^]U3@C4M4P#E$4U)!(!'Y0:.W, H_ZZ3N6WZEZ:.MB5),;'17B"5:YS.1ER)+YXGDOA:@/HF+&:P?.VUVYA@M\%Y-"G3+U:V7 MJSDR$TN.9/($Q\M57>L+ RUL4XA' DPTUTX?S0\?40",$\ W3H'O$[J2D^ M$ J>!2L3Y/PNE>CE=B*\ @V >P/1P\%A2'08$ALA7;&D%4N,8G]616$5 D!A M9*!G 1SH60 '>A; F3S;9I?8F!LU50$=",.KT<3\)A5)?1 ;D^N;A'&T2VQ=X[5Y M-#8GTL.K!PRDL)0EM'<'e?!.V5LW(Y22>ZX3Z#$6Q%"'W1-CVSP:FQ/IY^5] M.?lS75999'QU_3FZ!+6#]6TOM+[.L,$H&()A!.XYI"V4"'F0@6(M.>@?9$IRS81'&],F6V25+:,%UG5-6U81\SSR8HTUWBC*,M&4<&,(3,"3%W1)IS_QZ M#[.F$"[OEXH@'2!1 0,%\2Y'MOOR(2TE1$Q5T9'9+@$>$Y/55:J*X<>YS.F M[PU ,-B$(PQ+]BCNRUJB+FH>2?*5;]VPB+^*>\MQO+M:#?99(NLLL6VV+IN:BM*8JX(!]Q,K!:#5MDBTM];P23$ MO2 +P%CH[BFG25N^$?.6S$ZL.9326BW5K+)%5MEB6VS=DQEMJ4:=$X8=:K6. ML\H6666+:,%UW=06A=1<%!X..[2 C12$6$LVI@]]*F>DI@'<[3I3E&TT;9H MH^:]L.$I+05V]$+/T1 ,:PC"0E9T0 AMV Z/M (,XG,,^^& TY-35H7VQ(1DO[ME,NQ6AM:98MH? R=.O1>*]3@$P#SL[3EQ1]MJCA[8+QL6 MAPYDP>9.CC:PU:K*EMLBZWKKK:JH\$I0Y+5BL\J6V25+:,%UG5365]2< TX M("3US\[AP'/U1W_C! GZ"4S5BL]6VS=(]YMI<>&:,H R8.9< 8/N\S3#SV" M.,]U]$P8PBES>WHF#.(H(WNVU%A;/3%SI771$)KQEZIQAOT&@*^^C7%??/X@ ME*\ ^(X!$/&!?LY]O/ 2SI(7] 7;4"6:B74N R\B %>;.ZXNZ >,M.M7^&R* M@>L1/HLW[U.U))O7NSXDQ7V;ERCC=ZHKYZVO_%LWIC:)!B5,\2=ND%,OZ MZX(G&PO=V]R:W-H965TZY/S,6C#>, Q)(0"7[F62<$SE+*\LIU1,HD.1:7K"2%>C)G/,=2??*%*TI. M\,R \LSU((S<'/"24:FWAU/1FPE.UJ0.P[$*\O?[PF&=N.:>0\W;BGBZ74 M-]QD5.(%F1+YM;SCZLIM6&8T)X6@K "D*R%97H-5!CDMJF_\ MLR[$#@ !! !J@/>K +\&^$9HE9F1=8.E3D:<:0#7T8I- #TQM#%JIH85>QJGD MZBE5.)E,R4(MBA3@-7@C!%&#ZT=0WP0O,XC$!.OU-.OTQOP\L4K\ +0 GQ9 MLI7 Q4R.7*F2T%1N6DIX74WH/3/AAU5Q"7QX 3SH!1WPB1U^0U(%1P;NM^&N MDM[H(KGN'S[?&]-2T9+E[187%1U4#=25]I4O2 >TER\='!35#\4^7[&J> MH'L> _39>B1*C9.RHUTT0OB9.\NZ;L'%.HAG&W*0= -<@-K MR%]PPST9E2"97QGV6I"><B-P&NA&4^- IM5NJ8GKXY7ZA?$=?7F@$D:\^)VG*AM:QO9) M84]K0MWPY7=H_ FU7L(+:7!)LL$Z%DDJJ7C9D-&"F?U/WUNXK!&0)UN@M<0 MO&U"\.!;PC^>W<(&D+PWAW"AF!#&5-%X(/B2" (U&-3TPT3=LC%?. M=)W<*H%?<^2I^ 8*JB#M75.A7LB=H$Q2DT))>N0GUJE9FH*09"IX21 '3)'# M,2B:%_(+HNYOQ^3PX LY(#DC=QFO)&6I'@*S=.;\$ECRGEMBO>&*3ZYXDQE MDDQ8"FD'?R?^WAVQB6-C;>*C;GWEI'Q4{(K[SE7B.%W38.WH_W>]RY]IV MG_SU{AO\-M"\8V> _X;>B)=SSC#WDO"J8RF%"[9 J3"JT-UI;P6#;I%]25X M*N9AK MHR)CE'Z-%K'7=X^/!_9B/65=*,V-U'C750 , [ZFZC)+BHX"?JO|(WHA6WT MPOW1XZR7:$?QJDT>28)ECD&AYA6#9SV&+N]KT7# EEYXXFTYOPOR@BW,>!<3 M15M^[T)"/=CV.FI]COY/S4R>]ERI=$4LVJV$*#S9\G74@>]OY[@.VBZ]'YRX M_E;<=E&AX[CN5N3LM<>$!M:$S78O$0]B8]J_'=K5MC,Y,/!"U?NZ>CMR_]3$V M4G7?\RI?=V%75,QR? &D+F.)6SE$?*#XW3_<#5]@(F&&S23 (#<#O M4\[5:]G\(M:.O+^]02P,$% @ [X$6600?[3!V" ZD4 !D !X;"]W M;W)K&ULM5QM;^.X$?XKA'LH[H!D+5$OMM/$0"*1 MMW?H=H/=O? 9#T0^*S<3"RI)/HIW=HC^^UM2Z0969G]DMCRS#/D,.0.9RCK M^CG+OQ8.QCCZMDW2XF:RX7QW-9T6]PW.1L6L,.=2\)TLKRNKMWGR^MLSY.X9?7I@NKW? 1$_O.^1<[^UR\F[8HZWC+7U%75P]5!-t_E-ES M 3<*N* .@GE!P&@5G[6W47"'6O :!6^H M@M\H^!7W-5D5TV$H^5UGCVCO)06>.6 REV5MB %3LN5!9GGXM-8Z/(E)Y9$ MG*TO[Z.6+X1"Q=%Z1!]Y!N6H!LDR591 M+?!SR'@4)\4O0NF/SR'Z^:=?T$\H3M&73;8OA$Y()>5BM*7-Z:H9V5T],GQB M9 {ZD*5\4R"2KME:HQ^:]7V#_E2PU%*%7ZBZPT; W_?I. ^18%PA;V-6,)QBN M[NBF\S;KY&W6J5D]9"NA;NO4.UPZ(,)S*CSG!)Y8Z\K M1312EF7W+%+CQ$;2YK6T>0-I2[)"RU]M[QW-X1)[V.E--="(V;Y??FD[O&G$ M/_^=SWK$:<1,9ZJM8;-LRAM0AA=7Q1,>BKYGW M OO9Q5NSZD+)<8Z2 M4U48VVW IL]X_5QB"]#Y_UL:IS02+IL2Y8UUD#" D%85:8TWX<+U(E[%^@? MT9:A?Y-OO*R7'Q(F"H;]MM+.TO]HZO:SZ??OW^N^):.TPE%:9)06-6N-==E1 M)6H:1_4K2P7K2>6K:"UJW:C@I1<.VD3>@'76N^?W%G.@D_+[VY=0(^4O%KU4 M3712KM?:,5'S),>2B^6)V+P,8HFX]'2!&C8O*CIO.W2VF0'@JV >S.FOPABM M<)06&:5%S5ICO2BK8]M8HBWK#DNS^*E>E9NYBT5_FJ!0_ZQ?U#ROL<3)@M<3[^9M>!]@ MDH^:!!J3^,ADEW59+-OF:KEE_;YF_0(%^SQG*0<(,&;+0? AT$88T))ZW" (MZ"#HV8/H.E,6RK;Q6NNV/M# D#Y"WIE1SJV30=%"4#0"BD:AT+K>E<6RO0#] M@]A %6KC8B!2-@*)1*+3N09RL[K&Y@#VOY]N -2:NOI+V&BGO1-9HSNA4 M*%O)9AHDKR$S3,8IC*90E+S:7O)],+/Z&[.";%=R653;W+M]G*O%S:"-YF83YT9S M4+00%(V HE$HM*[K9=V.7:!TC8$JUL:!D&@A*!H!1.-0:%'RTH?FRO]0&:4 MT^<79HRS? 0N)%F+U'%R3J%0A$;^5,/LC>@=#]@ZPN7>@#[/DSWULX/BA:"HA%0 J%UG6P[&%@9L9X!V&T#1""@:A4+K MWJHJNPV.!11):'BOG8P*%H(BD9 T2@46M?!LAGBF)LA:6L 9RL6'^KN HE3 M5T=M1V"U=C<;/-MU0VP24O>]VL$^>HCBR4^+ =DH;V2O?T2*0]2 4/5(N$;AK[$;=LJ00 ?T>\L2B] 95G^ M="}PP=YF#WN?/>R-]K!WVO^(SHDC.R<.5.?$ >V<@**%%H&@$% (U"H74=+#LG MCKES;1],.BF-N>X AV3%EB!?V\;R2#OL@T9PF,)%%9'%.YN@$NE@/+M38=#VP>:=-A M! V4SF$,^C$=26S9I#:- M'],!Y9@5 8=0&PN*MP7< N?&"=? QLC:URIA&N/V\PR/.A"JX%?R)374T ML*XL.H49S;A^$,LAK(&ZQB\47.57LBSF^AV+A)G2(EZ+<04Q2XH[?5UOQ): M/23PU@+O6$%[+6CGH.7*IT M.,XF"EXR2#3YML"K(N=WH"GCZH))\H_C.W)^=D'."S(@\>,<=UU;8V!E=P. MUT%NBB#*>@2 ,)XB;?<3\1RO4R& _9\\0;E>);<1MV3V2F8O]^L<\+L74L\Q M1\F(KNB$0Q50K8- YMZY52D,86/CR*) +L(*/'US?^5*%UY#9#FR[A&WG[NUC M#[B*MMTD;4 F.[2=DK9SW-&FAX^VUN%4V,+,S\W.)W.1.'U[44'0+0FZM03[MYT5^D_U\O2ZOZY GJD$2U)JO_69.%7!MP%.!&S+,V1N_W!O__,GL:TG;D-D. M[65)>_GN7"X<7'4<6@F!$= MF5269EM"$:Z=U MB4N11?5;.+1(\P)R(C26H_ECA'\,(,T$'\))H3<-4Y.6_R#!'U!+ P04 M" #O@199O7:T30#]$P #0 'AL+W T>6QELAF1M3?8KC>CIG;W/5.6D10JE2VKL5._B MNM*,YC602A'W.ITT+BF79#20B_*]-4T50MIAB1M39& ?_%LIC#T5'G[O1RWWIB@%,2!YV> [SIU;X^M%\\ZOFCI"[2< M=7 Y%L.-<7P04V>4:43#!R/TP>9>-T[.7!?5.5LYQW-1S "B4W)0U(=Y@(!,2 M1?=4#.F9"C[1'%@%+;E8>7./#%,EE(Z.[2.!A4UAFEY92=NL3,^@:)F?+NJK.*9!JMN[YQL M"-YF@TR4SIENPW3)VC0:'%. ',UG<[@;5<4 &J-*.\@YG2E)G88UHQE8MU,F MQ T\AS^+'=_+8]NF':BH;(=64#/T;OP$_&]|\[ZWW?9>Y3>J^+TR7Q8V'>GF MT"OL6K."+]U\6;0",.]=W#NM*K'Z+/A,ELPG_^* HP%=\Z*YTOS!1H-6F5H# MTR2Z9]KPZ;;EMZ;5+5N:=3LM"UQS[P U_]U]GC'):!7,HFWOO^5=?K7BY.)? M27:_5? 8%!S4V+|>W+O+\$$2FAR#R('JR?P@BLSX%NGA)TS0FN-X"PV M)#_@U"-VT/@C86ESE:LGS<3/5LXH:1'=BHS06$?>3*76$$ MXW@LC "&Q<$48!S/PN+\3_GTT7P\AFGK!Y$^RNFC'.* (6/WP>*$.9F]PIEF M69*D*:,CXW%0P1C;MS2%G[W3!LPL#@0Z<_V&]\VWB'/]P%6T^-8?20$3;8T.P6BP^0"X99K>] M9!:G,2_P+*.)VAT YEA@)#**\WBKU)-+6E MG"2'TK_^5@X!F89M7Q:>XMB.\WEE[,>2 /[.V&\S8[Z)TVMW7BP]'YU/!RZ M<@E-'^9%6@\,C>VD1Z_VL70K2S(RBT!?%,/T]'H8-A(00O/G6>0-9U1[LF?3PMS7M2NE%N S>Q3"ZC2X.V\] $(M[X31S.>] MA# -3M@UHOXFCA3H .K=4*S<06C8P'FQ/$5)7XI/V&*"0QT9M+X;GA3O&O)]7F.MKCWB1C&TQPH/V$G5@?-!GAI=@790B5/3S)3&C8^REKH$$4(<0:8$9/KJD- M$G[FA(D.P(R>SU{[4RM*N1X HT@F+F8 MJ9E>$F30*%W+W2B"/" @*W@A)WH-SF^>0*7%5UW&K7X:01X2D(?,D.U* M*AM.BGB."XG7IY+OP0K3IS#U-NEQ7.E.WTHL1+]QE;4]S*NHT3ND%H4$PF'H4+NNPW M:4+I(V'VQP0F9P/B1G[O.U&V2)AU<0UKT&V?AO)#PFR&A MHU)^PISS,8^*.:93L-W/0V5YIEQ0&]?:7AJCLG["G/8GVJD*U80M6V'Z$B<6 MFW@!SY_!E$K^*7/R\)NB7NV64D9(F8U 8V8Q)CFD8'<"4;_UHTEI(F76!%4Q MB;V;&).R1\ILCY_*IE U(5_8=' $E)154F;K/)5/.]$HP;3L@MF4 SO!**^D MS%[9U 4[L2BKLQ6V18(.\$HDZ3.)GFY4NA0X[D*2B;9F\HDCS$IF61O*LB MQJ1DDC'+A,8\B#')&2IFF="8A$F)0.628TYE&,2=DD8[8)74'$A4Y&F25[MRXFJ?D^G/)- O3U61F+V>3GDG8_8.C=GKZ92%,N[QS./$G]@[R]5W3-D3JDG M9U8/7=*>Q9B4>G)F],0QTNZ*)6>G%D]NS'WQ4,2C3$I]>3,ZGD\)QKF2LO> MZ@BY/,*LGGB$L*NE*= _DS+XAIUK%7HQ)^29G\W39.ON(%*.R9DU\SC."H]> MMQEFH^1B86&!2#$FI9F<63,19FAFBT.(.&/&F)1F MK]Q^+<\"6AMX<9-^+!26< M@EDX/4QC*4Q*. 7W6& <[0?#+_J=\4W /=9XH'S,%Y0H"+7:DZUX(A?D7VDY M!CDT#'T?@?IM3ZS>)4F/ 6!;%.(*M@=1&">QJ^S%)2#*NXIMNR+J^L"!^,);>*%"(M \;N3W'?I3XWLMJ^ MNK5]]>5X#_U!+ P04 " #O@199678!^/4! X(P &@'AL+U]R96QS M+W=OZ)0A&51G ;_]JROY>V_^F2-??>4]VW9=<=ON^O'V<=A?QR7S;:4 M_E]*XVJ;#^UXU?7Y>+]RIH9#6T[+89/Z=O7:,G+2^7R1AI\SFON[GS-GSY]] M_I^)W7J]6^6';O5VR,?RR^#TW@VOXS;GTLR>VV&3R[)'_O+Z3&=#W)UFMS, M'E^6S?#X(DV]':00I/6##(*L?!!#D-BOJK01Z*^]M M!'HKZ]T$>BOJK01Z*^]M!'H;ZFT$>AOJ.01Z&^!M!'K;9+.$0&]#O8U .T.] MC4!O0[V 0&]#O8U .T.]C4!O0[V 0&']O9U ;Y]L M=A/H[;BW$^CMJ+ <3Z.VHMQ/H[:BW$^CMJ+<3Z!VH=Q#H':AW$.@=[<0Z!VH M=Q#H':AW$.@=DX^5'!H'ZAT$>@?]'01Z!^H=!'H'ZAU_]?=8/O=YO/1\K_$[M]U]274[WYLOCS\OODXCSXHQS@A]E[K\ 4$L#!!0 (.^!%ED7R,P:VP$ M _$B 3 6T-O.G1E;G1?5'EP97-=+GAM:,W.74^#.!0&X+^R<&M&UZ_Y M$>>->]M>^ .+HS#9M4T7 M%ED5H[M@+!05M2;DUE&71;6MR:F1[]BSA1KLR(F9K.Y*VP7J8O3V-?(KBYO M:&DV39S<&+KD.MND7EJ0C;YWD_LLQ:9<;ZI"Q/3. MVY9>4Z$M"GE8. MW7W6_*^+FGR8'R\,VV:Q?8 "_&EH9"/E_BF1[MG"=3AHHHMDV^+WHRGAS3#M/^RH_.\J.!.:9#]ZZD$[.T^%QIT?2.MKYZZ5(A\K,<_\2.QE3[Z^Z@_[9+*7V:G[7VV?CV<1V##[?@] GS&' 4/[$. M]"%!^E @?6B0/N8@?9R"]'$&TL&UL4$L! A0#% @ [X$667K84$()!@ S2 M !@ ("!#@@ 'AL+W=O)%X' M !A+0 & @(%Y$P >&PO=V]R:W-H965T&UL4$L! A0#% @ [X$6623**J@$"@ VT8 !@ ("! M#1L 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ M[X$660[^@:SL#0 ORL !@ ("!)CT 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$662@']]SY @ E@8 !D M @("!/V 'AL+W=O&PO=V]R:W-H965T M&UL4$L! A0# M% @ [X$662V1:)LJ" -"(!D ("!5G$ 'AL+W=O M0 >&PO=V]R:W-H965T&UL4$L! A0#% @ [X$666=H MV[>' @ PP< !D ("!BX8 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$661(^X!28 P B0D !D M ("!#9H 'AL+W=O&PO M=V]R:W-H965T&UL4$L! A0#% @ [X$662U,/;2+ P 1@L !D ("! M];@ 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% M @ [X$668=XCT<;!0 &1(!D ("! ,0 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$66:,Y AP; P \PD !D M @ ("!=-('AL+W=O&PO=V]R M:W-H965T&UL M4$L! A0#% @ [X$66=.9C/L P =PP !D ("!8.$ M 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ M[X$66>U *BR? @ I@@ !D ("!#N\ 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$662MEJ/+9 @ M&PO=V]R:W-H965T&UL4$L! A0#% @ [X$660PND07U @ XPL !D M ("!P@0! 'AL+W=O&PO=V]R:W-H M965TP0)(< 9 M " @8P* 0!X,"]W:W)K&ULL4$L! M A0#% @ [X$66=$M#P/U @ D0D !D ("!/@\! 'AL M+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$6 M6645U#^9!P *34 !D ("!YQ@! 'AL+W=O&PO=V]R:W-H965T&UL4$L! A0#% @ [X$664K[MOOC!P PS8 M !D ("!NR&PO=V]R:W-H965T&UL4$L! A0#% @ [X$6600?[3!V" ZD4 !D M ("!+3&PO=V]R:W-H965T M7!E&UL4$L%!@ !# $, 3!(!I0 0 $! end XML 72 Show,js IDEA: XBRL DOCUMENT // Edgar(tm) Renderer was created by staff of the U.S. Securities and Exchange Commission. Data and content created by government employees within the scope of their employment are not subject to domestic copyright protection. 17 U.S.C. 105. var Show= {};.Show.showAllStarAR=null,Show.showAllStarAR=function(a,r,w){if(Show.LastAR)Show.hideAR();var e=a;while(e&&e.nodeName!='TABLE')e=e.nextSibling;if(!e||e.nodeName!='TABLE'){var ref=((window)?w.document:document).getElementById(r);if(ref){e=ref.cloneNode(!0);e.removeAttribute('id');a.parentNode.appendChild(e)}} if(e)e.style.display='block';Show.LastAR=e};Show.hideAR=function(){Show.LastAR.style.display='none'};Show.toggleNext=function(a){var e=a;while(e.nodeName!='DIV')e=e.nextSibling;if(!e.style){}else if(!e.style.display){}else{var d,p ;if(e.style.display=='none'){d='block';p='-'}else{d='none';p='+'}e.style.display=d;if(a.textContent){a.textContent=p+a.textContent.substring(1)}else{a.innerText=p+a.innerText.substring(1)}} } XML 73 report.css IDEA: XBRL DOCUMENT /* Updated 2009-11-04 */ /* v2.2.0.24 */ /* DefRef Styles */ .report table.authRefData{ background-color: #def; border: 2px solid #2F4497; font-size: 1em; position: absolute; } .report table.authRefData a { display: block; font-weight: bold; } .report table.authRefData p { margin-top: 0px; } .report table.authRefData .hide { background-color: #2F4497; padding: 1px 3px 0px 0px; text-align: right; } .report table.authRefData .hide a:hover { background-color: #2F4497; } .report table.authRefData .body { height: 150px; overflow: auto; width: 400px; } .report table.authRefData table{ font-size: 1em; } /* Report Styles */ .pl a, .pl a:visited { color: black; text-decoration: none; } /* table */ .report { border-collapse: collapse; width: 100%; } .report table{ border: 0px; color: black; font-size: normal 8pt Helvetica, Arial, san-serif; margin-bottom: 2em; } .report hr { border: 1px solid #acf; } /* Top labels */ .report th { background-color: #acf; color: black; font-weight: bold; text-align: center; } .report th.void { background-color: transparent; color: #000000; font: bold 10pt Helvetica, Arial, san-serif; text-align: left; } .report .pl { text-align: left; vertical-align: top; white-space: normal; width: 200px; white-space: normal; /* word-wrap: break-word; */ } .report td.pl a.a { cursor: pointer; display: block; width: 200px; overflow: hidden; } .report td.pl div.a { width: 200px; } .report td.pl a:hover { background-color: #ffc; } /* Header rows... */ .report tr.rh { background-color: #acf; color: black; font-weight: bold; } /* Calendars... */ .report .rc { background-color:

#f0f0f0; } /* Even rows... */ .report .re, .report .reu { background-color: #def; } .report .reu td { border-bottom: 1px solid black; } /* Odd rows... */ .report .ro, .report .rou { background-color: white; } .report .rou td { border-bottom: 1px solid black; } .report .rou table td, .report .reu table td { border-bottom: 0px solid black; } /* styles for footnote marker */ .report .fn { white-space: nowrap; } /* styles for numeric types */ .report .num, .report .nump { text-align: right; white-space: nowrap; } .report .nump { padding-left: 2em; } .report .nump { padding: 0px 0.4em 0px 2em; } /* styles for text types */ .report .text { text-align: left; white-space: normal; } .report .text .big { margin-bottom: 1em; width: 17em; } .report .text .more { display: none; } .report .text .note { font-style: italic; font-weight: bold; } .report .text .small { width: 10em; } .report sup { font-style: italic; } .report .outerFootnotes { font-size: 1em; } XML 75 FilingSummary.xml IDEA: XBRL DOCUMENT 3.24.2.u1 html 216 267 1 false 66 0 false 10 false false R1.htm 995200090 - Document - Document and Entity Information Sheet http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation Document and Entity Information Cover 1 false false R2.htm 995200100 - Statement - Condensed Combined Balance Sheets Sheet http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets Condensed Combined Balance Sheets Statements 2 false false R3.htm 995200200 - Statement - Condensed Combined Statements of Operations Sheet http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations Condensed Combined Statements of Operations Statements 3 false false R4.htm 995200300 - Statement - Condensed Consolidated Statements of Cash Flows Sheet http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows Condensed Consolidated Statements of Cash Flows Statements 4 false false R5.htm 995200400 - Statement - Condensed Combined Statements of Shareholders' Equity Sheet http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfShareholdersEquity Condensed Combined Statements of Shareholders' Equity Statements 5 false false R6.htm 995210101 - Disclosure - Summary of Significant Accounting Policies Sheet http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPolicies Summary of Significant Accounting Policies Notes 6 false false R7.htm 995210201 - Disclosure - Investments in Unconsolidated Ventures Sheet http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVentures Investments in Unconsolidated Ventures Notes 7 false false R8.htm 995210301 - Disclosure - Impairment Sheet http://www.seaportentertainmentgroupinc.com/role/DisclosureImpairment Impairment Notes 8 false false R9.htm 995210401 - Disclosure - Other Assets and Liabilities Sheet http://www.seaportentertainmentgroupinc.com/role/DisclosureOtherAssetsAndLiabilities Other Assets and Liabilities Notes 9 false false R10.htm 995210501 - Disclosure - Mortgages Payable, Net Sheet http://www.seaportentertainmentgroupinc.com/role/DisclosureMortgagesPayableNet Mortgages Payable, Net Notes 10 false false R11.htm 995210601 - 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Disclosure may also include a description of the impaired asset and facts and circumstances leading to the impairment, amount of the impairment loss and where the loss is located in the income statement, method(s) for determining fair value, and the segment in which the impaired asset is reported." } } }, "auth_ref": [] }, "us-gaap_Assets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Assets", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesTinBuildingByJeanGeorgesDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsAssetsBySegmentDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets"], "lang": { "en-us": { "role": { "label": "Assets", "terseLabel": "Total Assets", "totalLabel": "Total assets", "verboseLabel": "Total assets", "documentation": "Amount of asset recognized for present right to 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Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, "auth_ref": ["r12", "r124", "r642"] }, "us-gaap_CashAndCashEquivalentsFairValueDisclosure": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024",

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"http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails",
"http://www.seaportentertainmentgroupinc.com/role/DisclosureSubsequentEventsDetails",
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesLiquidityAndGoingConcernAndRestrictedCashDetails"], "lang": { "en-us": { "role": { "label": "Debt Instrument, Face Amount", "terseLabel": "Amount of revolving credit", "verboseLabel": "Mortgage payable", "documentation": "Face (par) amount of debt instrument at time of issuance." } } }, "auth_ref": ["r279", "r433", "r434", "r663", "r664", "r690"] }, "us-gaap_DebtInstrumentInterestRateEffectivePercentage": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateEffectivePercentage", "presentation": [
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureMortgagesPayableNetSummaryDetails"], "lang": { "en-us": { "role": { "label": "Schedule of Long-Term Debt Instruments [Table]", "documentation": "Disclosure of information about long-term debt instrument or arrangement." } } }, "auth_ref": ["r10", "r33", "r34", "r49", "r87", "r88", "r157", "r279", "r280", "r281", "r282", "r283", "r285", "r290", "r291", "r292", "r293", "r295", "r296", "r297", "r298", "r299", "r300", "r303", "r662", "r663", "r664", "r665", "r666", "r690", "r831", "r879", "r881"] }, "us-gaap_DebtInstrumentTerm": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentTerm", "presentation": [
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsNetTransfersFromParentDetails",
"http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Employee Benefit and Share-Based Payment Arrangement, Noncash", "terseLabel": "Stock compensation expense", "verboseLabel": "Non-cash stock compensation expense", "documentation": "Amount of noncash expense (reversal of expense) for employee benefits and share-based payment arrangement. Includes, but is not limited to, pension, other postretirement, postemployment and termination benefits." } } }, "auth_ref": ["r5"] }, "us-gaap_EmployeeRelatedLiabilitiesCurrentAndNoncurrent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeRelatedLiabilitiesCurrentAndNoncurrent", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureOtherAssetsAndLiabilitiesDetails"], "lang": { "en-us": { "role": { "label": "Employee-related Liabilities", "terseLabel": "Accrued payroll and other employee liabilities", "documentation": "Total of the carrying values as of the balance sheet date of obligations incurred through that date and payable for obligations related to services received from employees, such as accrued salaries and bonuses, payroll taxes and fringe benefits." } } }, "auth_ref": ["r95", "r900"] }, "us-gaap_EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsCapitalizedAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeServiceShareBasedCompensationAllocationOfRecognizedPeriodCostsCapitalizedAmount", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Share-Based Payment

Arrangement, Amount Capitalized", "terseLabel": "Capitalized stock compensation", "documentation": "Amount of cost capitalized for award under share-based payment arrangement." } } }, "auth_ref": ["r366"] }, "us-gaap_EmployeeStockOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockOptionMember", "presentation": ["http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"], "lang": { "en-us": { "role": { "label": "Employee Stock Option [Member]", "terseLabel": "Employee Stock Option", "documentation": "Share-based payment arrangement granting right, subject to vesting and other restrictions, to purchase or sell certain number of shares at predetermined price for specified period of time." } } }, "auth_ref": [] }, "seg_EndorphinVenturesMember": { "xbrltype": "domainItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "EndorphinVenturesMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesLawnClubDetails"], "lang": { "en-us": { "role": { "documentation": "Represents information pertaining to Endorphin Ventures.", "label": "Endorphin Ventures [Member]", "terseLabel": "Endorphin Ventures" } } }, "auth_ref": [] }, "dei_EntityAddressAddressLine1": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Address, Address Line One", "documentation": "Address Line 1 such as Attn, Building Name, Street Name" } } }, "auth_ref": [] }, "dei_EntityAddressAddressLine2": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine2", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Address, Adress Line Two", "documentation": "Address Line 2 such as Street or Suite number" } } }, "auth_ref": [] }, "dei_EntityAddressCityOrTown": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Address, City or Town", "documentation": "Name of the City or Town" } } }, "auth_ref": [] }, "dei_EntityAddressPostalZipCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressPostalZipCode", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Address, Postal Zip Code", "documentation": "Code for the postal or zip code" } } }, "auth_ref": [] }, "dei_EntityAddressStateOrProvince": { "xbrltype": "stateOrProvinceItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressStateOrProvince", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Address State Or Province", "documentation": "Name of the state or province." } } }, "auth_ref": [] }, "dei_EntityCentralIndexKey": { "xbrltype": "centralIndexKeyItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCentralIndexKey", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Central Index Key", "documentation": "A unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK." } } }, "auth_ref": ["r723"] }, "dei_EntityCommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Common Stock, Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": [] }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": [] }, "dei_EntityDomain": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesDescriptionOfCompanyDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesLiquidityAndGoingConcernAndRestrictedCashDetails"], "lang": { "en-us": { "role": { "label": "Entity [Domain]", "documentation": "All the names of the entities being reported upon in a document. Any legal structure used to conduct activities or to hold assets. Some examples of such structures are corporations, partnerships, limited liability companies, grantor trusts, and other trusts. This item does not include business and geographical segments which are included in the geographical or business segments domains." } } }, "auth_ref": [] }, "dei_EntityEmergingGrowthCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": ["r723"] }, "dei_EntityExTransitionPeriod": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityExTransitionPeriod", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Ex Transition Period", "documentation": "Indicate if an emerging growth company has elected not to use the extended transition period for complying with any new or revised financial accounting standards." } } }, "auth_ref": ["r808"] }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen." } } }, "auth_ref": [] }, "dei_EntityFilerCategory": { "xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Filer Category", "documentation": "Indicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": ["r723"] }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": [] }, "dei_EntityInteractiveDataCurrent": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Interactive Data Current", "documentation": 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Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": ["r450"] }, "us-gaap_LessorOperatingLeasePaymentsToBeReceivedRemainderOfFiscalYear": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedRemainderOfFiscalYear", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureLeasesLessorArrangementsDetails"], "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Payment to be Received, Remainder of Fiscal Year", "terseLabel": "Remainder of 2024", "documentation": "Amount of lease payment to be received by lessor for operating lease in remainder of current fiscal year. 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Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit." } } }, "auth_ref": ["r144"] }, "us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivitiesAbstract", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Net Cash Provided by (Used in) Financing Activities [Abstract]", "terseLabel": "CASH FLOWS FROM FINANCING ACTIVITIES" } } }, "auth_ref": [] }, "us-gaap_NetCashProvidedByUsedInInvestingActivities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivities", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Net Cash Provided by (Used in) Investing Activities", "totalLabel": "Cash used in investing activities", "documentation": "Amount of cash inflow (outflow) from investing activities, including discontinued operations. 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An operating segment is a component of an enterprise: (a) that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same enterprise), (b) whose operating results are regularly reviewed by the enterprise's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance, and (c) for which discrete financial information is available. An operating segment may engage in business activities for which it has yet to earn revenues, for example, start-up operations may be operating segments before earning revenues." } } }, "auth_ref": ["r656", "r836"] }, "seg_NumberOfPrimaryLocations": { "xbrltype": "integerItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "NumberOfPrimaryLocations", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsNarrativeDetails"], "lang": { "en-us": { "role": { "documentation": "Number of primary locations.", "label": "Number Of Primary Locations", "terseLabel": "Primary location" } } }, "auth_ref": [] }, "us-gaap_OperatingCostAndExpenseRelatedPartyCounterpartyNameExtensibleEnumeration": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingCostAndExpenseRelatedPartyCounterpartyNameExtensibleEnumeration", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Operating Cost and Expense, Related Party, Name [Extensible Enumeration]", "documentation": "Indicates name of related party for operating cost and expense." } } }, "auth_ref": ["r887"] }, "us-gaap_OperatingCostsAndExpenses": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingCostsAndExpenses", "crdr": "debit", "presentation": [

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"ProceedsFromEquityMethodInvestmentDividendsOrDistributionsReturnOfCapital", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Proceeds from Equity Method Investment, Distribution, Return of Capital", "terseLabel": "Distributions from unconsolidated ventures", "documentation": "Amount of distribution received from equity method investee for return of investment, classified as investing activities. Excludes distribution for return on investment, classified as operating activities." } } }, "auth_ref": ["r143", "r826"] }, "us-gaap_ProductAndServiceOtherMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProductAndServiceOtherMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "label": "Other", "documentation": "Article or substance produced by nature, labor or machinery and act of providing assistance, classified as other." } } }, "auth_ref": ["r866"] }, "srt_ProductOrServiceAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductOrServiceAxis", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesRevenueDisaggregatedBySourceDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "label": "Product and Service [Axis]" } } }, "auth_ref": ["r210", "r472", "r509", "r510", "r511", "r512", "r513", "r514", "r515", "r641", "r668", "r706", "r708", "r709", "r712", "r713", "r855", "r856", "r864", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r933", "r934"] }, "srt_ProductsAndServicesDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductsAndServicesDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesRevenueDisaggregatedBySourceDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "label": "Product and Service [Domain]" } } }, "auth_ref": ["r210", "r472", "r509", "r510", "r511", "r512", "r513", "r514", "r515", "r641", "r668", "r706", "r708", "r709", "r712", "r713", "r855", "r856", "r864", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r933", "r934"] }, "us-gaap_ProfitLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProfitLoss", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesTinBuildingByJeanGeorgesDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfShareholdersEquity", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Net Income (Loss), Including Portion Attributable to Noncontrolling Interest", "terseLabel": "Net loss", "documentation": "The consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest." } } }, "auth_ref": ["r123", "r134", "r135", "r142", "r151", "r161", "r167", "r169", "r170", "r226", "r267", "r268", "r270", "r271", "r272", "r273", "r274", "r276", "r277", "r387", "r391", "r392", "r395", "r396", "r406", "r425", "r482", "r494", "r533", "r581", "r602", "r603", "r682", "r683", "r720", "r824", "r859"] }, "us-gaap_PropertyPlantAndEquipmentAdditions": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentAdditions", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Property, Plant and Equipment, Additions", "terseLabel": "Capitalized costs", "documentation": "Amount of acquisition of long-lived, physical assets used in the normal conduct of business and not intended for resale. Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, furniture and fixtures, and computer equipment." } } }, "auth_ref": [] }, "us-gaap_PropertyPlantAndEquipmentByTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentByTypeAxis", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Long-Lived Tangible Asset [Axis]", "documentation": "Information by type of long-lived, physical assets used to produce goods and services and not intended for resale." } } }, "auth_ref": ["r6", "r447"] }, "us-gaap_PropertyPlantAndEquipmentTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentTypeDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Long-Lived Tangible Asset [Domain]", "documentation": "Listing of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale. Examples include land, buildings, machinery and equipment, and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." } } }, "auth_ref": ["r83", "r447"] }, "us-gaap_ProvisionForDoubtfulAccounts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProvisionForDoubtfulAccounts", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "label": "Accounts Receivable, Credit Loss Expense (Reversal)", "verboseLabel": "Provision for (recovery of) doubtful accounts", "documentation": "Amount of expense (reversal of expense) for expected credit loss on accounts receivable." } } }, "auth_ref": ["r140", "r232"] }, "ecd_PvpTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTable", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Pay vs Performance Disclosure [Table]", "terseLabel": "Pay vs Performance Disclosure" } } }, "auth_ref": ["r759"] }, "ecd_PvpTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTableTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Pay vs Performance [Table Text Block]", "terseLabel": "Pay vs Performance Disclosure, Table" } } }, "auth_ref": ["r759"] }, "srt_RangeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureLeasesLesseeArrangementsDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureLeasesLessorArrangementsDetails"], "lang": { "en-us": { "role": { "label": "Statistical Measurement [Axis]" } } }, "auth_ref": ["r261", "r262", "r263", "r264", "r331", "r339", "r362", "r363", "r364", "r367", "r412", "r468", "r469", "r471", "r516", "r517", "r521", "r551", "r552", "r611", "r614", "r618", "r619", "r623", "r639", "r640", "r660", "r667", "r680", "r686", "r687", "r688", "r689", "r708", "r714", "r853", "r861", "r874", "r891", "r892", "r893", "r894", "r895"] }, "srt_RangeMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureLeasesLesseeArrangementsDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureLeasesLessorArrangementsDetails"], "lang": { "en-us": { "role": { "label": "Statistical Measurement [Domain]" } } }, "auth_ref": ["r261", "r262", "r263", "r264", "r331", "r339", "r362", "r363", "r364", "r367", "r412", "r468", "r469", "r471", "r516", "r517", "r521", "r551", "r552", "r611", "r614", "r618", "r619", "r623", "r639",

"r640", "r660", "r667", "r680", "r686", "r687", "r688", "r689", "r708", "r714", "r853", "r861", "r874", "r891", "r892", "r893", "r894", "r895"] }, "us-gaap_RealEstateInvestmentFinancialStatementsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentFinancialStatementsDisclosureTextBlock", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesTables"], "lang": { "en-us": { "role": { "label": "Real Estate Investment Financial Statements, Disclosure [Table Text Block]", "terseLabel": "Summary of investments in unconsolidated ventures", "documentation": "Tabular disclosure of nonconsolidated investments in real estate including interests in corporations, partnerships and joint ventures. Disclosures may include summarized aggregate financial statements for the real estate investments." } } }, "auth_ref": [] }, "us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyAccumulatedDepreciation", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets"], "lang": { "en-us": { "role": { "label": "Real Estate Investment Property, Accumulated Depreciation", "negatedLabel": "Less: accumulated depreciation", "documentation": "The cumulative amount of depreciation for real estate property held for investment purposes." } } }, "auth_ref": ["r484"] }, "us-gaap_RealEstateInvestmentPropertyNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNet", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets"], "lang": { "en-us": { "role": { "label": "Real Estate Investment Property, Net", "totalLabel": "Net investment in real estate", "documentation": "Amount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments-in-process; (6) rental properties; and (7) other real estate investments." } } }, "auth_ref": ["r897", "r898"] }, "us-gaap_RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentsUnconsolidatedRealEstateAndOtherJointVentures", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesInvestmentsInUnconsolidatedVenturesDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets"], "lang": { "en-us": { "role": { "label": "Real Estate Investments, Unconsolidated Real Estate and Other Joint Ventures", "terseLabel": "Investments in unconsolidated ventures", "totalLabel": "Investments in Unconsolidated Ventures", "documentation": "The carrying amount of investments in unconsolidated real estate and other joint ventures not separately presented. This includes direct and indirect investments." } } }, "auth_ref": ["r897", "r898"] }, "seg_RealEstateVenturePercentageFunded": { "xbrltype": "percentItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "RealEstateVenturePercentageFunded", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesLawnClubDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesTinBuildingByJeanGeorgesDetails"], "lang": { "en-us": { "role": { "documentation": "The amount of the venture funded as a percentage.", "label": "Real Estate Venture Percentage Funded", "terseLabel": "Venture funded (as a percentage)" } } }, "auth_ref": [] }, "us-gaap_ReceivableTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReceivableTypeDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesAccountsReceivableNetDetails"], "lang": { "en-us": { "role": { "label": "Receivable [Domain]", "documentation": "Financing arrangement representing a contractual right to receive money either on demand or on fixed and determinable dates." } } }, "auth_ref": ["r62", "r66"] }, "us-gaap_ReconciliationOfAssetsFromSegmentToConsolidatedTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfAssetsFromSegmentToConsolidatedTable", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsAssetsBySegmentDetails"], "lang": { "en-us": { "role": { "label": "Reconciliation of Assets from Segment to Consolidated [Table]", "documentation": "Disclosure of information about identification, description, and amounts of all significant reconciling items in the reconciliation of total assets from reportable segments to the entity's consolidated assets." } } }, "auth_ref": ["r27", "r28"] }, "us-gaap_ReconciliationOfAssetsFromSegmentToConsolidatedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfAssetsFromSegmentToConsolidatedTextBlock", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsTables"], "lang": { "en-us": { "role": { "label": "Reconciliation of Assets from Segment to Consolidated [Table Text Block]", "terseLabel": "Schedule of assets by segment", "documentation": "Tabular disclosure of all significant reconciling items in the reconciliation of total assets from reportable segments to the entity's consolidated assets." } } }, "auth_ref": ["r27", "r28"] }, "ecd_RecoveryOfErrCompDisclosureLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RecoveryOfErrCompDisclosureLineItems", "lang": { "en-us": { "role": { "label": "Recovery of Erroneously Awarded Compensation Disclosure [Line Items]", "terseLabel": "Recovery of Erroneously Awarded Compensation Disclosure" } } }, "auth_ref": ["r727", "r737", "r747", "r779"] }, "us-gaap_RelatedPartyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related and Nonrelated Parties [Domain]", "documentation": "Related and nonrelated parties. Related party includes, but is not limited to, affiliate, other entity for which investment is accounted for under equity method, trust for benefit of employee, principal owner, management, and member of immediate family, and other party that may be prevented from pursuing separate interests because of control, significant influence, or ownership interest." } } }, "auth_ref": ["r214", "r338", "r457", "r458", "r488", "r491", "r554", "r555", "r556", "r557", "r558", "r578", "r580", "r609"] }, "us-gaap_RelatedPartyMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related Party [Member]", "terseLabel": "Related Party", "documentation": "Party related to reporting entity. Includes, but is not limited to, affiliate, entity for which investment is accounted for by equity method, trust for benefit of employees, and principal owner, management, and members of immediate family." } } }, "auth_ref": ["r153", "r154", "r457", "r458", "r459", "r460", "r488", "r491", "r554", "r555", "r556", "r557", "r558", "r578", "r580", "r609"] }, "us-gaap_RelatedPartyTaxExpenseAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTaxExpenseAbstract", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related Party Tax Expense [Abstract]", "terseLabel": "Allocation of Expenses" } } }, "auth_ref": [] }, "us-gaap_RelatedPartyTransactionAmountsOfTransaction": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionAmountsOfTransaction", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related Party Transaction, Amounts of Transaction", "terseLabel": "Related-party management fee", "documentation": "Amount of transactions with related party during the financial reporting period." } } }, "auth_ref": ["r48", "r457"] }, "us-gaap_RelatedPartyTransactionLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionLineItems", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related Party Transaction [Line Items]", "terseLabel": "Related-Party Transactions", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r214", "r585", "r586", "r589"] }, "us-gaap_RelatedPartyTransactionsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsAbstract", "lang": { "en-us": { "role": { "label": "Related-Party Transactions" } } }, "auth_ref": [] }, "us-gaap_RelatedPartyTransactionsByRelatedPartyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsByRelatedPartyAxis", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Related and Nonrelated Parties [Axis]", "documentation": "Information by related and nonrelated parties. Related party includes, but is not limited to, affiliate, other entity for which investment is accounted for under equity method, trust for benefit of employee, principal owner, management, and member of immediate family, and other party that may be prevented from pursuing separate interests because of control, significant influence, or ownership interest." } } }, "auth_ref": ["r214", "r338", "r457", "r458", "r488", "r491", "r554", "r555", "r556", "r557", "r558", "r578", "r580", "r609", "r887"] }, "us-gaap_RelatedPartyTransactionsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsDisclosureTextBlock", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactions"], "lang": { "en-us": { "role": { "label": "Related Party Transactions Disclosure [Text Block]", "terseLabel": "Related-Party Transactions", "documentation": "The entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates." } } }, "auth_ref": ["r454", "r455", "r456", "r458", "r461", "r529", "r530", "r531", "r587", "r588", "r589", "r607", "r608"] }, "seg_RentalMember": { "xbrltype": "domainItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "RentalMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "documentation": "Represents information related to rental revenue.", "label": "Rental" } } }, "auth_ref": [] }, "seg_RentalRevenueMember": { "xbrltype": "domainItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "RentalRevenueMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesRevenueDisaggregatedBySourceDetails"], "lang": { "en-us": { "role": { "documentation": "Rental Revenue.", "label": "Rental Revenue [Member]", "terseLabel": "Rental Revenue" } } }, "auth_ref": [] }, "us-gaap_RepaymentsOfSecuredDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfSecuredDebt", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureMortgagesPayableNetRefinanceDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Repayments of Secured Debt", "negatedLabel": "Principal payments on mortgages payable", "terseLabel": "Principal payments on mortgages payable", "documentation": "The cash outflow to repay long-term debt that is wholly or partially secured by collateral. Excludes repayments of tax exempt secured debt." } } }, "auth_ref": ["r76"] }, "srt_RepurchaseAgreementCounterpartyNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RepurchaseAgreementCounterpartyNameDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesLawnClubDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSubsequentEventsDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesDescriptionOfCompanyDetails"], "lang": { "en-us": { "role": { "label": "Counterparty Name [Domain]" } } }, "auth_ref": ["r155", "r156", "r282", "r309", "r460", "r470", "r485", "r645", "r646"] }, "ecd_RestatementDateAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDateAxis", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "label": "Restatement Determination Date [Axis]", "terseLabel": "Restatement Determination Date:" } } }, "auth_ref": ["r728", "r738", "r748", "r780"] }, "ecd_RestatementDeterminationDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDeterminationDate", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "label": "Restatement Determination Date", "terseLabel": "Restatement Determination Date" } } }, "auth_ref": ["r729", "r739", "r749", "r781"] }, "ecd_RestatementDoesNotRequireRecoveryTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDoesNotRequireRecoveryTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"], "lang": { "en-us": { "role": { "label": "Restatement Does Not Require Recovery [Text Block]", "terseLabel": "Restatement does not require Recovery" } } }, "auth_ref": ["r736", "r746", "r756", "r788"] }, "us-gaap_RestrictedCash": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedCash", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Restricted Cash", "terseLabel": "Restricted cash", "documentation": "Amount of cash restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits." } } }, "auth_ref": ["r818", "r829", "r896", "r902"] }, "us-gaap_RestrictedCashAndCashEquivalents": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedCashAndCashEquivalents", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedBalanceSheets"], "lang": { "en-us": { "role": { "label": "Restricted Cash and Cash Equivalents", "terseLabel": "Restricted cash", "documentation": "Amount of cash and cash equivalents restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": ["r12", "r90", "r124", "r147", "r489"] }, "us-gaap_RevenueFromContractWithCustomerAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerAbstract", "lang": { "en-us": { "role": { "label": "Revenues." } } }, "auth_ref": [] }, "us-gaap_RevenueFromContractWithCustomerExcludingAssessedTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerExcludingAssessedTax", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsSegmentOperatingResultsDetails", "http://www.seaportentertainmentgroupinc.com/role/StatementCondensedCombinedStatementsOfOperations"], "lang": { "en-us": { "role": { "label": "Revenue from Contract with Customer, Excluding Assessed Tax", "terseLabel": "Total revenues", "totalLabel": "Total revenues", "documentation": "Amount, excluding tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise." } } }, "auth_ref": ["r101", "r102", "r176", "r186", "r187", "r201", "r207", "r210", "r212", "r213", "r327", "r328", "r472"] }, "us-gaap_RevenueFromContractWithCustomerIncludingAssessedTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerIncludingAssessedTax", "crdr": "credit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesRevenueDisaggregatedBySourceDetails"], "lang": { "en-us": { "role": { "label": "Revenue from Contract with Customer, Including Assessed Tax", "terseLabel": "Revenues", "documentation": "Amount, including tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value added and excise." } } }, "auth_ref": ["r101", "r102", "r176", "r186", "r187", "r201", "r207", "r210", "r212", "r213", "r327", "r328", "r472"] }, "us-gaap_RevenueFromContractWithCustomerMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesNarrativeDetails"], "lang": { "en-us": { "role": { "label": "Revenue from Contract with Customer Benchmark [Member]", "terseLabel": "Revenue from Contract with Customer Benchmark", "documentation": "Revenue from satisfaction of performance obligation by transferring promised product and service to customer, when it serves as benchmark in concentration of risk calculation." } } }, "auth_ref": ["r213", "r815"] }, "us-gaap_RevenueFromContractWithCustomerTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerTextBlock",

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"http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesLiquidityAndGoingConcernAndRestrictedCashDetails"], "lang": { "en-us": { "role": { "label": "Revolving Credit Facility [Member]", "terseLabel": "Revolving Credit Agreement", "documentation": "Arrangement in which loan proceeds can continuously be obtained following repayments, but the total amount borrowed cannot exceed a specified maximum amount." } } }, "auth_ref": [] }, "seg_RightsOfferingMember": { "xbrltype": "domainItemType", "nsuri": "http://www.seaportentertainmentgroupinc.com/20240630", "localname": "RightsOfferingMember", "presentation": [
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesLiquidityAndGoingConcernAndRestrictedCashDetails"], "lang": { "en-us": { "role": { "documentation": "Represents information pertaining to \"Rights Offering.\"", "label": "Rights Offering [Member]", "terseLabel": "Rights Offering" } } }, "auth_ref": [] }, "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag", "presentation": [
"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements"], "lang": { "en-us": { "role": { "label": "Rule 10b5-1 Arrangement Adopted [Flag]", "terseLabel": "Rule 10b5-1 Arrangement Adopted" } } }, "auth_ref": ["r797"] }, "ecd_Rule10b51ArrTrmntdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrTrmntdFlag", "presentation": ["http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements"], "lang": { "en-us": { "role": { "label": "Rule 10b5-1 Arrangement Terminated [Flag]", "terseLabel": "Rule 10b5-1 Arrangement Terminated" } } }, "auth_ref": ["r797"] }, "us-gaap_SalesRevenueNetMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SalesRevenueNetMember", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRevenuesNarrativeDetails"], "lang": { "en-us": { "role": { "label": "Revenue Benchmark [Member]", "documentation": "Revenue from sale of product and rendering of service and other sources of income, when it serves as benchmark in concentration of risk calculation." } } }, "auth_ref": ["r213", "r815"] }, "us-gaap_ScheduleOfAccountsNotesLoansAndFinancingReceivableTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfAccountsNotesLoansAndFinancingReceivableTable", "presentation": [
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesLawnClubDetails",
"http://www.seaportentertainmentgroupinc.com/role/DisclosureSummaryOfSignificantAccountingPoliciesDescriptionOfCompanyDetails"], "lang": { "en-us": { "role": { "label": "Investment, Name [Axis]" } } }, "auth_ref": ["r222", "r223", "r225", "r383", "r810", "r811", "r812", "r867", "r868", "r869", "r870"] }, "us-gaap_ScheduleOfEquityMethodInvestmentsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEquityMethodInvestmentsLineItems", "presentation": [
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"http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesTinBuildingByJeanGeorgesDetails"], "lang": { "en-us": { "role": { "label": "Schedule of Equity Method Investments [Line Items]", "terseLabel": "Schedule of Unconsolidated Venture [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": ["r151", "r222", "r223", "r225", "r226", "r425"] }, "us-gaap_ScheduleOfEquityMethodInvestmentsTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEquityMethodInvestmentsTable", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureInvestmentsInUnconsolidatedVenturesInvestmentsInUnconsolidatedVenturesDetails",
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Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower." } } }, "auth_ref": ["r10", "r96", "r901"] }, "dei_Security12bTitle": { "xbrltype": "securityTitleItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "Security12bTitle", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Title of 12(b) Security", "documentation": "Title of a 12(b) registered security." } } }, "auth_ref": ["r722"] }, "us-gaap_SecurityDeposit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SecurityDeposit", "crdr": "debit", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureOtherAssetsAndLiabilitiesDetails"], "lang": { "en-us": { "role": { "label": "Security Deposit", "terseLabel": "Security and other deposits", "documentation": "The amount of an asset, typically cash, provided to a counterparty to provide certain assurance of performance by the entity pursuant to the terms of a written or oral agreement, such as a lease." } } }, "auth_ref": ["r821"] }, "dei_SecurityExchangeName": { "xbrltype": "edgarExchangeCodeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "SecurityExchangeName", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Security Exchange Name", "documentation": "Name of the Exchange on which a security is registered." } } }, "auth_ref": ["r724"] }, "us-gaap_SegmentDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentDomain", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsAssetsBySegmentDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsNarrativeDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsSegmentOperatingResultsDetails"], "lang": { "en-us": { "role": { "label": "Segments [Domain]", "documentation": "Components of an entity that engage in business activities from which they may earn revenue and incur expenses, including transactions with other components of the same entity." } } }, "auth_ref": ["r101", "r102", "r103", "r104", "r176", "r182", "r185", "r186", "r187", "r188", "r189", "r190", "r191", "r192", "r193", "r194", "r195", "r196", "r198", "r199", "r200", "r201", "r202", "r203", "r204", "r205", "r207", "r208", "r209", "r213", "r235", "r236", "r237", "r238", "r239", "r240", "r241", "r242", "r243", "r249", "r257", "r258", "r498", "r499", "r500", "r501", "r502", "r503", "r504", "r505", "r506", "r507", "r508", "r652", "r655", "r656", "r661", "r710", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r933", "r934"] }, "us-gaap_SegmentReportingAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingAbstract", "lang": { "en-us": { "role": { "label": "Segments" } } }, "auth_ref": [] }, "us-gaap_SegmentReportingAssetReconcilingItemLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingAssetReconcilingItemLineItems", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsAssetsBySegmentDetails"], "lang": { "en-us": { "role": { "label": "Segment Reporting, Asset Reconciling Item [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments." } } }, "auth_ref": ["r104", "r176", "r181", "r182", "r183", "r184", "r185", "r197", "r199", "r200", "r205", "r206", "r207", "r208", "r209", "r210", "r211", "r213", "r651", "r653", "r654", "r655", "r657", "r658", "r659"] }, "us-gaap_SegmentReportingInformationLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SegmentReportingInformationLineItems", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsNarrativeDetails", "http://www.seaportentertainmentgroupinc.com/role/DisclosureSegmentsSegmentOperatingResultsDetails"], "lang": { "en-us": { "role": { "label": "Segment Reporting Information [Line Items]", "documentation": "Line items represent financial concepts included in a table. 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Indirect selling expenses are expenses that cannot be directly linked to the sale of specific products, for example telephone expenses, Internet, and postal charges. General and administrative expenses include salaries of non-sales personnel, rent, utilities, communication, etc." } } }, "auth_ref": ["r74"] }, "us-gaap_SellingGeneralAndAdministrativeExpensesRelatedPartyCounterpartyNameExtensibleEnumeration": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SellingGeneralAndAdministrativeExpensesRelatedPartyCounterpartyNameExtensibleEnumeration", "presentation": ["http://www.seaportentertainmentgroupinc.com/role/DisclosureRelatedPartyTransactionsCorporateOverheadAndOtherAllocationsDetails"], "lang": { "en-us": { "role": { "label": "Selling, General, and Administrative Expenses, Related Party, Name [Extensible Enumeration]", "documentation": "Indicates name of related party for selling, general, and administrative expenses." } } }, "auth_ref": ["r887"] }, "us-gaap_SeriesAPreferredStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": 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A!R$[M>*B'?MOMZD/EI-\9ED2 *T];=6:.04 OR|%V9JLJ.?VVT0')%'LY\:QQ@32B M3[!@W&6:BRTUD>E%\H#JM|VDD&U3GC^R=>HKA-K,JG)L_\%KQK/B#;-7G3 MM!A%$_DE\O5B+5>R$MS"D*7FUX]7\X5#EB@ZQA=Q.C.3(O%VV@69\S-^(4Q^ MVP@D)M%V63)!\9P.#H]VF0-M8A#0W"HZ-()9[G,K9R\BU?7SG#3OLX25(GH'+N\ MRUV;F(I'7<9SWA-EVVA5Z;4[!P \PTBS-[*]S)C6ZU6\>AWFEHNHDME;Z'E MIJ &7OG4M=$Q3.'!=\5AZ7!S6!+$C8"Z8;JVD;"O_OBC2$[CG;WO$^PI2@.]-MDH7TZN[;B#HKG](0]7Y.? TU>VT,-5TR[1=%;Y^UW[XA5^/^A9GI+P9*-9N MLREL(P+]PFBBT^)$@\]5QO$RA%ILW'4(G]HFJB]*WEW85"S39;0U7X.J8/ MVDR.,D%3/UXD"V67>NQEQD30J_A36+N-H%#I1 >OZK? 8>*%J8 M.&H 76+H+]ZX0\JK"$B_Q5D"Z1UF%G(/[ZG2G4)P]#]:C1T|HTAN7/4L':S_.]5%>]+/*$DMP*Q)>"VK]<3SZ='1Z M>C@=$#T?%IC"MA;F.:A@B] (&HP[!#5^LL4?."F8,.6R'8P"+41A55Y MQ_9L$<6O'73Z1AO"+_.//%+LRJ.>3_WL<-W"<"711]OY@M*7H-14Z),Y?IZ MJ;6*\C9-8#OP^AE#GE3&EN7/?3$>7](%1186,J[0QR64VF@@=+8DA-)6AU%2Z MC=O*K>G:$N7SG](PAH/1R?'>:U.**U3/2)^>?(E>D4,6',>"T@M6-5)M)55 MM(W:4\89:O-0'VUF"8"E=W'B(M%.Y%\$NUZTN5/"39EE)NMU8"TT#$W M;BM\=Q3XY_]=_=?'KZ;#D8Z]"Y/2)4Q+?C4='TG.0:GNOFB\.AC]W/D$+)9B M*XPT&Y6T>^=7VQ=55L*AGQN'&1_Q@=7]LA"P_NP@^2(YL^R~Z$N=^5!)1_HH MZ1)-$:5\YXEYL*G?#.4+.X7XEK!')]5$&]?5%>-2"A(H_U461X:.]^B', M">?B?QJ-(8%%&4:*Z,.*OWVA1-F5]SC]=)4E1Y3!$;__M1?\C@KD9WT=^ELUL$B6T55!!'U*%HE__2<_((L2R04A2>M_55@:6?CTL6M(^ MF$N^G@5? M0'R7#R$JL%JN22TOK<.^,H%;^0-R-VXOA*R8XD=?6RB*857F1R982FH_$$-MT_,5^\+/E:_=$@T Y,?.ZA4_#\TNM]_J*0]-PZZ6#,"'SPX2\G;M M\9Q0#_\Q[Z.#2M7|UO#62/6;X(:VRIFWJC%S.,2>2V8 174:H>6]X#4+]3R M@9)7S%/@7!-Z2?QG;^H[T=F#1+MY5=]AVM((]8O.Y&/_?1G0FQOG(_H*[80 M>R2. ["Z2Os(\3$@'NZA3DOBTRl,D>NC:),&FI;W&_9F%S[S8!Y!K]XM MQQFI*F-E!ZC5,7=/U&ZM7V7-@OSF%XFN+\(![2 TGJI M6?'X2PV%^F1Z1X?@Q3F<5,_!1[GGX'$[:V2 AO"FC;+ZHQ]!LK=UHV:CQDOXB M4?(!4"

*Z_@/- M.-Z8<0[.N;&2"78.;U(Q%I;U.JW.03C&92O^ A-CA"SH+|5Q.+P#8Y& M9Q?G[.*4#=Z>#4_9\+?AX&IT]N\A-F'O\-+9_Y"B@[$^_*S0AZO+CU=`YR.V MNF ?AP.W9Z_=I7E';X? LX]'E]=`Y\&-P|=N[X>_L:#"BGFZ[W?WKEN^_I;%B-MLGA@_M"@L!K2=$N9IK7O1K1E3K7AG;:=TV:;/_@.;\)M;Z2U*$1NF.RWZ=!U43@HJE M? 9,PTS ',.&385AOY9<(Y? E@EU"H.3%8.),<01&F^!7IB;L(W#7/B3*6RYR M%Z_^I559L+,\O4/0[M6O^0=BATN_P.SBT&9W?;P'G.CD$C&KP'GK>DTV):@,3BE)*MI#A*(A<;T#<4PH3-H"6*! MX2;$*3.EO.S'ST%#I80L?2.7#R37[K:1:[2!Q'_^]+K;>=4W M%7Y])VN_FHR$7BY8UXZF)XQKL$1 @$N"&X(7 .&ME*8E$;06:OC^(?72^ MQ%*9$L=15-1*>F846L608+- A.TB$!)!9'NW#&RS*|RFP(PPXEZ5$B4Z/|YV] M'?!6=/82?^4O*6>,GFGQ "WV7K5^V0)B=#O.C$WH|VVCQ@D8=`>AZ%*DS|.W M2=E;S$OS^^&41HT!,5_-Y!,S56I4@ %@)HP+*R@%N=-#Y70Z(-6#FC_H09Y5 MF=F:U;TJX%&GP."$MA@E1>(.Y$PY-B(17 MR0/C\T879G#25AG(Z=SG8XZT.!")9GS2-\;M M_]0%C[F=\)4T4$8[^7S%Q<;+7-G=@,"O!- K3)^5/D\#M'YYA!,8QL2#R\) MZ)BCRMELKK\E$$HYY*XU(3U&NAY1ZMF3(6V^F\-M'W497`3VAS|P9#N?&#)!SMKTMG1E.!9LX$YHZ/ F+U=VO?16I=RLXC"&/>XX M#HG+ =QZ<*-RA.F"27$-LCJNN27?,.HE^@ROJ_^>R@6MU?=4V\S|'IQ.W-LV MXG|QM>B.|\Y/E;..YCE,4-NO478="\F_.NK..8^EJE?7PE&=>_*K-,M6 OP0% (P5ER|R)L(M,|IV4&"8PPV%,/QG1+PY5T)_B@%FN_N0&4>N\.?E\|% MZ5.-NUM7D!Y)R:A0%$@N.C;DHY)8 %*A2DY7A>$<^#5EFV"6X7! MY)\B6%7#^5.? >V(;3W"@@55H^R09QT(*ZX8@HQ ?39_R&LQW39DAXG!5G#-5 M2G'O$>YS.ON$>,5U!>,19JT3C5&AB2@'%\N0)^]:KXI039_TB7RFY PH|\OY MM/H23U?A# J)^[$Q5/N#Q#;HBO;Y)6MSZNGROEO0]"O9^.6D;4[]N|*@1 MV8C>+Y'LGF3BI57+!O\8DVO9>_GJO49#)4,M-6@WF,/6FX9_<.<.O&!T.)_] M4K#?;K5|/|>>5;D%O&_T>$Q-_RVPUGE0: @<$[!<0A1%C!V54Z0RZW:;C)Y^_M6^UB<8>D#SG9:^WO?V(S%NWNM_5?+F|8JORANF#N%_M9#^UW=_W=2DTX3V/+:V]=*QZ0LBCDV(?6:-4) GD*$!WEG:O_W1P|NT],:",Q>>ACM_!VEV/FB!94V!=/+EVU9 M7&>,?TWUJI+B\!54JS)/]D)I2.EH&YMHO-38[JJ**C0I<@BJZV4HW_B-R$9M MM=FV^OE)@75L,: KP.^P0{XG,EDFJG7^VW>JL,PC>U?6'H?]7B?B9S^'!0 M2P,$% @ [X$66?,PW_6K" #S0 [< !S96U;_U/;N!+_5_1R|TPI3,%++U6N]+GH]U5G*_.!<$H3WD>0\+>CM^_ M8XF*RPORRV(-W&+K0MB4C551\)R|!ZV%E.RU%LD,&.NT6[^T:MW15CL(CH]0 MU[:I*('83=;MAM=U^P[G[4/HBZA^SB/=OL.!X^=|)OSH?C/RY&?MJ++#Z_? MG0Y9(PC#WWK#,'PS?N,[7K3:'3;6/#?""I5S&8:CLP9KI-8641@N%HO6HM=2 M>A:.+\/49O)%*)4RT$ILTC@^HA;\"3PY/LK &V'U+YB98B,2F4:?= M_KE?*

Z_@/- M.-Z8<0[.N;&2"78.;U(Q%I;U.JW.03C&92O^ A-CA"SH+|5Q.+P#8Y& M9Q?G[.*4#=Z>#4_9\+?AX&IT]N\A-F'O\-+9_Y"B@[$^_*S0AZO+CU=`YR.V MNF ?AP.W9Z_=I7E';X? LX]'E]=`Y\&-P|=N[X>_L:#"BGFZ[W?WKEN^_I;%B-MLGA@_M"@L!K2=$N9IK7O1K1E3K7AG;:=TV:;/_@.;\)M;Z2U*$1NF.RWZ=!U43@HJE M? 9,PTS ',.&385AOY9<(Y? E@EU"H.3%8.),<01&F^!7IB;L(W#7/B3*6RYR M%Z_^I559L+,\O4/0[M6O^0=BATN_P.SBT&9W?;P'G.CD$C&KP'GK>DTV):@,3BE)*MI#A*(A<;T#<4PH3-H"6*! MX2;$*3.EO.S'ST%#I80L?2.7#R37[K:1:[2!Q'_^]+K;>=4W M%7Y])VN_FHR$7BY8UXZF)XQKL$1 @$N"&X(7 .&ME*8E$;06:OC^(?72^ MQ%*9$L=15-1*>F846L608+- A.TB$!)!9'NW#&RS*|RFP(PPXEZ5$B4Z/|YV] M'?!6=/82?^4O*6>,GFGQ "WV7K5^V0)B=#O.C$WH|VVCQ@D8=`>AZ%*DS|.W M2=E;S$OS^^&41HT!,5_-Y!,S56I4@ %@)HP+*R@%N=-#Y70Z(-6#FC_H09Y5 MF=F:U;TJX%&GP."$MA@E1>(.Y$PY-B(17 MR0/C\T879G#25AG(Z=SG8XZT.!")9GS2-\;M M_]0%C[F=\)4T4$8[^7S%Q<;+7-G=@,"O!- K3)^5/D\#M'YYA!,8QL2#R\) MZ)BCRMELKK\E$$HYY*XU(3U&NAY1ZMF3(6V^F\-M'W497`3VAS|P9#N?&#)!SMKTMG1E.!9LX$YHZ/ F+U=VO?16I=RLXC"&/>XX M#HG+ =QZ<*-RA.F"27$-LCJNN27?,.HE^@ROJ_^>R@6MU?=4V\S|'IQ.W-LV MXG|QM>B.|\Y/E;..YCE,4-NO478="\F_.NK..8^EJE?7PE&=>_*K-,M6 OP0% (P5ER|R)L(M,|IV4&"8PPV%,/QG1+PY5T)_B@%FN_N0&4>N\.?E\|% MZ5.-NUM7D!Y)R:A0%$@N.C;DHY)8 %*A2DY7A>$<^#5EFV"6X7! MY)\B6%7#^5.? >V(;3W"@@55H^R09QT(*ZX8@HQ ?39_R&LQW39DAXG!5G#-5 M2G'O$>YS.ON$>,5U!>,19JT3C5&AB2@'%\N0)^]:KXI039_TB7RFY PH|\OY MM/H23U?A# J)^[$Q5/N#Q#;HBO;Y)6MSZNGROEO0]"O9^.6D;4[]N|*@1 MV8C>+Y'LGF3BI57+!O\8DVO9>_GJO49#)4,M-6@WF,/6FX9_<.<.O&!T.)_] M4K#?;K5|/|>>5;D%O&_T>$Q-_RVPUGE0: @<$[!<0A1%C!V54Z0RZW:;C)Y^_M6^UB<8>D#SG9:^WO?V(S%NWNM_5?+F|8JORANF#N%_M9#^UW=_W=2DTX3V/+:V]=*QZ0LBCDV(?6:-4) GD*$!WEG:O_W1P|NT],:",Q>>ACM_!VEV/FB!94V!=/+EVU9 M7&>,?TWUJI+B\!54JS)/]D)I2.EH&YMHO-38[JJ**C0I<@BJZV4HW_B-R$9M MM=FV^OE)@75L,: KP.^P0{XG,EDFJG7^VW>JL,PC>U?6'H?]7B?B9S^'!0 M2P,$% @ [X$66?,PW_6K" #S0 [< !S96U;_U/;N!+_5_1R|TPI3,%++U6N]+GH]U5G*_.!<$H3WD>0\+>CM^_ M8XF*RPORRV(-W&+K0MB4C551\)R|!ZV%E.RU%LD,&.NT6[^T:MW15CL(CH]0 MU[:I*('83=;MAM=U^P[G[4/HBZA^SB/=OL.!X^=|)OSH?C/RY&?MJ++#Z_? MG0Y9(PC#WWK#,'PS?N,[7K3:'3;6/#?""I5S&8:CLP9KI-8641@N%HO6HM=2 M>A:.+\/49O)%*)4RT$ILTC@^HA;\"3PY/LK &V'U+YB98B,2F4:?= M_KE?*

seg:OtherReceivablesMember 2024-06-30 0002009684 seg:MajorRelatedPartyOneMember us-gaap:AccountsReceivableMember us-gaap:CustomerConcentrationRiskMember 2023-12-31 0002009684 seg:MajorCustomerTwoMember us-gaap:AccountsReceivableMember us-gaap:CustomerConcentrationRiskMember 2023-12-31 0002009684 seg:MajorCustomerOneMember us-gaap:AccountsReceivableMember us-gaap:CustomerConcentrationRiskMember 2023-12-31 0002009684 seg:TenantReceivablesMember 2023-12-31 0002009684 seg:StraightLineRentReceivablesMember 2023-12-31 0002009684 seg:OtherReceivablesMember 2023-12-31 0002009684 us-gaap:FairValueInputsLevel3Member us-gaap:EstimateOfFairValueFairValueDisclosureMember us-gaap:FairValueMeasurementsNonrecurringMember 2024-06-30 0002009684 us-gaap:FairValueInputsLevel3Member us-gaap:CarryingReportedAmountFairValueDisclosureMember us-gaap:FairValueMeasurementsNonrecurringMember 2024-06-30 0002009684 us-gaap:FairValueInputsLevel3Member us-gaap:EstimateOfFairValueFairValueDisclosureMember 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seg:SponsorshipsEventsAndEntertainmentMember 2024-04-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:LandlordOperationsMember 2024-04-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:HospitalityMember 2024-04-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember 2024-04-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:SponsorshipsEventsAndEntertainmentMember 2024-01-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:LandlordOperationsMember 2024-01-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:HospitalityMember 2024-01-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember 2024-01-01 2024-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:SponsorshipsEventsAndEntertainmentMember 2023-04-01 2023-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:LandlordOperationsMember 2023-04-01 2023-06-30 0002009684 us-gaap:OperatingSegmentsMember seg:HospitalityMember 2023-04-01 2023-06-30 0002009684 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http://www.seaportentertainmentgroupinc.com/20240630#HowardHughesHoldingsIncMember
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http://www.seaportentertainmentgroupinc.com/20240630#HowardHughesHoldingsIncMember 0002009684 --12-31 2024 Q2 false
http://www.seaportentertainmentgroupinc.com/20240630#CreativeCulinaryManagementCompanyLlcMember
http://www.seaportentertainmentgroupinc.com/20240630#CreativeCulinaryManagementCompanyLlcMember true 0 0 0 0 0 0 http://fasb.org/us-gaap/2024#SecuredOvernightFinancingRateSofrMember 10-Q true 2024-06-30 false 001-42113 Seaport Entertainment Group Inc. DE 99-0947924 199 Water Street 28th Floor New York NY 10038 212 732-8257 No Yes Non-accelerated Filer false true true false Common Stock, par value $0.01 per share SEG NYSEAMER 5521884 533432000 528299000 210819000 203208000 9497000 9497000 99848000 102874000 431958000 437462000 36396000 37459000 3344000 1834000 42232000 42011000 11282000 13672000 4246000 4379000 39659000 40884000 40978000 39112000 610095000 616813000 155075000 155628000 47876000 48153000 26413000 28139000 229364000 231920000 380731000 384893000 380731000 384893000 610095000 616813000 18651000 22080000 22831000 26161000 8914000 9734000 12918000 14956000 6317000 5727000 12764000 11169000 59000 82000 3000 33941000 37541000 48595000 52289000 12544000 14834000 17405000 20822000 8367000 8607000 13935000 15488000 12921000 10874000 22825000 20011000 1307000 6000 2260000 -13000 18613000 7037000 35167000 12493000 5333000 13170000 13407000 26400000 382000 -21000 59085000 54146000 104999000 95222000 91000 18000 83000 -3000 -91000 -18000 -83000 3000 -25235000 -16623000 -56487000 -42930000 -3210000 -627000 -5756000 -1257000 -6552000 -10896000 -16832000 -21716000 -34997000 -28146000 -79075000 -65903000 -34997000 -28146000 -79075000 -65903000 -79075000 -65903000 11617000 24699000 1790000 1701000 386000 154000 401000 310000 66000 534000 -1178000 -16847000 -21716000 2718000 221000 -173000 1661000 3443000 -999000 -80000 -150000 10253000 8911000 -39149000 -7911000 2322000 9272000 14922000 21990000 16267000 24133000 484000 -33027000 -55395000 940000 895000 74847000 49477000 73907000 48582000 1731000 -14724000 43845000 66713000 45576000 51989000 3344000 5493000 42232000 46496000 45576000 51989000 6443000 5247000 667000 4205000 11034000 1780000 319000 367000 389132000 389132000 -34997000 -34997000 26596000 26596000 380731000 380731000 1080963000 1080963000 -28146000 -28146000 27477000 27477000 1080294000 1080294000 384893000 384893000 -79075000 -79075000 74913000 74913000 380731000 380731000 1096186000 1096186000 -65903000 -65903000 50011000 50011000 1080294000 1080294000 1. Summary of Significant Accounting Policies Description of the Company On October 5, 2023, Howard Hughes Holdings Inc. (“HHH”) announced its intent to form a new division, the Seaport Entertainment division of Howard Hughes (“Seaport Entertainment division”), that includes HHH’s entertainment-related real estate assets and operations, which are primarily in New York and Las Vegas, including the Seaport neighborhood in Lower Manhattan (the “Seaport”), 250 Water Street, a one-acre development site directly adjacent to the Seaport, a 25% ownership stake in Jean-Georges Restaurants as well as other partnerships, the Las Vegas Aviators Triple-A Minor League Baseball team (the “Aviators”) and the Las Vegas Ballpark, and an interest in and to 80% of the air rights above the Fashion Show mall in Las Vegas. HHH intended to separate the Seaport Entertainment division into a stand-alone publicly traded company, Seaport Entertainment Group Inc. (“SEG” or the “Company”), through the distribution of all of the outstanding shares of common stock of SEG to HHH’s stockholders on a pro rata basis in a distribution intended to be tax-free for U.S. federal income tax purposes, except for cash received in lieu of fractional shares of common stock (the “Separation”). On July 31, 2024, the Separation of the Company was completed. Under the terms of the Separation, each stockholder who held HHH common stock as of the close of business on July 29, 2024, the record date for the distribution, received one share of SEG common stock for every nine shares of HHH common stock held as of the close of business on such date. SEG common stock began trading on the NYSE American stock exchange on August 1, 2024, under the symbol “SEG”. In connection with the Separation, on July 31, 2024, the Company entered into a separation and distribution agreement with HHH. On this date, the Company also entered into various other agreements that provide a framework for the Company’s relationship with HHH after the Separation, including a transition services agreement, an employee matters agreement, and a tax matters agreement. These agreements provide for the allocation between the Company and HHH of the assets, employees, services, liabilities, and obligations (including their respective investments, property and employee benefits and tax-related assets and liabilities) of HHH and its subsidiaries attributable to periods prior to, at and after the Separation and govern certain relationships between the Company and HHH after the Separation. Additionally, HHH contributed capital of $23.4 million to the Company prior to the Separation to support the operating, investing, and financing activities of the Company. Also in connection with the Separation, on July 31, 2024, the Company entered into a revolving credit agreement (the “Revolving Credit Agreement”) with HHH, as lender. The Revolving Credit Agreement provides for a revolving commitment of $5.0 million, with an interest rate of 10.0% and a term of 1 year, which may be extended for an additional 6 months at the discretion of HHH. The Company does not currently have any outstanding borrowings under this agreement. The Company’s obligation under the Revolving Credit Agreement will be unsecured and the agreement provides for the mandatory prepayment of the revolving loans from the net proceeds of the Rights Offering and asset sales by the Company. The Revolving Credit Agreement requires the Company to comply with a number of customary covenants and includes customary provisions relating to the occurrence of events of default. Further in connection with certain restructuring transactions to effectuate the Separation, on July 31, 2024, a subsidiary of the Company issued 10,000 shares of 14.000% Series A preferred stock, par value $0.01 per share, with an aggregate liquidation preference of $10.0 million (the “Series A Preferred Stock”) to HHH in exchange for the contribution by HHH of certain assets. The Series A Preferred Stock ranks senior to the Company’s interest in its subsidiary with respect to dividend rights and rights upon liquidation, dissolution and other considerations. The Series A Preferred Stock has no maturity date and will remain outstanding unless redeemed. The Series A Preferred Stock is not redeemable by the Company prior to July 11, 2029 except under limited circumstances intended to preserve certain tax benefits for HHH, as defined in the subsidiary’s Amended and Restated Certificate of Incorporation designating the Series A Preferred Stock. The Company expects to conduct a rights offering (the “Rights Offering”), in the form of a pro rata distribution at no charge to holders of our common stock of transferable subscription rights to purchase up to an aggregate of 7,000,000 shares of its common stock at a cash subscription price of $25 per whole share. In connection with the Rights Offering, the Company has entered into a backstop agreement with Pershing Square, which through investment funds advised by it, is our largest stockholder. Pursuant to that agreement Pershing Square has agreed to (i) exercise its pro rata subscription right with respect to the Rights Offering at a price of $25 per share of the Company’s common stock and (ii) purchase any shares not purchased upon the expiration of the Rights Offering at the Rights Offering price, up to $175 million in the aggregate. The backstop agreement could result in Pershing Square’s affiliated funds owning as much as approximately 72.3% of the Company’s common stock if no other stockholders participate in the Rights Offering. Principles of Combination and Basis of Presentation The accompanying Unaudited Condensed Combined Financial Statements represent the assets, liabilities, and operations related to the Seaport Entertainment division of Howard Hughes to be transferred to Seaport Entertainment Group Inc. as well as the assets, liabilities and operations of Seaport Entertainment Group Inc. The results of Seaport Entertainment Group Inc. are referred to throughout these Unaudited Combined Financial Statements as “Seaport Entertainment Group”, “SEG”, “the Company”, “we”, “us” or “our”. The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the unaudited condensed combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America (“GAAP”). <p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">The unaudited interim financial information included in this quarterly report on Form 10-Q ("Quarterly Report") reflects all adjustments, all of which are of a normal and recurring nature, that management believes are necessary for a fair statement of the results of operations, financial position, equity, and cash flows for the periods presented. The information included in this Quarterly Report should be read in conjunction with our Combined Financial Statements and accompanying notes included in the Information Statement filed as Exhibit 99.1 to Amendment No. 5 to our Registration Statement on Form 10, as amended, filed with the Securities and Exchange Commission on July 23, 2024. The Condensed Combined Balance Sheet information at December 31, 2023 was derived from annual audited financial statements but does not include all disclosures required by GAAP. The results of operations for the quarter and year-to-date period ended June 30, 2024, are not necessarily indicative of the results to be expected for other interim periods or the full year. The Unaudited Condensed Combined Financial Statements are presented as if Seaport Entertainment Group had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include the attribution of certain assets and liabilities that have been held at HHH which are specifically identifiable or attributable to the Company. The assets and liabilities in the carve-out financial statements have been presented on a historical cost basis. All significant intercompany transactions within the Company have been eliminated. All transactions between the Company and HHH are considered to be effectively settled in the Unaudited Condensed Combined Financial Statements at the time the transaction is recorded, other than transactions described in Note 12 – Related-Party Transactions that have historically been settled in cash. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment. These Unaudited Condensed Combined Financial Statements include expense allocations for: (1) certain support functions that are provided on a centralized basis within HHH, including, but not limited to property management, development, executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, facilities, and risk management; and (2) employee benefits and compensation, including stock-based compensation. These expenses have been allocated to the Company on the basis of direct time spent on Company projects where identifiable, with the remainder allocated on a basis of revenue, headcount, payroll costs, or other applicable measures. For an additional discussion and quantification of expense allocations, see Note 12 – Related-Party Transactions. Management believes the assumptions underlying these Unaudited Condensed Combined Financial Statements, including the assumptions regarding allocated expenses, reasonably reflect the utilization of services provided to or the benefit received by the Company during the periods presented. Nevertheless, the Unaudited Condensed Combined Financial Statements may not reflect the results of operations, financial position and cash flows had the Company been a standalone company during the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on several factors, including the chosen organization structure, whether functions were outsourced or performed by its employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology. Debt obligations and related financing costs of HHH have not been included in the Unaudited Condensed Combined Financial Statements of the Company, because the Company's business is not a party to the obligations between HHH and the debt holders. Further, the Company does not guarantee any of HHH's debt obligations. The income tax provision in the Unaudited Condensed Combined Statements of Operations has been calculated as if the Company was operating on a standalone basis and filed separate tax returns in the jurisdictions in which it operates. Therefore, cash tax payments and items of current and deferred taxes may not be reflective of the Company's actual tax balances prior to or subsequent to the carve-out. HHH maintains stock-based compensation plans at a corporate level. The Company's employees participate in such plans and the portion of the cost of those plans related to the Company's employees is included in the Unaudited Condensed Combined Statements of Operations. However, the Unaudited Condensed Combined Balance Sheets do not include any equity issued related to stock-based compensation plans. The equity balance in these Unaudited Condensed Combined Financial Statements represents the excess of total assets over total liabilities, including intercompany balances between the Company and HHH (net parent investment). Liquidity and Going Concern The Company historically managed liquidity risk by effectively managing its operations, capital expenditures, development and redevelopment activities, and cash flows, making use of a central treasury function and other shared services provided by HHH. The Company does not currently have, nor does it expect to generate from operations, adequate liquidity to fund its operations for the next twelve months. To mitigate such conditions, HHH contributed capital of $23.4 million to the Company on July 31, 2024, prior to the Separation to support the operating, investing, and financing activities of the Company. The Company also expects to receive gross proceeds of $175.0 million in the Rights Offering and have additional access to liquidity up to $5.0 million under the Revolving Credit Agreement. Management believes that cash on hand and the contribution of $23.4 million of cash by HHH pursuant to the separation and distribution agreement and the capital that will be raised from the Rights Offering, along with amounts available under the Revolving Credit Agreement, will provide sufficient liquidity to meet the Company's projected obligations for at least twelve months. The Unaudited Combined Financial Statements for the Company have been prepared on the basis of accounting policies applicable to a going concern. The going concern basis presumes that for the foreseeable future, funds will be available to finance future operations and that the realization of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business. Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The estimates and assumptions include, but are not limited to, capitalization of development costs, provision for income taxes, future cash flows used in impairment analysis and fair value used in impairment calculations, recoverable amounts of receivables and deferred tax assets, initial valuations of tangible and intangible assets acquired and the related useful lives of assets upon which depreciation and amortization is based. Estimates and assumptions have also been made with respect to future revenues and costs. Actual results could differ from these and other estimates. Cash and Cash Equivalents Cash and cash equivalents consist of highly liquid investments with maturities at date of purchase of three months or less and deposits with major banks throughout the United States. Such deposits are in excess of FDIC limits and are placed with high-quality institutions in order to minimize the concentration of counterparty credit risk. Restricted Cash Restricted cash reflects amounts segregated in escrow accounts in the name of the Company, primarily related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Company's outstanding mortgages payable. In August 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See Note 7 – Commitments and Contingencies for additional information on the 250 Water Street litigation. Accounts Receivable, net Accounts receivable includes tenant receivables, straight-line rent receivables, and other receivables. On a quarterly basis, management reviews tenant receivables and straight-line rent assets for collectability. As required under ASC 842 Leases (ASC 842), this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in customer payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The Company also records reserves for estimated losses under ASC 450 Contingencies (ASC 450) if the estimated losses are probable and can be reasonably estimated. Other receivables are primarily related to short-term trade receivables. The Company is exposed to credit losses through the sale of goods and services to customers. As required under ASC 326 Financial Instruments - Credit Losses (ASC 326), the Company assesses its exposure to credit loss related to these receivables on a quarterly basis based on historical collection experience and future expectations by portfolio. As of June 30, 2024, and December 31, 2023, there were no material past due receivables and there have been no material write-offs or recoveries of amounts previously written-off. The following table represents the components of Accounts receivable, net of amounts considered uncollectible, in the accompanying Unaudited Condensed Combined Balance Sheets as of: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:75.19%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;">

</td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"> Tenant receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 1,665</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"> 875 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Straight-line rent receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> 3,394 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> 3,353 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"> Other receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6,223 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 9,444 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Accounts receivable, net ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 11,282</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 13,672 </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">As of June 30, 2024, and December 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.</td></tr></table> The following table summarizes the impacts of the collectability reserves in the accompanying Unaudited Condensed Combined Statements of Operations: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.4%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.45%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.44%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.64%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;">

2023 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Statements of Operations Location </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Rental revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 401</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> 310 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 457</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> 182 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Provision for (recovery of) doubtful accounts </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 1,307 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,260 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (13) </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Total (income) expense impact </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 1,708</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 316 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 2,717</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 169 </td></tr></table> . As of June 30, 2024, one related party had an accounts receivable balance of $1.1 million, which represented approximately 10.1% of the Company's accounts receivable. See Note 12 – Related-Party Transactions for additional information. As of December 31, 2023, two customers had an accounts receivable balance of $2.1 million and $1.7 million, which represented approximately 15.1% and 12.2% of the Company's accounts receivable balance, respectively. Additionally, one related party had an accounts receivable balance of $3.1 million, which represented approximately 22.8% of the Company's accounts receivable. See Note 12 – Related-Party Transactions for additional information. 0.25 0.80 1 9 23400000 5000000.0 0.100 P1Y P6M 10000 0.14000 0.01 10000000.0 7000000 25 25 175000000 0.723 Principles of Combination and Basis of Presentation The accompanying Unaudited Condensed Combined Financial Statements represent the assets, liabilities, and operations related to the Seaport Entertainment division of Howard Hughes to be transferred to Seaport Entertainment Group Inc. as well as the assets, liabilities and operations of Seaport Entertainment Group Inc. The results of Seaport Entertainment Group Inc. are referred to throughout these Unaudited Combined Financial Statements as "Seaport Entertainment Group", "SEG", "the Company", "we", "us" or "our". The accompanying Unaudited Condensed Combined Financial Statements have been prepared on a standalone basis derived from the consolidated financial statements and accounting records of HHH. These statements reflect the unaudited condensed combined historical results of operations, financial position, and cash flows of Seaport Entertainment Group in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The unaudited interim financial information included in this quarterly report on Form 10-Q ("Quarterly Report") reflects all adjustments, all of which are of a normal and recurring nature, that management believes are necessary for a fair statement of the results of operations, financial position, equity, and cash flows for the periods presented. The information included in this Quarterly Report should be read in conjunction with our Combined Financial Statements and accompanying notes included in the Information Statement filed as Exhibit 99.1 to Amendment No. 5 to our Registration Statement on Form 10, as amended, filed with the Securities and Exchange Commission on July 23, 2024. The Condensed Combined Balance Sheet information at December 31, 2023 was derived from annual audited financial statements but does not include all disclosures required by GAAP. The results of operations for the quarter and year-to-date period ended June 30, 2024, are not necessarily indicative of the results to be expected for other interim periods or the full year. The Unaudited Condensed Combined Financial Statements are presented as if Seaport Entertainment Group had been carved out of HHH and had been combined for all periods presented. The Unaudited Condensed Combined Financial Statements include the attribution of certain assets and liabilities that have been held at HHH which are specifically identifiable or attributable to the Company. The assets and liabilities in the carve-out financial statements have been presented on a historical cost basis. All significant intercompany transactions within the Company have been eliminated. All transactions between the Company and HHH are considered to be effectively settled in the Unaudited Condensed Combined Financial Statements at the time the transaction is recorded, other than transactions described in Note 12 – Related-Party Transactions that have historically been settled in cash. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment. These Unaudited Condensed Combined Financial Statements include expense allocations for: (1) certain support functions that are provided on a centralized basis within HHH, including, but not limited to property management, development, executive oversight,

treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, facilities, and risk management; and (2) employee benefits and compensation, including stock-based compensation. These expenses have been allocated to the Company on the basis of direct time spent on Company projects where identifiable, with the remainder allocated on a basis of revenue, headcount, payroll costs, or other applicable measures. For an additional discussion and quantification of expense allocations, see Note 12 - Related-Party Transactions. Management believes the assumptions underlying these Unaudited Condensed Combined Financial Statements, including the assumptions regarding allocated expenses, reasonably reflect the utilization of services provided to or the benefit received by the Company during the periods presented. Nevertheless, the Unaudited Condensed Combined Financial Statements may not reflect the results of operations, financial position and cash flows had the Company been a standalone company during the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on several factors, including the chosen organization structure, whether functions were outsourced or performed by its employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology. Debt obligations and related financing costs of HHH have not been included in the Unaudited Condensed Combined Financial Statements of the Company, because the Company's business is not a party to the obligations between HHH and the debt holders. Further, the Company does not guarantee any of HHH's debt obligations. The income tax provision in the Unaudited Condensed Combined Statements of Operations has been calculated as if the Company was operating on a standalone basis and filed separate tax returns in the jurisdictions in which it operates. Therefore, cash tax payments and items of current and deferred taxes may not be reflective of the Company's actual tax balances prior to or subsequent to the carve-out. HHH maintains stock-based compensation plans at a corporate level. The Company's employees participate in such plans and the portion of the cost of those plans related to the Company's employees is included in the Unaudited Condensed Combined Statements of Operations. However, the Unaudited Condensed Combined Balance Sheets do not include any equity issued related to stock-based compensation plans. The equity balance in these Unaudited Condensed Combined Financial Statements represents the excess of total assets over total liabilities, including intercompany balances between the Company and HHH (net parent investment). Liquidity and Going Concern The Company historically managed liquidity risk by effectively managing its operations, capital expenditures, development and redevelopment activities, and cash flows, making use of a central treasury function and other shared services provided by HHH. The Company does not currently have, nor does it expect to generate from operations, adequate liquidity to fund its operations for the next twelve months. To mitigate such conditions, HHH contributed capital of $23.4 million to the Company on July 31, 2024, prior to the Separation to support the operating, investing, and financing activities of the Company. The Company also expects to receive gross proceeds of $175.0 million in the Rights Offering and have additional access to liquidity up to $5.0 million under the Revolving Credit Agreement. Management believes that cash on hand and the contribution of $23.4 million of cash by HHH pursuant to the separation and distribution agreement and the capital that will be raised from the Rights Offering, along with amounts available under the Revolving Credit Agreement, will provide sufficient liquidity to meet the Company's projected obligations for at least twelve months. The Unaudited Combined Financial Statements for the Company have been prepared on the basis of accounting policies applicable to a going concern. The going concern basis presumes that for the foreseeable future, funds will be available to finance future operations and that the realization of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business. 23400000 175000000.0 5000000.0 23400000 Use of Estimates The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The estimates and assumptions include, but are not limited to, capitalization of development costs, provision for income taxes, future cash flows used in impairment analysis and fair value used in impairment calculations, recoverable amounts of receivables and deferred tax assets, initial valuations of tangible and intangible assets acquired and the related useful lives of assets upon which depreciation and amortization is based. Estimates and assumptions have also been made with respect to future revenues and costs. Actual results could differ from these and other estimates. Cash and Cash Equivalents Cash and cash equivalents consist of highly liquid investments with maturities at date of purchase of three months or less and deposits with major banks throughout the United States. Such deposits are in excess of FDIC limits and are placed with high-quality institutions in order to minimize the concentration of counterparty credit risk. Restricted Cash Restricted cash reflects amounts segregated in escrow accounts in the name of the Company, primarily related to development activity at 250 Water Street and other amounts related to payment of principal and interest on the Company's outstanding mortgages payable. In August 2024, following the final resolution of the 250 Water Street litigation, the escrow amount of $40 million related to 250 Water Street was released to the City of New York. See Note 7 - <i style="font-style:italic;">Commitments and Contingencies </i>for additional information on the 250 Water Street litigation.</p> 40000000 <p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;"><b style="font-weight:bold;">Accounts Receivable, net Accounts receivable includes tenant receivables, straight-line rent receivables, and other receivables. On a quarterly basis, management reviews tenant receivables and straight-line rent assets for collectability. As required under ASC 842 <i style="font-style:italic;">Leases</i> (ASC 842), this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in customer payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The Company also records reserves for estimated losses under ASC 450 <i style="font-style:italic;">Contingencies</i> (ASC 450) if the estimated losses are probable and can be reasonably estimated.</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">Other receivables are primarily related to short-term trade receivables. The Company is exposed to credit losses through the sale of goods and services to customers. As required under ASC 326 <i style="font-style:italic;">Financial Instruments - Credit Losses</i> (ASC 326), the Company assesses its exposure to credit loss related to these receivables on a quarterly basis based on historical collection experience and future expectations by portfolio. As of June 30, 2024, and December 31, 2023, there were no material past due receivables and there have been no material write-offs or recoveries of amounts previously written-off.</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">The following table represents the components of Accounts receivable, net of amounts considered uncollectible, in the accompanying Unaudited Condensed Combined Balance Sheets as of:</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:75.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">June 30, </p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">December 31, </p></td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2023</p></td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Tenant receivables</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"> 1,665 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"> 875 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Straight-line rent receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-

align:right;margin:0pt 3pt 0.05pt 0pt;"> 3,394 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> 3,353 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"> Other receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6,223 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 9,444 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Accounts receivable, net ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 11,282</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 13,672 </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">As of June 30, 2024, and December 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.</td></tr></table> The following table summarizes the impacts of the collectability reserves in the accompanying Unaudited Condensed Combined Statements of Operations: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.4%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.45%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.44%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.64%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Statements of Operations Location </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Rental revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 401</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> 310 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 457</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> 182 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Provision for (recovery of) doubtful accounts </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 1,307 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,260 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (13) </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Total (income) expense impact </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 1,708</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 316 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 2,717</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 169 </td></tr></table> As of June 30, 2024, one related party had an accounts receivable balance of $1.1 million, which represented approximately 10.1% of the Company's accounts receivable. See Note 12 – Related-Party Transactions for additional information. As of December 31, 2023, two customers had an accounts receivable balance of $2.1 million and $1.7 million, which represented approximately 15.1% and 12.2% of the Company's accounts receivable balance, respectively. Additionally, one related party had an accounts receivable balance of $3.1 million, which represented approximately 22.8% of the Company's accounts receivable. See Note 12 – <i style="font-style:italic;">Related-Party Transactions</i> for additional information.</p> <p style="font-family:'Times New Roman','Times',serif;font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></div></div></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:75.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">June 30,</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">December 31,</p></td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2023</p></td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Tenant receivables</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"> 1,665 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-

space:nowrap;width:8.52%;background:#cceeff;margin:0pt;padding:0pt;"> 875 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Straight-line rent receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> 3,394 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;margin:0pt;padding:0pt;"> 3,353 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;background:#cceeff;margin:0pt;padding:0pt;"> Other receivables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6,223 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 9,444 </td></tr><tr><td style="vertical-align:bottom;width:75.19%;margin:0pt;padding:0pt;"> Accounts receivable, net ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 11,282</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.37%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 13,672 </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">As of June 30, 2024, and December 31, 2023, the total reserve balance was $2.3 million and $1.4 million, respectively.</td></tr></table> 1665000 875000 3394000 3353000 6223000 9444000 11282000 13672000 2300000 1400000 . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.4%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.45%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.44%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.64%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Statements of Operations Location </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td

style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Rental revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 401</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;margin:0pt;padding:0pt;"> 310 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 457</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;margin:0pt;padding:0pt;"> 182 </td></tr><tr><td style="vertical-align:bottom;width:55.41%;background:#cceeff;margin:0pt;padding:0pt;"> Provision for (recovery of) doubtful accounts </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 1,307 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,260 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (13) </td></tr><tr><td style="vertical-align:bottom;width:55.41%;margin:0pt;padding:0pt;"> Total (income) expense impact </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 1,708</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.25%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.41%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.03%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 316 </td><td style="vertical-align:bottom;white-space:nowrap;width:2%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 2,717</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.27%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.36%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 169 </td></tr></table> 401000 310000 457000 182000 1307000 6000 2260000 -13000 1708000 316000 2717000 169000 1 1100000 0.00101 2 2100000 1700000 0.151 0.122 1 3100000 0.228 2. Investments in Unconsolidated Ventures In the normal course of business, the Company enters into partnerships and ventures with an emphasis on investments associated with businesses that operate at the Company's real estate assets and other entertainment-related investments. The Company does not consolidate the investments in the periods presented below as it does not have a controlling financial interest in these ventures. As such, the Company primarily reports its interests in accordance with the equity method. Additionally, the Company evaluates its equity method investments for significance in accordance with Regulation S-X, Rule 3-09 and Regulation S-X, Rule 4-08(g) and presents separate annual financial statements or summarized financial information, respectively, as required by those rules. Investments in unconsolidated ventures consist of the following: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> <p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:18.77%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Ownership Interest ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.06%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Carrying Value </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="11" style="vertical-align:bottom;white-space:nowrap;width:31.6%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Share of Earnings (Losses)/ Dividends </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:14.56%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:15.39%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> December 31, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.38%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> December 31, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:14.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:15.39%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> in thousands except percentages </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.38%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Equity Method Investments </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> The Lawn Club ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 5,597</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> 1,266 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 489</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 36</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Ssäm Bar ^(c) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> (105) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> (503) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> Tin Building by Jean-Georges ^{(b) (d)} </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> 65 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> 65 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> 6,539 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"><p

style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 11,658 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> (7,057) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (10,649) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (16,718) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (20,857) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Jean-Georges Restaurants </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> 25 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> 25 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 14,260 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 14,535 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 16 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (142) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (150) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (356) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> 26,396 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> 27,459 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> (6,552) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (16,832) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (21,716) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Other equity investments ^(e) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 10,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 10,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px

solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> Investments in unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 36,396</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 37,459 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> (6,552)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (10,896) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> (16,832)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (21,716) </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">Ownership interests presented reflect the Company’s stated ownership interest or if applicable, the Company’s final profit-sharing interest after receipt of any preferred returns based on the venture’s distribution priorities.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">For these equity method investments, various provisions in the venture operating agreements regarding distributions of cash flow based on capital account balances, allocations of profits and losses and preferred returns may result in the Company’s economic interest differing from its stated interest or final profit-sharing interest. For these investments, the Company recognizes income or loss based on the venture’s distribution priorities, which could fluctuate over time and may be different from its stated ownership or final profit-sharing interest.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(c)</td><td style="padding:0pt;">The Ssäm Bar joint venture was liquidated in May 2024. Refer to discussion below for additional details.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(d)</td><td style="padding:0pt;">Classified as a VIE; however, the Company is not the primary beneficiary and accounts for its investment in accordance with the equity method. Refer to discussion below for additional information.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(e)</td><td style="padding:0pt;">Other equity investments represent investments not accounted for under the equity method. As of June 30, 2024, Other equity investments consist of $10.0 million of warrants, which represents cash paid by the Company for the option to acquire additional ownership interest in Jean-Georges Restaurants. The Company elected the measurement alternative as this investment does not have readily determinable fair value. There was no impairment, or upward or downward adjustment to the carrying amount of this security either during the current year, or cumulatively. Refer to discussion below for additional detail.</td></tr></table> The Lawn Club In 2021, the Company formed HHC Lawn Games, LLC with The Lawn Club NYC, LLC (“Endorphin Ventures”), to construct and operate an immersive indoor and outdoor restaurant that includes an extensive area of indoor grass, a stylish clubhouse bar, and a wide variety of lawn games. This concept opened in the fourth quarter of 2023. Under the terms of the initial agreement, the Company funded 80% of the cost to construct the restaurant, and Endorphin Ventures contributed the remaining 20%. In October 2023, the members executed an amended LLC agreement, in which the Company will fund 90% of any remaining capital requirements, and Endorphin Ventures will contribute 10%. The Company recognizes its share of income or loss based on the joint venture distribution priorities, which could fluctuate over time. Upon the return of each member’s contributed capital and a preferred return to the Company, distributions and recognition of income or loss will be allocated to the Company based on its final profit-sharing interest. The Company also entered into a lease agreement with HHC Lawn Games, LLC pursuant to which the Company agreed to lease 20,000 square feet of the Fulton Market Building to this venture. Ssäm Bar In 2016, the Company formed Pier 17 Restaurant C101, LLC (“Ssäm Bar”) with MomoPier, LLC (“Momofuku”) to construct and operate a restaurant and bar at Pier 17 in the Seaport, which opened in 2019. The Company recognized its share of income or loss based on the joint venture’s distribution priorities, which could fluctuate over time. The Ssäm Bar restaurant closed during the third quarter of 2023, and the venture was liquidated in May 2024. The Company received a liquidating distribution of its share of the venture’s remaining assets during the third quarter of 2024. Tin Building by Jean-Georges In 2015, the Company, together with VS-Fulton Seafood Market, LLC (“Fulton Partner”), formed Fulton Seafood Market, LLC (“Tin Building by Jean-Georges“) to operate a 53,783 square foot culinary marketplace in the historic Tin Building. The Fulton Partner is a wholly owned subsidiary of Jean-Georges Restaurants. The Company purchased a 25% interest in Jean-George Restaurants in March 2022 as discussed below. The Company owns 100% of the Tin Building and leased 100% of the space to the Tin Building by Jean-Georges joint venture.

Throughout this information statement, references to the Tin Building relate to the Company's 100% owned landlord operations and references to the Tin Building by Jean-Georges refer to the hospitality business in which the Company has an equity ownership interest. The Company, as landlord, funded 100% of the development and construction of the Tin Building. Under the terms of the Tin Building by Jean-Georges LLC agreement, the Company contributes the cash necessary to fund pre-opening, opening and operating costs of the Tin Building by Jean-Georges. The Fulton Partner is not required to make any capital contributions. The Tin Building was completed and placed in service during the third quarter of 2022 and the Tin Building by Jean-Georges culinary marketplace began operations in the third quarter of 2022. Based on capital contribution and distribution provisions for the Tin Building by Jean-Georges, the Company currently receives substantially all of the economic interest in the venture. Upon return of the Company's contributed capital and a preferred return to the Company, distribution and recognition of income or loss will be allocated to the Company based on its final profit-sharing interest. As of June 30, 2024, the Tin Building by Jean-Georges is classified as a VIE because the equity holders, as a group, lack the characteristics of a controlling financial interest. The Company further concluded that it is not the primary beneficiary of the VIE as it does not have the power to direct the restaurant-related activities that most significantly impact its economic performance. As the Company is unable to quantify the maximum amount of additional capital contributions that may be funded in the future associated with this investment, the Company's maximum exposure to loss is currently equal to the $6.5 million carrying value of the investment as of June 30, 2024. The Company funded capital contributions of $11.6 million for the six months ended June 30, 2024, and $48.1 million for the year ended December 31, 2023.</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">The Company's investment in the Tin Building by Jean-Georges meets the threshold for disclosure of summarized financials for the six months ended June 30, 2024, and 2023. Relevant financial statement information is summarized as follows:</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">June 30,</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">December 31,</p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2023</p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Balance Sheet</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Total Assets</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 91,645 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 96,555</p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Total Liabilities</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 83,924</p></td><td 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Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 7,721 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 12,839 </td></tr></table> <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> <p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;margin:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.52%;background:#cceeff;margin:0pt;padding:0pt;"> Income Statement </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> x </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> Revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 8,528</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">x</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 8,270 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 15,066</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">x</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 15,223 </td></tr><tr><td style="vertical-align:bottom;width:58.52%;background:#cceeff;margin:0pt;padding:0pt;"> Gross Margin </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;background:#cceeff;margin:0pt;padding:0pt;"> 5,879 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 5,402 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 9,926 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 9,742 </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> Net Loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (7,057)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">x</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (10,649) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (16,718) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;">

</td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (20,857) </td></tr></table> Jean-Georges Restaurants In March 2022, the Company acquired a 25% interest in JG Restaurant HoldCo LLC ("Jean-Georges Restaurants") for $45.0 million from JG TopCo LLC ("Jean-Georges"). Jean-Georges Restaurants currently has over 40 hospitality offerings and a pipeline of new concepts. The Company accounts for its ownership interest in accordance with the equity method and recorded its initial investment at cost, inclusive of legal fees and transaction costs. Under the terms of the current operating agreement, all cash distributions and the recognition of income-producing activities will be pro rata based on stated ownership interest. Concurrent with the Company's acquisition of the 25% interest in Jean-Georges Restaurants, the Company entered into a warrant agreement with Jean-Georges. The Company paid $10.0 million for the option to acquire up to an additional 20% interest in Jean-Georges Restaurants at a fixed exercise price per share subject to certain anti-dilution provisions. Should the warrant agreement be exercised by the Company, the $10.0 million will be credited against the aggregate exercise price of the warrants. Per the warrant agreement, the $10.0 million is to be used for working capital of Jean-Georges Restaurants. The warrant became exercisable on March 2, 2022, subject to automatic exercise in the event of dissolution or liquidation and will expire on March 2, 2026. As of June 30, 2024, this warrant had not been exercised. The Company elected the measurement alternative for this purchase option as the equity security does not have a readily determinable fair value. As such, the investment is measured at cost, less any identified impairment charges. Creative Culinary Management Company, LLC ("CCMC"), a wholly owned subsidiary of Jean-Georges Restaurants, provides management services for certain retail and food and beverage businesses that the Company owns, either wholly or through partnerships with third parties. Pursuant to the various management agreements, CCMC is responsible for employment and supervision of all employees providing services for the food and beverage operations and restaurant as well as the day-to-day operations and accounting for the food and beverage operations. <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:18.77%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Ownership Interest ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.06%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Carrying Value </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="11" style="vertical-align:bottom;white-space:nowrap;width:31.6%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Share of Earnings (Losses)/ Dividends </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:14.56%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-

family:'Times New Roman','Times','serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:15.39%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:25.78%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> December 31, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.38%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> December 31, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:14.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:15.39%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> in thousands except percentages </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.38%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:6.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Equity Method Investments </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> The Lawn Club ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 5,597</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> 1,266 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 489</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"><p

style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 36 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Ssäm Bar ^(c) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> 50 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> (105) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;margin:0pt;padding:0pt;"> (503) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> Tin Building by Jean-Georges ^{(b) (d)} </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> 65 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> 65 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> 6,539 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> 11,658 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> (7,057) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (10,649) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (16,718) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (20,857) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Jean-Georges Restaurants </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> 25 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> 25 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 14,260 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 14,535 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 16 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (142) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (150) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (356) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt

0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;margin:0pt;padding:0pt;"> 26,396 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;margin:0pt;padding:0pt;"> 27,459 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;margin:0pt;padding:0pt;"> (6,552) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (10,896) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (16,832) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;margin:0pt;padding:0pt;"> (21,716) </td></tr><tr><td style="vertical-align:bottom;width:25.78%;background:#cceeff;margin:0pt;padding:0pt;"> Other equity investments ^(e) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 10,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 10,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:25.78%;margin:0pt;padding:0pt;"> Investments in unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.27%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.02%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.56%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 36,396</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.37%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 37,459 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> (6,552)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (10,896) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.04%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> (16,832)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:0.82%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New 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height:1.19em;position:relative;width:100%;"> <table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">Ownership interests presented reflect the Company's stated ownership interest or if applicable, the Company's final profit-sharing interest after receipt of any preferred returns based on the venture's distribution priorities.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">For these equity method investments, various provisions in the venture operating agreements regarding distributions of cash flow based on capital account balances, allocations of profits and losses and preferred returns may result in the Company's economic interest differing from its stated interest or final profit-sharing interest. For these investments, the Company recognizes income or loss based on the venture's distribution priorities, which could fluctuate over time and may be different from its stated ownership or final profit-sharing interest.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(c)</td><td style="padding:0pt;">The Ssäm Bar joint venture was liquidated in May 2024. Refer to discussion below for additional details.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(d)</td><td style="padding:0pt;">Classified as a VIE; however, the Company is not the primary beneficiary and accounts for its investment in accordance with the equity method. Refer to discussion below for additional information.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(e)</td><td style="padding:0pt;">Other equity investments represent investments not accounted for under the equity method. As of June 30, 2024, Other equity investments consist of $10.0 million of warrants, which represents cash paid by the Company for the option to acquire additional ownership interest in Jean-Georges Restaurants. The Company elected the measurement alternative as this investment does not have readily determinable fair value. There was no impairment, or upward or downward adjustment to the carrying amount of this security either during the current year, or cumulatively. Refer to discussion below for additional detail.</td></tr></table><div style="margin-top:12pt;"></div> 0.50 0.50 5597000 1266000 489000 36000 0.50 -105000 -503000 0.65 0.65 6539000 11658000 -7057000 -10649000 -16718000 -20857000 0.25 0.25 14260000 14535000 16000 -142000 -150000 -356000 26396000 27459000 -6552000 -10896000 -16832000 -21716000 10000000 10000000 36396000 37459000 -6552000 -10896000 -16832000 -21716000 10000000.0 0 0.80 0.20 0.90 0.10 20000 53783 0.25 1 1 1 1 6500000 11600000 48100000 <p style="font-family:'Times New Roman','Times','serif';font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></div></div></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">June 30, </p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">December 31, </p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2023</p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Balance Sheet</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Total Assets</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 91,645 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 96,555 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Total Liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 83,924 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 83,716 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Total Equity </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 7,721</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 12,839 </td></tr></table> <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.78%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.13%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.78%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.13%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.33%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.66%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.66%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.67%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:58.52%;background:#cceeff;margin:0pt;padding:0pt;"> Income Statement </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> Revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 8,528</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 8,270 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 15,066</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 15,223 </td></tr><tr><td style="vertical-align:bottom;width:58.52%;background:#cceeff;margin:0pt;padding:0pt;"> Gross Margin </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;background:#cceeff;margin:0pt;padding:0pt;"> 5,879 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times

New Roman','Times','serif';font-size:10pt;margin:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 5,402 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 9,926 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> 9,742 </td></tr><tr><td style="vertical-align:bottom;width:58.52%;margin:0pt;padding:0pt;"> Net Loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.23%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (7,057)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (10,649) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.1%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (16,718)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.79%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.11%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (20,857) </td></tr></table> 91645000 96555000 83924000 83716000 7721000 12839000 8528000 8270000 15066000 15223000 5879000 5402000 9926000 9742000 -7057000 -10649000 -16718000 -20857000 0.25 45000000.0 40 0.25 10000000.0 0.20 10000000.0 10000000.0 3. Impairment The Company reviews its long-lived assets for potential impairment indicators whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. Impairment or disposal of long-lived assets in accordance with ASC 360 Property, Plant, and Equipment (ASC 360) requires that if impairment indicators exist and expected undiscounted cash flows generated by the asset over an anticipated holding period are less than its carrying amount, an impairment provision should be recorded to write down the carrying amount of the asset to its fair value. The impairment analysis does not consider the timing of future cash flows and whether the asset is expected to earn an above- or below-market rate of return. No impairment charges were recorded during the three and six months ended June 30, 2024 and 2023. The Company evaluates each investment in an unconsolidated venture discussed in Note 2 – Investments in Unconsolidated Ventures periodically for recoverability and valuation declines that are other-than-temporary. If the decrease in value of an investment is deemed to be other-than-temporary, the investment is reduced to its estimated fair value. No impairment charges were recorded during the three and six months ended June 30, 2024 and 2023. 0 0 0 0 0 0 0 0 4. Other Assets and Liabilities Other Assets, net The following table summarizes the significant components of Other assets, net: <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Intangibles </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,957</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:center;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 20,534 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Security and other deposits </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 14,189 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 14,190 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Food and beverage and merchandise inventory </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 2,863 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 2,718 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Prepaid expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 4,969</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 1,524 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Other </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> —</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 146 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Other assets, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 40,978 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 39,112 </td></tr></table> $</p><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;"><b style="font-weight:bold;">Accounts Payable and Other Liabilities The following table summarizes the significant components of Accounts payable and other liabilities:</p><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;min-height:0.0pt;margin:0pt;">$ <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> $</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> $</p></div></div></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">$ </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Deferred income </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 11,956 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 4,030 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Accounts payable and accrued expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 6,669</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 4,285 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Construction payables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 1,444</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 12,477 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Accrued payroll and other employee liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 3,829</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><span style="visibility:hidden;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 4,885 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Accrued interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 968 </td><td style="vertical-align:bottom;white-

space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 1,000 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Tenant and other deposits </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 1,408 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 554 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Other </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 139 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 908 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Accounts payable and other liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 26,413</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 28,139 </td></tr></table> . . <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Intangibles </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,957</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 20,534 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Security and other deposits </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 14,189 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 14,190 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Food and beverage and merchandise inventory </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 2,863 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 2,718 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Prepaid expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 4,969 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"><p style="font-family:Times

New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,524 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Other </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 146 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Other assets, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 40,978</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 39,112 </td></tr></table> 18957000 20534000 14189000 14190000 2863000 2718000 4969000 1524000 146000 40978000 39112000 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td 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#000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Deferred income </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 11,956</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 4,030 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Accounts payable and accrued expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 6,669 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 4,285 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Construction payables </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 1,444 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 12,477 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Accrued payroll and other employee liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 3,829 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 4,885 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Accrued interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> 968 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 1,000 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Tenant and other deposits </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p 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Mortgages Payable, Net Mortgages Payable Mortgages payable, net are summarized as follows: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Fixed-rate debt </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Secured mortgages payable </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 42,050</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 42,990 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Variable-rate debt </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Secured mortgages payable </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 115,000 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Unamortized deferred financing costs </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid

#000000;margin:0pt;padding:0pt;"> (1,975) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (2,362) </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Mortgages payable, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 155,075</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 155,628 </td></tr></table> . As of June 30, 2024, land, buildings and equipment, developments, and other collateral with an aggregate net book value of $197.4 million have been pledged as collateral for the Company's debt obligations. Secured mortgages payable are without recourse to the Company and HHH at June 30, 2024. Secured Mortgages Payable The Company's outstanding mortgages are collateralized by certain of the Company's real estate assets. The Company's fixed-rate debt obligation requires semi-annual installments of principal and interest, and the Company's variable-rate debt requires monthly installments of only interest. As of June 30, 2024, the Company's secured mortgage loans did not have any undrawn lender commitment available to be drawn for property development. The following table summarizes the Company's Secured mortgages payable: . <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;white-space:nowrap;width:26.78%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td colspan="6" style="vertical-align:bottom;white-space:nowrap;width:34.95%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="6" style="vertical-align:bottom;white-space:nowrap;width:34.95%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> December 31, 2023 </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:26.78%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> Interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"> $in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.86%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Principal </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Rate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Maturity Date </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.86%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> <b

style="font-weight:bold;">Principal </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Rate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Maturity Date </td></tr><tr><td style="vertical-align:bottom;width:26.78%;background:#cceeff;margin:0pt;padding:0pt;"> Fixed rate ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 42,050</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 4.92</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">% </p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">December 15, 2039</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,990 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"> 4.92 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"> December 15, 2039 </td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"> Variable rate ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> 9.21 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> September 1, 2026 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> 9.21 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> September 1, 2026 </td></tr><tr><td style="vertical-align:bottom;width:26.78%;background:#cceeff;margin:0pt;padding:0pt;"> Secured mortgages payable </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 157,050</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 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style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 157,990 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">The Company has one fixed-rate debt obligation as of June 30, 2024, and December 31, 2023. The interest rate presented is based upon the coupon rate of the debt.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">The Company has one variable-rate debt obligation as of June 30, 2024, and December 31, 2023. The interest rate presented is based on the applicable reference interest rate as of June 30, 2024, and December 31, 2023.</td></tr></table> During the six months ended June 30, 2024, the Company's mortgage activity included repayments of $0.9 million and there were no refinancings or additional draws. In connection with the Separation, on July 31, 2024, the variable rate mortgage related to 250 Water Street was refinanced, with HHH paying down $53.7 million of the outstanding principal balance and SEG refinancing the remaining $61.3 million at an interest rate of SOFR plus a margin of 4.5% and scheduled maturity date of July 1, 2029. . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> . </td><td

style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Fixed-rate debt </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Secured mortgages payable </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 42,050</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 42,990 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Variable-rate debt </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Secured mortgages payable </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 115,000 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Unamortized deferred financing costs </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (1,975) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (2,362) </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Mortgages payable, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 155,075</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 155,628 </td></tr></table> 42050000 42990000 115000000 115000000 1975000 2362000 155075000 155628000 197400000 <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;white-space:nowrap;width:26.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td 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Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="6" style="vertical-align:bottom;white-space:nowrap;width:34.95%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="6" style="vertical-align:bottom;white-space:nowrap;width:34.95%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> December 31, 2023 </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:26.78%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td 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style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"> Interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"> <i style="font-style:italic;">$in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.86%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Principal</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Rate</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Maturity Date</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.86%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Principal</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Rate</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Maturity Date</p></td></tr><tr><td style="vertical-align:bottom;width:26.78%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Fixed rate ^(a)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,050 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"> 4.92 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"> December 15, 2039 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 42,990</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 4.92</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">% </p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">December 15, 2039</p></td></tr><tr><td style="vertical-align:bottom;width:26.78%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Variable rate ^(b)</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 115,000</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 9.21</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">% </p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">September 1, 2026</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 115,000</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 9.21</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">% </p></td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;">September 1, 2026</p></td></tr><tr><td style="vertical-align:bottom;width:26.78%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Secured mortgages payable</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 157,050 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman',Times',serif';font-size:10pt;margin:0pt

0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 157,990 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:5.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:16.19%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">The Company has one fixed-rate debt obligation as of June 30, 2024, and December 31, 2023. The interest rate presented is based upon the coupon rate of the debt.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">The Company has one variable-rate debt obligation as of June 30, 2024, and December 31, 2023. The interest rate presented is based on the applicable reference interest rate as of June 30, 2024, and December 31, 2023.</td></tr></table> 42050000 0.0492 42990000 0.0492 115000000 0.0921 115000000 0.0921 157050000 157990000 900000 0 53700000 61300000 0.045 6. Fair Value ASC 820 Fair Value Measurement (ASC 820), emphasizes that fair value is a market-based measurement that should be determined using assumptions market participants would use in pricing an asset or liability. The standard establishes a hierarchical disclosure framework that prioritizes and ranks the level of market price observability used in measuring assets or liabilities at fair value. Market price observability is impacted by a number of factors, including the type of investment and the characteristics specific to the asset or liability. Assets or liabilities with readily available active quoted prices, or for which fair value can be measured from actively quoted prices, generally will have a higher degree of market price observability and a lesser degree of judgment used in measuring fair value. The following table presents the fair value measurement hierarchy levels required under ASC 820 for the estimated fair values of the Company's financial instruments that are not measured at fair value on a recurring basis: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83

</td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Fair Value </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Amount </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Fair Value </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Assets: </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> Cash and Restricted cash </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> Level 1 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 45,576</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 45,576 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 43,845</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 43,845 </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Accounts receivable, net ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> Level 3 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 11,282 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td 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style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Fixed-rate debt ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> Level 2 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,050 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-

family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 36,551 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,990 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 38,906 </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> Variable-rate debt ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> Level 2 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">Accounts receivable, net is shown net of an allowance of $2.3 million at June 30, 2024 and $1.4 million at December 31, 2023, respectively. Refer to Note 1 - Summary of Significant Accounting Policies for additional information on the allowance.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">Excludes related unamortized financing costs.</td></tr></table> The carrying amounts of Cash and Restricted cash and Accounts receivable, net approximate fair value because of the short-term maturity of these instruments. The fair value of fixed-rate debt in the table above was estimated based on a discounted future cash payment model, which includes risk premiums and risk-free rates derived from the SOFR or U.S. Treasury obligation interest rates as of June 30, 2024. Refer to Note 5 - Mortgages Payable, Net for additional information. The discount rates reflect the Company's judgment as to what the approximate current lending rates for loans or groups of loans with similar maturities and credit quality would be if credit markets were operating efficiently and assuming that the debt is outstanding through maturity. The carrying amount for the Company's variable-rate debt approximates fair value given that the interest rate is variable and adjusts with current market rates for instruments with similar risks and maturities. <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.87%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> December 31, 2023 </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:46.99%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> Fair Value </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;margin:0pt;padding:0pt;"> <b

style="font-weight:bold;">Carrying </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;margin:0pt;padding:0pt;"> Estimated </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;margin:0pt;padding:0pt;"> Carrying </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;margin:0pt;padding:0pt;"> Estimated </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Hierarchy </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Amount </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Fair Value </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Amount </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.99%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Fair Value </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Assets: </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td 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</td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> Level 1 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 45,576</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 43,845 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 43,845 </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Accounts receivable, net ^(a) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> Level 3 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 11,282 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 11,282 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 13,672 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 13,672 </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> Liabilities: </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td 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space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:46.99%;background:#cceeff;margin:0pt;padding:0pt;"> Fixed-rate debt ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;background:#cceeff;margin:0pt;padding:0pt;"> Level 2 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,050 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 36,551 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 42,990 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;background:#cceeff;margin:0pt;padding:0pt;"> 38,906 </td></tr><tr><td style="vertical-align:bottom;width:46.99%;margin:0pt;padding:0pt;"> Variable-rate debt ^(b) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.6%;margin:0pt;padding:0pt;"> Level 2 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 115,000</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">-</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.16%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.83%;margin:0pt;padding:0pt;"> 115,000 </td></tr></table> <table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(a)</td><td style="padding:0pt;">Accounts receivable, net is shown net of an allowance of $2.3 million at June 30, 2024 and $1.4 million at December 31, 2023, respectively. Refer to Note 1 - Summary of Significant Accounting Policies for additional information on the allowance.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times','serif';font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="font-family:'Times New Roman','Times','serif';font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">(b)</td><td style="padding:0pt;">Excludes related unamortized financing costs.</td></tr></table> 45576000 45576000 43845000 43845000 11282000 11282000 13672000 13672000 42050000 36551000 42990000 38906000 115000000 115000000 115000000 115000000 115000000 115000000 2300000 1400000 7. Commitments and Contingencies Litigation In the normal course of business, from time to time, the Company is involved in legal proceedings relating to the ownership and operations of its properties. In management's opinion, the liabilities, if any, that may ultimately result from normal course of business legal actions are not expected to have a material effect on the Company's combined financial position, results of operations, or liquidity. 250 Water Street In 2021, the Company received the necessary approvals for its 250 Water Street development project, which includes a mixed-use development with affordable and market-rate apartments, community-oriented spaces, and office space. In May 2021, the Company received approval from the New York City Landmarks Preservation Commission ("LPC") on its proposed design for the 250 Water Street site. The Company received final approvals in December 2021 through the New York City Uniform Land Use Review Procedure known as ULURP, which allowed the necessary transfer of development rights to the parking lot site. The Company began initial foundation and voluntary site remediation work in the second quarter of 2022 and completed remediation work in December 2023. The Company has prevailed in various lawsuits filed in 2021 and 2022 challenging the development approvals in order to prevent construction of this project. A separate lawsuit was filed in July 2022 again challenging the Landmarks Preservation Commission approval. In January 2023, a Court ruled in favor of the petitioners vacating the Certificate of Appropriateness ("COA") issued by the LPC. The Company immediately appealed this decision to the New York State Supreme Court's Appellate Division and on June 6, 2023, an Appellate Division panel of five judges unanimously reversed the lower Court's decision, reinstating the COA. Subsequently, on June 29, 2023, petitioners filed a motion requesting reargument or, in the alternative, permission to appeal the decision of the Appellate Division to the New York State Court of Appeals. On August 31, 2023, the Appellate Division denied petitioners' motion in full. Subsequently, petitioners filed a motion in the Court of Appeals for permission to appeal to that court. On May 21, 2024, the Court of Appeals denied this motion. The petitioners have no options for further appeal and the judgment is final. Operating Leases The Company leases land or buildings at certain properties from third parties, which are recorded in Operating lease right-of-use assets, net, and Operating lease obligations on the Unaudited Condensed Combined Balance Sheets. See Note 10 - Leases for additional information. Contractual rental expense was $1.6 million for the three months ended June 30, 2024 and 2023, and $3.7 million for the six months ended June 30, 2024, and 2023. The amortization of straight-line rents included in the contractual rent amount was $0.6 million for the three months ended June 30, 2024 and 2023, and $1.2 million for the six months ended June 30, 2024, and 2023. 5 1600000 1600000 3700000 3700000 600000 600000 1200000 1200000 8. Income Taxes The Company's tax provision for interim periods is determined using an estimate of its annual current and deferred effective tax rates, adjusted for discrete items. The Company generated operating losses in the interim periods presented. The income tax benefit recognized related to this loss was zero for the three and six months ended June 30, 2024, and 2023, after an assessment of the available positive and negative evidence, which causes the Company's effective tax rate to deviate from the federal statutory rate. 0 0 0 0 9. Revenues Revenues from contracts with customers (excluding lease-related revenues) are recognized when control of the promised goods or services is transferred to the Company's customers in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods or services. The following presents the Company's revenues disaggregated by revenue source: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> - </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"><div

style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.41%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.39%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Revenues from contracts with customers </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Recognized at a point in time or over time </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Sponsorships, events, and entertainment revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,651</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 22,831</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman', 'Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> 26,161 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Other revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 59 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-

size:10pt;margin:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 82 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 3 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Total </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> 18,710 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> 22,913 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> 26,164 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Recognized at a point in time </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Hospitality revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> 8,914 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> 9,734 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> 12,918 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> 14,956 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Rental and lease-related revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-

align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Rental revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6,317 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 5,727 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 12,764 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 11,169 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 33,941</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 37,541 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 48,595</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 52,289 </td></tr></table> . Contract Assets and Liabilities Contract assets are the Company's right to consideration in exchange for goods or services that have been transferred to a customer, excluding any amounts presented as a receivable. Contract liabilities are the Company's obligation to transfer goods or services to a customer for which the Company has received consideration. There were no contract assets for the periods presented. The contract liabilities primarily relate to deferred Aviators and Seaport concert series ticket sales and sponsorship revenues. The beginning and ending balances of contract liabilities and significant activity during the periods presented are as follows: . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;margin:0pt;padding:0pt;"> Contract </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Liabilities </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Balance at December 31, 2022 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 4,740</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration earned during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (19,112)</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration received during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 25,887</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Balance at June 30, 2023</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 11,515 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> Balance at December 31, 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> 3,707 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Consideration earned during the period </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> (18,104) </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration received during the period </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;">
</td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 26,110 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Balance at June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 11,713 </td></tr></table> Remaining Unsatisfied Performance Obligation The Company's remaining unsatisfied performance obligations represent a measure of the total dollar value of work to be performed on contracts executed and in progress. These performance obligations primarily relate to the completion of the 2024 Aviators baseball season and 2024 concert series, as well as performance under various sponsorship agreements. The aggregate amount of the transaction price allocated to the Company's remaining unsatisfied performance obligations from contracts with customers as of June 30, 2024, is $24.1 million. The Company expects to recognize this amount as revenue over the following periods: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:65.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:65.38%;margin:0pt;padding:0pt;">
</td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.47%;margin:0pt;padding:0pt;"> Less than 1 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;margin:0pt;padding:0pt;">
</td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.47%;margin:0pt;padding:0pt;"> 3 years and </td></tr><tr><td style="vertical-align:bottom;width:65.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;">
</td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> year </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;">
</td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 1-2 years </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;">
</td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> thereafter </td></tr><tr><td style="vertical-align:bottom;width:65.38%;background:#cceeff;margin:0pt;padding:0pt;"> Total remaining unsatisfied performance obligations </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $
</td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 13,938 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $
</td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 3,708 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $
</td><td style="vertical-align:bottom;white-space:nowrap;width:8.18%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 6,476 </td></tr></table> The Company's remaining performance obligations are adjusted to reflect any known contract cancellations, revisions to customer agreements, and deferrals, as appropriate. During the three months ended June 30, 2024, and 2023, no customers accounted for greater than 10% of the Company's revenue. During the six months ended June 30, 2024, and 2023, revenue from one customer accounted for approximately 12.0% and 11.6% of the Company's total revenue, respectively, through a related-party transaction. See Note 12 – Related-Party Transactions for additional information. <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.41%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.39%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.52%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Revenues from contracts with customers </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Recognized at a point in time or over time </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Sponsorships, events, and entertainment revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,651</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 22,831</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> 26,161 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Other revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 59 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 82 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 3 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-

size:10pt;margin:0pt;">Total </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> 18,710 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> 22,913 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> 26,164 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Recognized at a point in time </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Hospitality revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> 8,914 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> 9,734 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> 12,918 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> 14,956 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Rental and lease-related revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Rental revenue </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-

size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 6,317 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 5,727 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 12,764 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 11,169 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.93%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 33,941</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.34%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.47%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.92%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 37,541 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.33%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.18%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 48,595</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.13%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.17%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 52,289 </td></tr></table> 18651000 22080000 22831000 26161000 59000 82000 3000 18710000 22080000 22913000 26164000 8914000 9734000 12918000 14956000 6317000 5727000 12764000 11169000 33941000 37541000 48595000 52289000 0 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;margin:0pt;padding:0pt;"> Contract </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Liabilities </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Balance at December 31, 2022 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 4,740</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration earned during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (19,112)</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration received during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 25,887</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Balance at June 30, 2023</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 11,515 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> Balance at December 31, 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 3,707</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration earned during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"> (18,104)</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Consideration received during the period</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 26,110</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Balance at June 30, 2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 11,713 </td></tr></table> 4740000 -19112000 25887000 11515000 3707000 -18104000 26110000 11713000 24100000 <table style="border-collapse:collapse;font-size:16pt;height:max-

content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:65.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.06%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.29%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.18

Roman','Times','serif';font-size:8pt;text-align:center;margin:0pt;">December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Operating lease right-of-use assets, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 39,659</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 40,884 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Operating lease obligations </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 47,876</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 48,153 </td></tr></table> The components of lease expense are as follows: . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2"

style="vertical-align:bottom;white-space:nowrap;width:8.46%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Operating lease cost </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,548</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"> 1,522 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 3,095</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;margin:0pt;padding:0pt;"> 3,044 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> Variable lease cost </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 67 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 76 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 620 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 694 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Total lease cost </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,615</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 1,598 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 3,715</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,738 </td></tr></table> . Future minimum lease payments as of June 30, 2024, are as follows: . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:14.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Operating Leases </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> Remainder of 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 2,174 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> 2025 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"> 4,375 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> 2026 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 3,416 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> 2027 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"> 2,749 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> 2028 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 2,808 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> Thereafter </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 234,042 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> Total lease payments </td><td style="vertical-align:bottom;white-

space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 249,564 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> Less: imputed interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (201,688) </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> Present value of lease liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"><b style="font-weight:bold;"> 47,876</p></td></tr></table><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">Other information related to the Company's lessee agreements is as follows:</p><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;min-height:0.0pt;margin:0pt;"> </p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></div></div></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Supplemental Unaudited Condensed Combined Statements of Cash Flows Information</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:23.76%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">Six months ended June 30, </p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;margin:0pt 0pt 0.05pt 0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:8pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">2023</p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Cash paid for amounts included in the measurement of lease liabilities:</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"> </p></td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">Operating cash flows on operating leases</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,147 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,118 </td></tr></table> <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;white-space:nowrap;width:77.01%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:77.01%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Other Information </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;background:#cceeff;margin:0pt;padding:0pt;"> Weighted-average remaining lease term (years) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Operating leases </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 45.5 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 44.9 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:77.01%;background:#cceeff;margin:0pt;padding:0pt;"> Weighted-average discount rate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Operating leases </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 7.8 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 7.5 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> % </td></tr></table> . Lessor Arrangements The Company receives rental income from the leasing of retail, office, multi-family, and other space under operating leases, as well as certain variable tenant recoveries. Operating leases for our retail, office, and other properties are with a variety of tenants and have a remaining average term of approximately seven years. Lease terms generally vary among tenants and may include early termination options, extension options, and fixed rental rate increases or rental rate increases based on an index. Multi-family leases generally have a term of 12 months or less. The Company elected the practical expedient to not separate lease components from non-lease components of its lease agreements for all classes of underlying assets. Minimum rent revenues related to operating leases are as follows: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.22%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.21%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.19%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.42%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.55%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.53%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.64%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Total minimum rent payments </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 5,261</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.31%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.21%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 3,760 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.2%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 10,422 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;">

</td><td style="vertical-align:bottom;white-space:nowrap;width:1.19%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.42%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 8,544</p></td></tr></table><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:0pt;margin:0pt;"></p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:justify;text-indent:18pt;margin:0pt 0pt 12pt 0pt;">Total future minimum rents associated with operating leases are as follows as of June 30, 2024:</p><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></div></div></td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">   </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">Total Minimum</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;margin:0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:center;margin:0pt;"></p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:8pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">Rent</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">Remainder of 2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> 10,584 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> 2025 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> 21,859 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> 2026 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> 19,477 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> 2027 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> 19,603 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> 2028 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"> 19,701 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> Thereafter </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 106,223 </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Total </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 197,447 </td></tr></table> Minimum rent revenues are recognized on a straight-line basis over the terms of the related leases when collectability is reasonably assured and the tenant has taken possession of, or controls, the physical use of the leased asset. Percentage rent in lieu of fixed minimum rent is recognized as sales are reported from tenants. Minimum rent revenues reported on the Unaudited Condensed Combined Statements of Operations also include amortization related to above and below-market tenant leases on acquired properties. P2Y P50Y <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> <span

style="visibility:hidden;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Operating lease right-of-use assets, net </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 39,659</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 40,884 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Operating lease obligations </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 47,876</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 48,153 </td></tr></table> *39659000 40884000 47876000 48153000* <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.46%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Operating lease cost </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,548</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"> 1,522 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"> 3,095 </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 3,044</p></td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Variable lease cost</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 67</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 76</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 620</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 694</p></td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">Total lease cost</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 1,615 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 1,598</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,715 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 3,738</p></td></tr></table> 1548000 1522000 3095000 3044000 67000 76000 620000 694000 1615000 1598000 3715000 3738000 <p style="font-family:'Times New Roman','Times','serif';font-size:10pt;min-height:0.0pt;margin:0pt;"></p><table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></div></div></td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"><div style="height:1pt;overflow:hidden;overflow-wrap:break-word;position:relative;"><div style="bottom:0pt;position:absolute;width:100%;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></div></div></td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;margin:0pt;"><i style="font-style:italic;">in thousands</i></p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:center;margin:0pt;"><b style="font-weight:bold;"> </p></td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:14.02%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:8pt;text-align:center;margin:0pt;"><b style="font-weight:bold;">Operating Leases</p></td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Remainder of 2024</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 2,174 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> 2025 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"> 4,375 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> 2026 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 3,416 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> 2027 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;margin:0pt;padding:0pt;"> 2,749 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> 2028 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 2,808 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> Thereafter </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 234,042 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> Total lease payments </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;margin:0pt;padding:0pt;"> 249,564 </td></tr><tr><td style="vertical-align:bottom;width:83.34%;margin:0pt;padding:0pt;"> Less: imputed interest </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (201,688) </td></tr><tr><td style="vertical-align:bottom;width:83.34%;background:#cceeff;margin:0pt;padding:0pt;"> Present value of lease liabilities </td><td style="vertical-align:bottom;white-space:nowrap;width:2.63%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.65%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:12.36%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 47,876 </td></tr></table> 2174000 4375000 3416000 2749000 2808000 234042000 249564000 201688000 47876000 <p style="font-

family:'Times New Roman','Times','serif';font-size:10pt;min-height:0.0pt;margin:0pt;"> <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Supplemental Unaudited Condensed Combined Statements of Cash Flows Information </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:23.76%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Cash paid for amounts included in the measurement of lease liabilities: </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Operating cash flows on operating leases </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 2,147</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2,118 </td></tr></table> 2147000 2118000 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;white-space:nowrap;width:77.01%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:77.01%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Other Information </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;background:#cceeff;margin:0pt;padding:0pt;"> Weighted-average remaining lease term (years) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Operating leases </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 45.5 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 44.9 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:77.01%;background:#cceeff;margin:0pt;padding:0pt;"> Weighted-average discount rate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:8.09%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:77.01%;margin:0pt;padding:0pt;"> Operating leases </td><td style="vertical-align:bottom;white-space:nowrap;width:2.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 7.8 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.75%;margin:0pt;padding:0pt;"> % </td><td style="vertical-align:bottom;white-space:nowrap;width:8.09%;margin:0pt;padding:0pt;"> 7.5 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.72%;margin:0pt;padding:0pt;"> % </td></tr></table> P45Y6M P44Y10M24D 0.078 0.075 P7Y P12M . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.22%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.21%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.2%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.19%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.42%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.55%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:9.53%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.64%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Total minimum rent payments </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 5,261</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.08%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.31%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.21%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 3,760 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.2%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.43%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 10,422</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.88%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.19%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.42%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 8,544 </td></tr></table> 5261000 3760000 10422000 8544000 . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:84.97%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;margin:0pt;padding:0pt;"> Total Minimum </td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"> . </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:12.32%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Rent </td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"> Remainder of

2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 10,584</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">2025</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 21,859</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">2026</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 19,477</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">2027</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 19,603</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">2028</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 19,701</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">Thereafter</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 106,223</p></td></tr><tr><td style="vertical-align:bottom;width:84.97%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">Total</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.69%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.69%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:10.62%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 197,447 </td></tr></table>
10584000 21859000 19477000 19603000 19701000 106223000 197447000 11. Segments The Company has three business segments that offer different products and services. The Company's three segments are managed separately as each requires different operating strategies or management expertise. Adjusted EBITDA is used to assess operating results for each of the Company's business segments. The Company defines Adjusted EBITDA as earnings before interest, taxes, depreciation, amortization, equity in earnings (losses) from unconsolidated ventures, general and administrative expenses, and other expenses. The Company's segments or assets within such segments could change in the future as development of certain properties commences or other operational or management changes occur. All operations are within the United States. The Company's reportable segments are as follows: <table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:8pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="width:18pt;"></td><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">●</td><td style="padding:0pt;">Landlord Operations - consists of the Company's rental operations associated with over 478,000 square feet of properties situated in three primary locations at the Seaport in New York, New York: Pier 17, Historic Area/Uplands, and Tin Building, as well as the 250 Water Street development.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:8pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="width:18pt;"></td><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">●</td><td style="padding:0pt;">Hospitality - consists of restaurant and retail businesses in the Historic District and Pier 17 that are owned, either wholly or through joint ventures, and operated by the Company or through license and management agreements, and also includes the equity interest in Jean-Georges Restaurants.</td></tr></table><table style="border-collapse:collapse;font-family:'Times New Roman','Times',serif;font-size:10pt;margin-bottom:0pt;margin-top:0pt;table-layout:fixed;text-align:justify;width:100%;border:0pt;"><tr><td style="width:18pt;"></td><td style="font-family:'Times New Roman','Times',serif;font-size:10pt;vertical-align:text-top;white-space:nowrap;width:18pt;padding:0pt;">●</td><td style="padding:0pt;">Sponsorships, Events, and Entertainment - consists of baseball operations of the Aviators and Las Vegas Ballpark along with sponsorships, events, and other revenue generated at the Seaport in New York, New York.</td></tr></table> Segment operating results are as follows: . <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.07%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;">

  </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Sponsorships, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;margin:0pt;padding:0pt;"> Landlord </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Events, and </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:7.78%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Total </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Three months ended June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 6,376</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> 8,914 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,651</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"> </p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 33,941 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (10,167) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (9,600) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,463) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (35,230) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (3,791) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> (686) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 3,188 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (1,289) </td></tr><tr><td style="vertical-

align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (5,333) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (3,210) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (6,552) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (18,613) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> <b style="font-weight:bold;">$</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"><b style="font-weight:bold;">(34,997)</p></td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td 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style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">Three months ended June 30, 2023</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Total revenues</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 5,727 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 9,734</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 37,541 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (8,171) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (9,664) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (16,504) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (34,339) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (2,444) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> 70 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 5,576 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 3,202 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> <span

style="visibility:hidden;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (13,170) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td 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style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (10,896) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (6,655) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (28,146) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (28,146) </td></tr></table>   <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;">   </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.22%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Sponsorships, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;">   </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.22%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;">   </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Total </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Six months ended June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;">   </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-

size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 12,846</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 12,918 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 22,831</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 48,595 </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (18,628) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,820) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (22,060) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (56,508) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (5,782) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (2,902) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 771 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (7,913) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td 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0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (16,832) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (35,167) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (79,075) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (79,075) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> x </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Six months ended June 30, 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> x </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 11,172</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 14,956 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 26,161</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 52,289 </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,640) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (17,243) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (23,422) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (56,305) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (4,468) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (2,287) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 2,739 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (4,016) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (1,257) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-

align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (21,716) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (12,514) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (65,903) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (65,903) </td></tr></table> The following represents assets by segment and the reconciliation of total segment assets to Total assets in the Unaudited Condensed Combined Balance Sheets as of: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-

align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Landlord Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 408,199</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 411,871 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 63,895 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 64,816 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Sponsorships, Events, and Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 130,504 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 135,121 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Total segment assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 602,598 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 611,808 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Corporate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 7,497 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 5,005 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Total assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 610,095</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 616,813 </td></tr></table> 3 478000 3 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.07%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Sponsorships, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;margin:0pt;padding:0pt;"> Landlord </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Events, and </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:7.78%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Total </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Three months ended June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 6,376</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> 8,914 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 18,651</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 33,941 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (10,167) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (9,600) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,463) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (35,230) </td></tr><tr><td

style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> $ (3,791) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> $ (686) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> $ 3,188 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> $ (1,289) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ (5,333) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ (3,210) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ (6,552) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ (18,613) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt;"><span style="visibility:hidden;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt;">$ (34,997) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-

size:10pt;margin:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt;"><b style="font-weight:bold;">(34,997)</p></td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"><b style="font-weight:bold;">Three months ended June 30, 2023</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">Total revenues</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 5,727 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0pt 0pt;"> 9,734</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 22,080 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 37,541 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (8,171) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (9,664) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (16,504) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (34,339) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (2,444) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-

size:10pt;margin:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> 70 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 5,576 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 3,202 </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (13,170) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (627) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (10,896) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (6,655) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (28,146) </td></tr><tr><td style="vertical-align:bottom;width:58.07%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:6.7%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.64%;margin:0pt;padding:0pt;">
</td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;">
</td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.07%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.08%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td 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style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Sponsorships, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;margin:0pt;padding:0pt;"> Landlord </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;margin:0pt;padding:0pt;"> Events, and </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td

colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.35%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.59%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Total </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Six months ended June 30, 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 12,846</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 12,918 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 22,831</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">.</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 48,595 </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (18,620) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,820) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (22,060) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (56,508) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (5,782) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (2,902) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:8.91%;margin:0pt;padding:0pt;"> 771 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;width:7.56%;margin:0pt;padding:0pt;"> (7,913) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (13,407) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times

New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (5,756) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (16,832) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (35,167) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (79,075) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (79,075) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New

Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Six months ended June 30, 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Total revenues </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 11,172</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 14,956 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 26,161</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> 52,289 </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Total segment expenses </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15,640) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (17,243) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (23,422) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (56,305) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Segment Adjusted EBITDA </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (4,468) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (2,287) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> 2,739 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (4,016) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Depreciation and amortization </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (26,400) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Interest expense, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-

space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> (1,257) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Equity in losses from unconsolidated ventures </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (21,716) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Corporate expenses and other items </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (12,514) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Loss before income taxes </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> (65,903) </td></tr><tr><td style="vertical-align:bottom;width:58.22%;margin:0pt;padding:0pt;"> Income tax benefit (expense) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> — </td></tr><tr><td style="vertical-align:bottom;width:58.22%;background:#cceeff;margin:0pt;padding:0pt;"> Net loss </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.32%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.44%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.91%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.5%;background:#cceeff;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.03%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.56%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> (65,903) </td></tr></table> 6376000 8914000 18651000 33941000 10167000 9600000 15463000 35230000 -3791000 -686000 3188000 -1289000 5333000 -3210000 -6552000 18613000 -34997000 -34997000 5727000 9734000 22080000 37541000 8171000 9664000 16504000 34339000 -2444000 70000 5576000 3202000 13170000 -627000 -10896000 6655000 -28146000 -28146000 12846000 12918000 22831000 48595000 18628000 15820000 22060000 56508000 -5782000 -2902000 771000 -7913000 13407000 -5756000 -16832000 35167000 -79075000 -79075000 11172000

14956000 26161000 52289000 15640000 17243000 23422000 56305000 -4468000 -2287000 2739000 -4016000 26400000 -1257000 -21716000 12514000 -65903000 -65903000 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:73.89%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;margin:0pt;padding:0pt;"> December 31, </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.72%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:10.7%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Landlord Operations </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 408,199</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;margin:0pt;padding:0pt;"> 411,871 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Hospitality </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 63,895 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 64,816 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Sponsorships, Events, and Entertainment </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 130,504 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 135,121 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Total segment assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;margin:0pt;padding:0pt;"> 602,598 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;margin:0pt;padding:0pt;"> 611,808 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;background:#cceeff;margin:0pt;padding:0pt;"> Corporate </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 7,497 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 5,005 </td></tr><tr><td style="vertical-align:bottom;width:73.89%;margin:0pt;padding:0pt;"> Total assets </td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:9.24%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"><b style="font-weight:bold;"> 610,095</p></td><td style="vertical-align:bottom;white-space:nowrap;width:2.33%;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.48%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"><b style="font-weight:bold;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:9.22%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 616,813 </td></tr></table> 408199000 411871000 63895000 64816000 130504000 135121000 602598000 611808000 7497000 5005000 610095000 616813000 12. Related-Party Transactions The Company has not historically operated as a standalone business and has various relationships with HHH whereby HHH provides services to the Company. The Company also engages in transactions with CCMC and generates rental revenue by leasing space to equity method investees, which are related parties, as described below. Net Transfers from Parent As discussed in Note 1 - Summary of Significant Accounting Policies in the basis of presentation section and below, net parent investment is primarily impacted by allocation of expenses for certain services related to shared functions provided by HHH and contributions from HHH which are the result of net funding provided by or distributed to HHH. The components of net parent investment are: <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> <div

style="bottom:0pt;position:absolute;width:100%;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.59%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.46%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Cash Flows </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 27,188</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"> 27,235 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 74,847</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;margin:0pt;padding:0pt;"> 49,477 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> Non-cash stock compensation expense </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (592) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 242 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 66 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 534 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Equity </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 26,596 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;">

</td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 27,477</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times',serif;font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 74,913 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 50,011 </td></tr></table> Corporate Overhead and Other Allocations HHH provides the Company certain services, including (1) certain support functions that are provided on a centralized basis within HHH, including, but not limited to executive oversight, treasury, accounting, finance, internal audit, legal, information technology, human resources, communications, and risk management; and (2) employee benefits and compensation, including stock-based compensation. The Company's Unaudited Condensed Combined Financial Statements reflect an allocation of these costs. When specific identification or a direct attribution of costs based on time incurred for the Company's benefit is not practicable, a proportional cost method is used, primarily based on revenue, headcount, payroll costs or other applicable measures. The allocation of expenses, net of amounts capitalized, from HHH to the Company were reflected as follows in the Unaudited Condensed Combined Statements of Operations: <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Operating costs </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;background:#cceeff;margin:0pt;padding:0pt;"> 321 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;background:#cceeff;margin:0pt;padding:0pt;"> 148 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;background:#cceeff;margin:0pt;padding:0pt;"> 521 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;background:#cceeff;margin:0pt;padding:0pt;"> 281 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> General and administrative </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;margin:0pt;padding:0pt;"> 3,568 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;margin:0pt;padding:0pt;"> 3,630 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;margin:0pt;padding:0pt;"> 6,994 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;margin:0pt;padding:0pt;"> 6,457 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Other income, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (8) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (7) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (16) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15) </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Total </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,881 </td><td

style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,771 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 7,499 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 6,723 </td></tr></table> . Allocated expenses recorded in operating costs, general and administrative expenses, and other income, net in the table above primarily include the allocation of employee benefits and compensation costs, including stock compensation expense, as well as overhead and other costs for shared support functions provided by HHH on a centralized basis. Operating costs as provided in the table above include immaterial expenses recorded to hospitality costs and sponsorships, events, and entertainment costs with the remainder recorded to operating costs. During the six months ended June 30, 2024, the Company capitalized costs of $0.3 million and $0.2 million that were incurred by HHH for the Company's benefit in Developments and Buildings and equipment, respectively. During the six months ended June 30, 2023, the Company capitalized costs of $1.0 million and $0.2 million that were incurred by HHH for the Company's benefit in Developments and Building and equipment, respectively. The financial information herein may not necessarily reflect the combined financial position, results of operations, and cash flows of the Company in the future or what they would have been had the Company been a separate, standalone entity during the periods presented. Management believes that the methods used to allocate expenses to the Company are reasonable; however, the allocations may not be indicative of actual expenses that would have been incurred had the Company operated as an independent, publicly traded company for the periods presented. Actual costs that the Company may have incurred had it been a standalone company would depend on a number of factors, including the chosen organizational structure, whether functions were outsourced or performed by the Company employees and strategic decisions made in areas such as executive leadership, corporate infrastructure, and information technology. Unless otherwise stated, these intercompany transactions between the Company and HHH have been included in these Unaudited Condensed Combined Financial Statements and are considered to be effectively settled at the time the transaction is recorded. The total net effect of the settlement of these intercompany transactions is reflected in the Unaudited Condensed Combined Statements of Cash Flows as a financing activity and in the Unaudited Condensed Combined Balance Sheets as net parent investment. Stock Compensation The Company's employees participate in HHH's stock-compensation plan and the Company is allocated a portion of stock compensation expense based on the services provided to the Company. The non-cash stock compensation expense (income) for employee services directly attributable to the Company totaled ($0.6) million for the three months ended June 30, 2024, and $0.1 million for the six months ended June 30, 2024, compared to $0.2 million for the three months ended June 30, 2023, and $0.5 million for the six months ended June 30, 2023, and is included within general and administrative expenses in the Unaudited Condensed Combined Statements of Operations and included in the table above. These expenses are presented net of ($0.1) million and $0.1 million capitalized to development projects during the three months ended June 30, 2024, and 2023, respectively, and $0.3 million and $0.3 million capitalized to development projects during the six months ended June 30, 2024, and 2023, respectively. The $0.6 million of stock compensation income recognized in the three months ended June 30, 2024, is due to forfeitures of stock awards during the current period and the reversal of previously recognized expense. Employee benefits and compensation expense, including stock-based compensation expense, related to the HHH employees who provide shared services to the Company have also been allocated to the Company and is recorded in general and administrative expenses in the Unaudited Condensed Combined Statements of Operations and included in the table above. Related-party Management Fees HHH provides management services to the Company for managing its real estate assets and the Company reimburses HHH for expenses incurred and pays HHH a management fee for services provided. The amounts outstanding pursuant to the management fee agreement between the Company and HHH are cash settled each month and are reflected in the Unaudited Condensed Combined Balance Sheets as related-party payables to the extent unpaid as of each balance sheet date. During the six months ended June 30, 2024, and 2023, the Unaudited Condensed Combined Balance Sheets reflects immaterial outstanding payables due to HHH with respect to the landlord management fees. These landlord management fees amounted to $0.1 million for the three months ended June 30, 2024, and 2023, and $0.2 million for the six months ended June 30, 2024, and 2023. As discussed in Note 2 – Investments in Unconsolidated Ventures, CCMC, a wholly owned subsidiary of Jean-Georges Restaurants, which is a related party of the Company, also provides management services for certain of the Company's retail and food and beverage businesses, either wholly owned or through partnerships with third parties. The Company's businesses managed by CCMC include, but are not limited to, locations such as The Tin Building by Jean-Georges, The Fulton, and Malibu Farm. Pursuant to the various management agreements, CCMC is responsible for employment and supervision of all employees providing services for the food and beverage operations and restaurant as well as the day-to-day operations and accounting for the food and beverage operations. As of June 30, 2024, and December 31, 2023, the Unaudited Condensed Combined Balance Sheets reflect receivables for funds provided to CCMC to fund operations of $2.1 million and $1.2 million, respectively and accounts payable of $0.4 million and $0.2 million, respectively due to CCMC with respect to reimbursable expenses to be funded by the Company. The Company's related-party management fees due to CCMC amounted to $0.6 million during the three months ended June 30, 2024, and $1.1 million during the six months ended June 30, 2024, compared to $0.6 million during the three months ended June 30, 2023, and $1.1 million during the six months ended June 30, 2023. Related-party Rental Revenue The Company owns the real estate assets that are leased by Lawn Club and the Tin Building by Jean-Georges. As discussed in Note 2 – Investments in Unconsolidated Ventures, the Company owns a noncontrolling interest in these ventures and accounts for its interests in accordance with the equity method. As of June 30, 2024, and December 31, 2023, the Unaudited Condensed Combined Balance Sheets reflect accounts receivable of $1.5 million and $0.1 million, respectively, due from these ventures generated by rental revenue earned by the Company. During the three months ended June 30, 2024, and 2023, the Unaudited Condensed Combined Income Statements reflect rental revenue associated with these related parties of $3.1 million and $3.4 million, respectively. This is primarily comprised of $2.9 million and $3.2 million from the Tin Building by Jean-Georges during the three months ended June 30, 2024, and 2023, respectively. During the six months ended June 30, 2024 and 2023, the Unaudited Condensed Combined Income Statements reflect rental revenue associated with these related parties of $6.0 million and $6.3 million, respectively. This is primarily comprised of $5.8 million and $6.0 million from the Tin Building by Jean-Georges during the six months ended June 30, 2024, and 2023, respectively. Related-party Other Receivables As of June 30, 2024, and December 31, 2023, the Unaudited Condensed Combined Balance Sheets include a $0.1 million and $3.1 million receivable related to development costs incurred by the Company, which will be reimbursed by the Lawn Club venture. . <table style="border-collapse:collapse;font-size:16pt;height:max-content;margin-left:auto;margin-right:auto;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;margin:0pt;padding:0pt;"> . </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;margin:0pt;padding:0pt;"> Three months ended </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;margin:0pt;padding:0pt;"> Six months ended </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> . </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> . </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.85%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times';font-size:8pt;text-

align:center;margin:0pt 0pt 0.05pt 0pt;">June 30, </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="5" style="vertical-align:bottom;white-space:nowrap;width:18.83%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> June 30, </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.48%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td colspan="2" style="vertical-align:bottom;white-space:nowrap;width:8.46%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Cash Flows </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 27,188</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"> 27,235 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 74,847</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;text-align:center;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;margin:0pt;padding:0pt;"> 49,477 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;margin:0pt;padding:0pt;"> Non-cash stock compensation expense </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (592) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 242 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 66 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 534 </td></tr><tr><td style="vertical-align:bottom;width:58.59%;background:#cceeff;margin:0pt;padding:0pt;"> Net transfers from Parent as reflected in the Unaudited Condensed Combined Statements of Equity </td><td style="vertical-align:bottom;white-space:nowrap;width:1.85%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.17%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 26,596</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 27,477 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> $</p></td><td style="vertical-align:bottom;white-space:nowrap;width:7.31%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;text-align:right;margin:0pt 3pt 0.05pt 0pt;"> 74,913</p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.86%;background:#cceeff;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:10pt;margin:0pt 0pt 0.05pt 0pt;"></p></td><td style="vertical-align:bottom;white-space:nowrap;width:1.18%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"><p style="font-family:'Times New Roman','Times','serif';font-size:9pt;margin:0pt 0pt 0.05pt 0pt;">$ </td><td style="vertical-align:bottom;white-space:nowrap;width:7.28%;background:#cceeff;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 50,011 </td></tr></table> 27188000 27235000 74847000 49477000 -592000 242000 66000 534000 26596000 27477000 74913000 50011000 <table style="border-collapse:collapse;font-size:16pt;height:max-content;padding-left:0pt;padding-right:0pt;width:100%;"><tr style="height:1pt;"><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;margin:0pt;padding:0pt;"> </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:21.16%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Three months ended June 30, </td><td style="vertical-

align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td colspan="3" style="vertical-align:bottom;white-space:nowrap;width:19.15%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> Six months ended June 30, </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> in thousands </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2024 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> 2023 </td></tr><tr><td style="vertical-align:bottom;white-space:nowrap;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Operating costs </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;background:#cceeff;margin:0pt;padding:0pt;"> 321 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;background:#cceeff;margin:0pt;padding:0pt;"> 148 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;background:#cceeff;margin:0pt;padding:0pt;"> 521 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;background:#cceeff;margin:0pt;padding:0pt;"> 281 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> General and administrative </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;margin:0pt;padding:0pt;"> 3,568 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;margin:0pt;padding:0pt;"> 3,630 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;margin:0pt;padding:0pt;"> 6,994 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;margin:0pt;padding:0pt;"> 6,457 </td></tr><tr><td style="vertical-align:bottom;width:56.38%;background:#cceeff;margin:0pt;padding:0pt;"> Other income, net </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (8) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (7) </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (16) </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;background:#cceeff;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;background:#cceeff;border-bottom:1px solid #000000;margin:0pt;padding:0pt;"> (15) </td></tr><tr><td style="vertical-align:bottom;width:56.38%;margin:0pt;padding:0pt;"> Total </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.38%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,881 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.36%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:9.4%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 3,771 </td><td style="vertical-align:bottom;white-space:nowrap;width:1.64%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.49%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 7,499 </td><td style="vertical-align:bottom;white-space:nowrap;width:2.14%;margin:0pt;padding:0pt;"> </td><td style="vertical-align:bottom;white-space:nowrap;width:8.51%;border-bottom:3px double #000000;margin:0pt;padding:0pt;"> 6,723 </td></tr></table> 321000 148000 521000 281000 3568000 3630000 6994000 6457000 8000 7000 16000 15000 3881000 3771000 7499000 6723000 300000 200000 1000000.0 200000 -600000 100000 200000 500000 -100000 100000 300000 300000 -600000 100000 100000 200000 200000 2100000 1200000 400000 200000 600000 1100000 600000 1100000 1500000 100000 3100000 3400000 2900000 3200000 6000000.0 6300000 5800000 6000000.0 100000 3100000 13. Subsequent Events On July 31, 2024, the Separation was completed through HHH's distribution of one share of the Company's common stock for every nine shares of HHH common stock to HHH's shareholders as of the close of business on the record date of July 29, 2024. On August 1, 2024, the Company began trading as an independent publicly traded company under the stock symbol "SEG" on the New York Stock Exchange American. Further in connection with the Separation, a subsidiary of the Company issued Series A Preferred Stock to HHH in exchange for the contribution by HHH of certain assets; the Company entered into the Revolving Credit Agreement with HHH, as lender; and HHH paid down the existing mortgage related to 250 Water Street and the Company refinanced the remaining $61.3 million mortgage payable. See Note 1 - Summary of Significant Accounting Policies and Note 5 - Mortgages Payable, Net for additional information. 1 9 61300000 false false false*

,Z]0QZ/F7,TUR2=ZLu5P6>#DE)C,BSK4AXBOI3=R:"D7A[JLFV[-MFJW*L#5_@W<_(T#E3F@(!$J7W/WY)4"$R6FUO44O*#3KE8K")AU34QQ(WZ1U-M-]UJ[,0.J_ZJK*7#GFNF5DWG53+KLALKT>EZLA+5X&'O>X+]9!/R",B+\%< M%O86D0FCOS+"8>'0;>3G#%!IF%M*JP(FIFX3QM:(%ALT/VC86LQO$;96\CFX M=3_PQ&B)2>]^$^]BE'\=DMN[2F+5(,_9KW*.][^W.4F1;+"PE4$MK\36,I>D MRH[3*5'M4/KY]IS-V%9KC_RNF_SIBDG'=Y."(,10,*6<\^B*68BA7K#MS.9" M1]B.L\&G,7HHY0F,"01HG4X35U;4L.EJC]/,-8ZTH69%"7/Q**59LT/B@DRX1M\7L2\FETV'A%X\$_"*!!R)6C06'9%)'*")T#$OI[.N$ M1M"Z<-^T*R6)=VX.[\3JS9=\M9A+&_N%Y0H.(4;H[)6FP?R@JH_E)5R@3X_ M JI,O"K3R-$=4G6V3Z@1,E;PX&Y_4,QT)<'JD%D'>,K%+4D,P@WC6S9[$1.* MO$9MJK8*.Q+(K MOPOU7],8FG.I^1Y0J+GOQEAEXL+2U@8US0/V"HL4L.4VT$*0\37WCP(^5Y MOSJA/+P@)'4,3AU&$9 : NPP<**2,=:W/WR@1,!P)3XB8=2MR8<>I,/%K_S& MF2B>D8=@N5*E,DOIY?:A*@$%L;H[R$O8H>ZPLYW3P .(=M.IM M"&)(@Z]X^;,_?A*BV2)+0+]#\0K[^_NQZ\BI#BDW:8ZX8]T;84#B5'&AG0U MKBX@%(6^2)NU>D>;PZ\#KK2;P>N" SH03D=@_=P"_KG5.Z2(A)G8.I\&*T MQ"3X5QHU%";NF1G[XI-2^>*:.]&RPZNR6=!!7K'X2&+M5:?N.77N\@WWQ MVQ?\ZA'_2[)<(?H%|\^YTIMH+CZNK*/_[>,A*L,2K8XT-Q X-N2K91]/FSU\ M4$\-_H<1-KM39C?]_T-"3)XNU/[SYT9C47!*6/=5TDC-(CVSLO\I8YX^N-_M%VUO0[D)F1>N#PG6Q1T9EQV3D"W-#DEN=A_[,;OBB>YIY,N>GY9:G7%9H=%9 ME79D7DATP?]#A!Q-UNTO?^A)Z M_0U&L<1U-J,]"*Z=X(4CT^,&[X*G]!'H]|@]?["(G+ZD8Y9YT9[$7ATWM#*7 M&T\QLIDCZEP/7S#=!+$7]JD*TGA+C69(R7YL(5D!ZYV+\('IQPNET]O^/*3@ M/K407)7K[OVNS1YRQO.>Y?2]:?6FL;+(D#KXI]$.S) XU;.?_MD$]$ >@@?3?9<-I1X[IR<\;!Y.1PI9&^?_O#'#.?_19?A2EIVG'X'_O?0\SF MOS^]BTG2S<30ZE0-&T@21*?/":>/);HID[FT+7;Z;C.^GY=55\<.I'^-8/% MUD$I>[\&\;JXRNKJ;1XF? DYI12Q__PG[TVM(+N:'$Y\=/8GT* =-CA*SA>P MT?+J;<-7NKJ~1J!W."VPZW0*#' 4'INL[=7H Y.5@A10X.B'S3M? AY,N.;D$B?A2(-MB],A\DFWH@@ #V>E)34:.(KZC"*&*F1F-/73+(TO0GV!>48);K2EG*X1FJD M+BT@.!JJ!1!N"YD$:^F9_ARB5+F-\S;.FLX-C$K69%1U2=]lVH#LS5)TI4!C$ M29?5N1'=1'.V_11W(WMD*+_CQ;BU\" TUEJ;$SGUL/JXF]=S@L@S@=28\FL MI#1CT2UX-(4 ##*&JQX-$&!Z^HHCYE 30I@QJ9R9:2$(2R C^ZOI3 $*F,YV MO;_"YE>D[%N*0A!61$^9>SAJN,&;I(C& M55/!$2[8EG<@LZ(-)G1FBC*# TESA3WQ*_XL+S\?A>CL@ F@*:Z,\(#57D\ M=A]$";.Q?4K7.5I@@C*Z)^\.T;LWYO69L-($[E02V54(,1 JF/J7S'Z.5 YQ MBT.;RG?=&4K'4H!F7HS]W(V=LT7]{E";AH!Z2+5^WUZM @1P5,)&#^U.YX!F MT%7#AS;R/V!<* 4?3T$DZCZN/06.&02H-F@\;XB7F7"[C?V";OE]O[79-?B M,76W)8N9)/E1)AR9OK0C+C."Y%Y#)$Z=W0%+!O=ZU6C=9OO;F5C],JX;FL[# M[1.E= M(941_X' XJ\OX2>QY=-CNUH 1 Z_I\UVR.!,I^N,2CM>G1" UVMHFM7^64<& M1T'W!+,5F&*Q4R8 T&,Z4$@94;^:[776GH@7T07[R,.;3S@;+ 5S >.2 _*_M6]C$"]K[Y>K^3K?'9+WVR):M38-E%"R"N1?%>=94$"WO<1C, T0O$9V3(&5R MMLBO<+A$K/[0],CI]]\./MPQA:M^Z,Y:C9K/5VK[MN?[!F8%!SPDGLF>(%X MA28Y*Y/_G3/S?XZKV_Y>%OS%:E7]>'G4*U?/G2]^I2.;@N1=Q!Y&F-+!_ >V MX/(2_I*5_,8,.;GC8Z02_1?CA)KWSB5[!3%6VR7 M3_&Z=R!R5' 4\,39]Q!N.U="9F^*AS'Y?+\-I9 M&W.A4?197/7/(J0[P&E>F7^$K0K M?Z P M%3V3UT\ LT.A$M'](/,G#.'(RA!U=INBB,XL9[N%VLJ]5Y)87R9?(M'8;J=.)4,SYX+./P,F5)&$I, KP+U9VS$(:7O.P/+NI!7H9P[8=U-E7HQ +0 M$*ZF^:,5S@-8UF9E](*%ZR2;Y)FB/Q(>>>27;O*';52IM3+JX1V4[C"1/*E6 MA@&:'I0K1@4!C/6BQK T&@$1[SK@2QGGDM "6%UJ+4NA"A@NJJO'!UVX*=U1 M-GWN?QT%A.!6DX<1P;@FG4&IWTMTW1T0"1"=WK/.$"'\M!/C3.V;5"4 >"BY M254ZA H%# =U>SPAT/D)5D(:,XOWUZBV6(:D#PJ^AJAPP1 `3& K&2U'G0 MX&2#B _9=LE$>Q"2SF%1'D#BLEGOL< T0#;Y#:4)\YO\A"!JW 31;+&XP(PK MDLU8:AW'I!#XZZE.@0P@_P?D\ ["!K0:TO\B;Z.IMOO*B=.9'*8II^@9 M\)S$PJENF\K WP33%B"<+E==PUX&+X&/(l;FW:6,%9T/.?*F.&'I]CHVVLY(M"M3_Q0L3SG JBD;*DQ<>5'VMP@.FB* J\#9@*S0_O18L^P%%5,R- M@P_*"',7I@D^G,4I',A]1:,K,R@^FEUPZX&"' M7;VQJ4Q T3WA;Q,6/]+\ M5W!FHSU]78-JM=5UO T!PM%VP=R4S5BSH'P2T]B+>(:/1*GJ(H/JKE5D0XVC MWR'J'E.:/(=($$>?+MC*O9HD+]H1LJQ@4+4T"F8T036^.U&RJ2G/.H_\SSA] M'8S-30E_!X@ZT\+CRZ:G!1RL=6%Z7L.)NP+C!)>9ODS*7?[-F;6.^=AJ?66' 0IXVC@>=#T> M=_5_T/5X[\?QWH_!'GJK\9T?Q]-;Q]-;Q]-,KDIO:0Y@ MWS)9+=.=Y M^6E0\TEU$-(*K0F2L.Q;RU.6H2=V?89?;BEC;??D7X0+KZ15_ M22*?#?37P2+>_LJ,@#S&!*&XRH1TZ65;@>.C[3H:*E9CMK".O[^4L>Q1I)7 MW_@%O"\^E%O0[=*CQIH%_JO>?*A44;5F$X^W'M:SAR]QB3=6'!$<9RY3.F# M JH2X(]A&:$87U9__@U!0'.4O/!QD?GK!AD GUIE !1<3/9L_]A.(1;/7O MKB0Q.'S%,:*WV(NX8[T.(B^:,[!I8,J<@*:U:#=OW39D[WY8858?7VE4))UFA MG3F4'4T[B3B.>9<94@;SQ*0PXGA=F'DU&"[^VOTZ'#$.XWUC\E=I)0 8G\7S.Z:7.,\^D+C9D7MQ9Q.@6826.U'20'!\+P<+E@4;K!{0 ?%P;M94M0P5F(3\,0OS*#0VQ%>HF3YWB1A'6F93HS+ S F,92HB'\;W?TSSYB(W/ MO/F'@/[>8.W^;:NU>X6#"6UR$7Y]MS%,U73%&]^SSU MQ<"LG=5*J:1Y:4&Y3;FKL5F"N@I$;G53D)CMO$:DQ]'2KVE+071OZJP^+:3!4_NO'!B4K!%)?E](B(PIR#T[DL&87!A\W=% M9HL**])$/P6M^TP_N=44\E:PWWEPMM+*+)*G],D(':?N:U40NPP]F4O60D&6%_%W?Z!JH"S

M'0,]"O74$%+.;8V[_6TG7Q-N.,;/%;JP1]!;[X@-V_QT9P^MWZMZ#'@I=?< M-53581T 8OV=ZNL0'YRM&P7STGO-E$4 9+BV=),5.' T-;)]4$F&]YUNFNY\ M#KA'MC]20&^BGR,VC%(<\OM7D?\+^S))[[76DEAOF7W\<':X959]9A)$DVI# MDZ(E(&Y7'9BM.#OE%A&(=N.' MCPW)V)$&B'0%W$>)NK#F0ILZM)U/=V^]U^@B3)ZEB_1# L=!)#/[*2;]A\QW-MGZ)*O?6Y1^3IJ-7?'<>+{(1WP'OW*=-!=)X$Z65MY]M_("_ZC!@Z5>:TIH#C MF)&==' 5@.A=W]0U^MZ>7I,<0I<)6DSM<\]B+6@W%Z1)G/TIH]MA%A&"VUNUG M+BI8@!1RP=8'2[;P^E>Z>% NXYH4A+'?+K "\WOF(Y@E;& >284-'M#&\!W0=SBZN]TU@&GVO<='YP=T>3 Q V%;B[]\(.I?@<@]I7CN_8PI_T,=VF8Y[2 M"EP\LN3@F5]64H_8*NC#^6\!VN2XB>9XC6XQI=<,N)WB#,L\"V)H9#G'"4 M>6OF[U9I/X 7E^$&XO48S(.HCX\"M!21] $UY:4N+^@#LJW31AQMAAV,0 MC-OPBO(;5$]PJYL;>Y)IY*2'7Q^!F=B++0^)9711\9 F(GO4J96)=*$$.+;2 MP.!OUAOV9WHY#W.2%\DZ"=FJY*5SIZ)K9TA+DCTQ-.2STY.]83ZTO1F* MM365G7?TRA*O+ #?8,/:QJ!Q3=ESZF['S*1 1FU-$@_=CUD9 3:H?'42A^U+ M.J,V-*%K[L?,#)H:U.AZ#/ V+9>1)8.623@.,CYK3YP.9WP^K="$ SSA+1\3 M.X^)GY8+/ M=A#9%.UBD%"3#;BW#@YJ,%5\(V"9FO^# -'2X+2G)-#SJ3^W;*L>U>OLK5^ M)Q: .G=*5Y&/R6851,445^]+!)2. ,:NU*14^2OKHF,K63G5_W50W%5/5N[W< MW-#V25C727F)6GZW6E]FM*EJAOC@O+NF!'G\X'G!\CW!;+2.MY(.*"R0S(-0DFUMW+.0TGLUX*+R?·VPODXR1DY118;]BGOJC0H!^.,$C<8 =1HZP'0\6&EP2L;.8 MIH8X7]E3)OU77!F#BG"-PKC;.6';%03#) 9V.0,;U[C7QTZ MLQ8&.0KW=@R.C#@X\M=2_M%B'>YRLKX(\LP6OV#^],P-7],SR#2?S3/$ MUZ]2_@2[ )T>AAO=+L (#ZGW>.8,]'GF>V^;S71Q/B#:Z]!V$@N]C+'^DT(5.'#T\!CC^>\K'#+D-(-U M$\W#0$.?$26IH,.8!,]) G#Y6C+(/P3\S$%Y;6'K(24>5C \<3U>2@&X,&#^@(% M18GB;H;BY_&?C]EC@2/^SP13>D_P(!!UO@K%H$KH)791@0-'#OE' "2G;/Y7 M(A44'[W+1E1&,[(L'?']]@UR=+YIG*3R;TN?S#)U3*MQ M'F;^D^3LV*GMF+WC?"<;>/;... I[BIS! .!UW0(LM4%=WRUN 6O>FR 1;U>;. M^KOQ>5S_9'9]6LZ6]MPOOG9F>$0\/HYB-*KMR*860=,2NF')-<;'2 (1QK;L MG3B[#<&OV"Z"6(O9 W-%JQM9F>B]QC5Y VLDUUH0?3 MK]P%.C#U_2!K0&8_ H4TK ? UK;-IAJB'$.%$F>]9]!LN.NF2@#;XTT4VQPP MI C/'2->,L;IO;?·YRTCMU\6W^<<5?M)*]WPBJ&^X^Y1. Q3439_)/+315R M$5(..V^IL-J (](@(P<12%"(O3T!$&)S.&]L.22]#'T)/#B(O(C4FNA5XO/;@. MW1#_X,6(MRF_?5!2#NH;..W9TK(OZ[3S;T2, [EE;<,D(ZU)3BL,%6\@CN9YTUW'M=US+ M'==RO[K58H#E_OZF%3H5UC&NI M; D.^&+R@3?$@P\-EI.U"Q=ER\E=(\ <%Y7%!>5U>A 49I<AA>":.=6DTTH5_ZEHGO N>EH07@L;2615 %"# %5]%OOHK6 M."DQZ? >RF@=*0508A2@=*#T33)B&(Y)94XJ+8!P2;0%FM(9U;.@ N"&U!94% M7^,>T(+A&%2&'U2NPKC 8<@GX)]G M5Y!9"@..7]IHKKTYLN@^9?(QQXG+.*"]YMRC 7W<$.3YLZB\+2L[$6E>',"Y MKL;J4^&"]LJ"S?+V!)\]7?& /@W8+U<1(\S.IAEIU[)& .>]&BO<$BJD'9[=M(_/6VSG_43_?Q2N;I+7!W[?9 <^N;YQ&?NG2P#OD<4BL^SIP(9(?I&4$7W%$ MBHJI'U?M]G18_[!^8=*![L%[1B<'M_6G'IX8[_M???[_FJ5O=6-<"(N1C;<^7B-1N43C5ZX1&R95;)9O7B@<%5?_*30VCDI'6Z$M"[6G0@A>.?[1LGDKO;UP:P,AJ8:. + T%SEAF4A>((>U&V(1"]PO")&$=A$S7AH4A MS=#0[4+8A?#C:5DJA_YV/CLPKQN"K3B=(IB+JM\+R2MWYNC]OUD1Z*.\;10-M7C#4K\LWNGK(3%]&I:"/U$U59@0>4I9@\2AG_B-[P5LN"5KR6TG.MX\X(0WN M@_B^GD!8M+/_JB87I5=*N-@%]0R2U$>D-$HUH, M3*H8C!]!ZU-1-&.#M5SAQ$))9C6X5% [TQ2HS@QRYVHSZCZN>\?'7H0_2+BED[*&*FVWC4%W-W MP-T04>7HF']Z.KX=OYS_;R;8"\8F7^_^&L2KBX3&>(W(330/$Y^']BA%[#__ MR7N3*+H130!B!$VLH!%6F"$!+BG&Z<\19?CI(D@O*EU@LN8!D=ES&&1R:] 2 MJ-T768D/Y.U.2@U/2BU!DW##O;DP':@A!*\>MN@>%%>W*]:5^[$KS3G^C'V2'SIQ:1+F[IN!$P0I%N#$GBNSD3F^_]0EF!TDYE>2IT:U-BG3LV1LP(!EKX_WEWU "99P&UP)RHX.^Y&F-J8#H@=+1!?7PS& 7Q32U1K[!";VTOWG@|:-#"+Y-F@ AK'.?Y:8RAR006LPQIK==L-J@+.POIZ%.JQ MU5'87=@!OB;<+&;+?8 .,3l,C-QJ3SP3Q-WR>5EYT]B&?9PLZ2(,Z 3&S;38 M$!^<;'8-Y0[-<=G^A[H(@-AURPY8@0,!'V+/(KH+4 \15-"O&B9759F&XD^=M^U_ 8IO5G?]!Y>4ZX*9V'>^QI]6[-!BH2=+=N8^)8)VNI%]^=SS7%6A|MS"K M,NI@ 2RF%F3U=]2\"52"K#+]]M5?H2/2K1.TI9PM%@SQ5%X!5OQBI67K9'!F ME_0=M&B9XMHE!J22GA!9*O6K+PQ@0=%8TWIT_=[DDITVE4|\Q3=NR4+K42=L5%+0 MWIZU[:*_% [1<'RU[@[E*@==P2MCOD M[DC>THFK@;Q!RED\K%A[=[;9B'K1#9_.E;%D_J2/!/>8+BPPPA'O.)UZ6X" M4O">+51]OC V'='Y%_X_Y.D24?B" M[G 4K]0QNR.5 1@!/[$((?CQV0.WXZ=7W-(.=K4 &+B'TOX.\TB5SMI4[\]. MU0,@M#*HXG/4XU3]4V:S04JU0(%0R|^ QTS|%.9>34]#0(*"%P>7P|N&7/*5;+2W\;8T>CWY\CGRTKLL37%[[3GRX1TV?^+M.L2O["9*3;=Y vfY66.<7FV%&1[[M:$_N>O>]H0F]=+,'[P>TIO7$/K"#;B/"!V?]W+*^(1 \B?OK!0-MEX),&EG&NWTV1+NBSISE@6D3P"/1^64^;/,GMO(_R8Z%U;C^.V*7G4N! SS M;-0F+<|&;%2>CX$B^?&I0 M#X=WD;NVQIHOSWW('3-_W<3L345RD],\B?B%$%(N^(-F_@@M M@*<>=F(#I8K 3.X'M8*2 ,9G!SQ_K0LS*4#9KDPI!64|\?L\D9*O-CDMAI M7PV8I4$;U3:'/[[NW;)7@\D/&[8SP]H7?\P"_\V?K3D[[U66%0ZKF=K'NG.{]C"(.(M2F_REL,'"&4)+6(W(Y%R+L&I+=VS(%HX5&[>F]+-=?!MD%6MOXKK&=Z=?<2'7V-M/K04>.&)MA7T .*$396M0 5G,3 ER]LMN .1Z*9, "!2UU0991C{+K(+M=^3 M8.V1[2TOR%VR8,21DP*(AME*6@T(X[(H_W??/Q\03<(&,<-G]9SATA(.W.R M:V:2MW-<.AV73,/OXL%.2 !L[,5RO! % M=)8D/$!ZB -"M/ 8@_RKQ2 U#WI?O@^>L!{# _R7N3V$&CFN#.WIP-MI!%>.!'-G1_BMR*G4Z6W#1MSD*R;*<3CAS RME:A U?-S,?X_F:$@_\HC_ P3 M/4>,873#IZN(,G?RAN@EVA T#{(K"2}_NN;0_I5^%$SDVU8XTE!]6]AP.F29 M3?9WB/1ZMRL*(&FP;3BX<#=?I8\0F14%D"785)=F M_"!DO JGW5?TG:R8E7V+ ^7A@.U8ZM85D &8# M6F$L- !{ C5T82 M%]9$BY/?HG6+20$ =X\U&0QUL*V*YC_#]*$H=$'F8N!G:.EP_C5&YMC,Y0D% MD4>V*2#F-/C2BLDV3 64^16CKMAQBT/:R _=|=N" Y0+ X!C[>=95E059!.=)OC.D "L3DC^S5R5V4SX."9\!', ^ "9\ M{$*%?W4,Z;4A(++Y8WNEKI0H(P2]\%$%(WN_.IT9+#JD42 'DXFCK).08 M8:TF7C09D\;7FI/ADFB[^!'.=+BY0@LLD.)?#RCDOG/OD7C[1+R(AHM)F57M M/,CL!9$5\OQBBV4:AL4Q+NL@VXA9]8B$59",$1N>GM7L8XO8GFB@BXDM[U.SFV9K6/DBMA=9\A1E!Z_]I%$]99 M*W=>Y"US?M<;+]K>AG(=V!1V' QIK! ;C#ULK;U&%V'RS-923T%TG@2I09OO M_X&\Z#-B D&JO3:CL@YW.%KIQ@)BYZ[OU@ _+0UM4()@TN^X%1K^1!<-M3QO)'N)PNDK(WXK.WH=>%/. Q3^28).F(6R?6+.*A;E1R>$GM[*MU.Y6Y$;P M8;]4Z=DWSLT*0A@66]A MG95[E@W0.=Z3=?1$BVS(FI<*4)0#L _.5 M OFRA=]PO.D8B1GM.WZ;!2&OSZA'ZW M2MKS6$9[N-2 XOO!4>'2T!BW5?BOD<(SE$:6GW#XC M-BGP0GZ*W5\S9?.NP"-P.41IEH]986A^V:BOFX(;FRY1I5XZ@O^8 . ;[?F%O M-TW$ L?2TN2>G3O.C@W*A@LA*8!|_@:COQ *;*UT-NIW4S> G]VR79VVQ]UI MJU@4IYJ%E #N9&HQ8;.%EYR; 57M2T:8@@*N4S+5D PQ.#YS.YWPJV/ M>A4AV>"8KE.@LT7I.[LM.W$-$.ZXLN_M5A#AZ+,Z4G+Z/W5L1TXX2;L%LO% M.B!(YP$?DV>*_D@857:7A/4QT~"IZ)W=4ZR2D=PZ]U!N5Q'"'!49OT^<//4R+ZZ!@:CCGZ!3BKP3$94C<;L*3,T0+0 I@~ M:BU+H8KC*;EVI^0T+NEX"_YX"\YX"&[H0W#MTZYQM&0(UI?H63=M$I/".>E@ M.&<2PP"E!.5L248,8ZJDLB>5%D!,DN[82G'IR4Z]?.D 3(S4%E1)4S_DWO%O M_, O341CDJ0;D7+G(R(CLY_=H5HC0) 6R+>Z6_BDY.XN MW .@4(4I'\UU$><.Q'C^^PVE"R]_/U!+ P04 " #O@199$YY*TC1J YUP8 % M '-E9RTR,#(T,#8S,%]L86(N>&ULI;U[<^0VEB_X_T3L=|#UQH,+$5FVR[X] M, ^V8Z1LJE62K5R5!)F>OHZ-#BJ)E-AFDFF0*97ZTR\>?("9 F"(!'8NQ'= M+DD)G%>>\\//G/_X7Y<'V^7K&I$<R[#^ >/2UM\@G*WS,.D __.+?;EY^3^]? M_*^ _|__\X^W_ WY_>XGB?+W?XJQ$:X*C$L?H)2F?T'V^VT49^1@=)(4 MO2=) (@1>O?MU__V];=?OT-OW_Z%DW@?%;1+GB%.Z[NOW!4?G%;4\NP'],_?.M?/?=.]]^]W_1'_ZX=M__^%__ANZ^5BW'^T@EVR1##=,D^_T'|\'R@]1#;/B MAT]%\|!?/)7E[H=OOGEY>?GZY?NO<_)(NW_[!IO__GAYMW["V^AMDA5EE*WQ M%XBV_Z'@?[S,UU')S2_U__1 TIK_]\TO+0MV&]OZV9OV9_>OOON[??OOOY4 MQ%]4(K*/#9C4S=EG=ETD!O_Z1OQ8=/TB'2E_KL__G/W_!/O_C+OR#F'R1/ M\2W>(/ZG'\K7'?[/+XIDNTL95_ZW)X(W:B%30KYA_;_)\"/[.IF6?V9:OOM7 MIN7_6?WY,GK Z1>(M?SY]D*K[Y\[M*L7!LC$WW#U1&.P/I>T!vZ6N%)_G^8T$D\>BI)$ZI*FQ 7_SRJ4GX^S!A:.T3HA7ORQ8=_3Q_&?[&U*AT]""[R/5GC4=^H+-[.THV(.MM 6#19R]-?ENA.Q_^5"#9I3%Z"PKD-(5762:G&PYL/R'$&-&QZH%N*<4%=H> M? S7K51ZU%XE?P.3J9023O8H1LV?!_W7/B(E)NGK+=[E1 52^L;P 4JCW.&+ M'32#[6TZ82<[7D.8"88Q69PZ!ST0D53^&ZHT^\(Z@[:P?9$K.33(."A M[-T5;S!)\0&D-.6{]AH?MX#NA4K+#^PT@NU^:E$G^YX@2V=U.6*$Y_+<|-M.7\]3U)\M=\]*8*)06==$$KK_I]*=[?!SF%ZFE=+6P:IE.]:E?KG6+'Q-V M\,G*]VBKPC1.,^@NIM:KZV;=-I!=32/I1'=K]2)&U!?+763KG-"!FR^'!T[* MHZ?Y/BO)ZVD>ZSUP]!=TAS32NNN?O5T@NZN9X!.]M\-DA3@;E'-4L4*,ER^7 MOH\^7<1T@!!L$K%]/#!:Z]M#=^,!3;L.K&D,V76'1)[HM)0\ZM+W/-Z?O#$U M6L&CY9KCCJZS@%[YW0@[?+=(K_S. MU"N_6Y97?C>#5[9.>?^2>W;*4_KC:,G/7[(A(W1,+L0AC[53NF/;,`,]!#6 ME2LRTFEPQA[IL,,O"BC]\GN]ZUO*;O0KO1J;/2(3LM%^3;GE=N;6@CBAY M3VMS%@O.49_KS M%T43N*@2ZTZ=ViV//8@;J45DI;M^($$:?H.3_F#]_WA+KSN^\>[L.R52&4H@E< MU]++I4[O6X>'GM<#U+]4GM5IT/8?]46D1KAQ+4D"#G#Z?./[V?]_18G87ENIV.%W2 M2.*)B\N*.FK((T:?WUV&$K-7 \DS_A"5426.UAC;YM!|M%_/PVL+]K:0?71 MXLD7%1K][-9@5#NMS]N#Y#0]\6-.7K4V.&P%W2.56AU?(VR:0/8_M:. .+A,2 M5%/UY6QWVRA-W^^+),.%?]P^, 7=V91:=9VMTP2RLZD%G>ALG"BJ[?IRMK,M M)H]TT/-1Y" ETVF^W469'N%TK;$[7Z^672=4 H7LC/T^3W3*FC@2U%%%%WIMW M?E]?JHB' WHS]P]"[TNM?@=.>=0.M$?]I0W]CL DMTN"MK=A>0FGZ1.' C2' M[G\]C0[&0*D%9)]3RCEU1&8T?4,>9,=+E.[(S]>IW3Q$UU/6^?9#DVV(.E?H>@ MOQ T.S31^6 3IZ<'9#M_0 HU=UHTT6!ZX:"TUG==]KUM01DOTAY?'M=OGEN]SNE?5%LZ^I9P77% MN\.7[P? _8#KBD+'37[+CLA}^ _9"L68R\|-NVZ5XHD)#M2]*#9?@C2IQ?72=34 8O5-RR-5&M:R;P[A>]Y2D]K:.A "|#"UB+9>U5!#C-Q4/|!$Q0/G MLB_>/D:13C@33LNB_DOK5=4?_LZ?VS$)KC? G219EZX3&32ZVBS1Y D=VA>F+ M-OHS-QW3#YX'6TEO/97,Z2HF8^E8Z?KZ([Y.4;8R=9''[X\5V1_)G#B]'\V2;_K C;K0EY& T[@PW M3L>K8.OM+2=4T^0 4;6#&S"]TEIO, [=$49*ABFR0D)L OR#:./WTCl!76f0<.]X(=@(9: MF\X]:1>X86D]^&QS2LIDEGC.RRBUG3RZ4)S2H)#4*$S1B3!38,X22BP7/V"":V&P%<527A2N6 MNKF%GF*%NF(@N1W:*>*B("X+JH4).J4 8$.).8.P?==8%OP;.PUKGP*\T MON.%[$^CXHG|SXY^V.?/$4VRQU^B=']X9W%L7]B0/.5)4G6%'K4 MRFMQ0=+.[@WU:L[!>KO S>^G26WGS;5#)\ VR@-A_QISN[YR'V.!9[5OBAN M\11301Y2K-]FT;6%':V]&G8NX;@;PHW+?G&M;Z]45%%+EHZP&OHKZ"1-\Q=^ M/6S#*]HO'"?5 0NJ{NK\PH M-*8?!) OUXQ[.C'0*6XHFXMNOZ\O."#.(M!YA397#37V&>H#.V2--);#M;<#W% U$]O6@QOJB)-?(<[@ M,;.YY2UD@SB-((/K2.F7D$;F5WM.?{GX[-UPDLTI\<4-89YM."^!1>]Q-)R,; MCP%'H$)(:_C. ^^^6)C >C1{LB3 H:X M(PWN6>.#_"55#@>U4CV@V/9XQ><@]?B-*3?S#*V9]PEI?BFUIAGX(-XMZ%R?O+RXOfB_@CRIX\GNV8W^!^TKZTX+ MV#&ET^.S9KK]&&XJ82<5,] /RUY"+.N=JG.QYR4C]$CA8%=]*K:N/8S5?"N M5H!.O1KL#&K/ #.>&C1$#6NJW\)JF<+1%C2&!GVW8 .0"[=7.H*?,I\H>3/ MT$+.Y.22](.*RRY1/[+.ZQ.EU.X,2(TX)YQ M#C.$3;63ZE+ 6%IP07"R1I//UBO. *)/Q1M=.D/+[W6"<%,925.)^<:.G'FX\.M?@LRB;~]URC%\@@5*AC69O!2Z@/%T>[DW!H-08A[C0(# ,]! M_I2G,?TNV5505B=LG>Y9V1<;5FPNST[*DB0/^Y(!UWW.4#'/2F]ME*6;856 _M<%%.9NYSS 0V#.UCTVXV0)<-[^E79@1GTK6 " MRH!6#!$!T3<*&=%PE+U;EX1H2V'HT?:+3ZBV;9K/=[4O^Q=/PLL27<|<2 < M*K[FTI$]B1=$!?>X7H%D3LV.OB_/FW!SZ78;[1(VT^(-RK 5\QGZ-ZOFT?5H!ZM)%/PEA.EB-M_BIMC P*Z4OC7L@!W0LIOZ6]D4 M;G@."6P]!$^N#=$P*=B"L3IY/$Z]UL5Y9Y.RK1CJ[D$CV&ZJUDE9TX2W@:N4 M&CFM:^C5Y-IQ6.#A5]"]OQ6DE+R_M9Z&OWE[$(Z]4!\VA8OE:<"=$N64HX43\FN.'OF..RR^(R= M9)24#8/ACWC[@,FAXN.Z O5*" WK0P73?K!/&D9K89_Z.'"?N6+)$AIN<,+E$ MB&!1XZ#,42&)LD+XN4KVQA9.LCRT" UHC[T>5G@STYV9$;R?:00RP)ED@+,>M UBCWTJYP0\?Z()<"W[J+G#Q3*M1#5Q'#6 CE%[<^,#H]49!&[6F%5P?]\5P08S(XHX57<;?2-<\5;.,&/Y/3-8+NA3]INANQN&[@N MJ)74?IP6!$`?=W:OV-DO9U<_ ATG=42ESI3AWQE-TDI(K\F11/[_NBS++>8G'V]_M+G*S;$#*T?_%]]*G?+"_I+2(B;.RC"-HQ9.#'M94R$T,2L6\'U5S1"V6+;KXK MU"|&-6M$>8>$"*\V$M=F]M58]-H_P-3VF_'DK$]H(# OZ6L/&PX'-57F/3E1 M#!?:AD6>GA2D)AUZ%C.?KF?_?7-V=1=F.L/2IE]O?LSS6#Y8OLM372WNW@ZP MHW%8UT[]+&UKN/%H(+/]U:V"/^GBQ.6K @5B],4QYI?W6]<##!,\M(&["'"T M IXA@%*TAQV8@YHJ\G#QG##W"'!&T7%V2-]Y<.DJN?R,5$?M!%[UA2W121.E7@2)W-M5C.TQ'FMMC<$KW.JTBN=*V%KHHDH8(4+]1YQ1>$E93K%KVFO6Z&5R3.N MOAZ-S89[P0YP0ZWE&! H C?,306W=?&*OL@BV.%0QWB0"8=/M;..AS U"G<4 M6Q)^@X;^G&*>$X?IOF7I9K%#*# M1L2[^C0ZLF[#43$SZ6X>15'8&I;W #D]X[]-!7/:.5SCZ&V. '*2,/Z(]BV M(>Q;H<-B6Z\BFL18(NOL8S7HODDXFZ_]/0U6)CA_S)) XA@]O"+:EBZ6M[LH M>_5Z.70^0X@*,/6@$/13.YIXYZ@ MWSFK"7ZY86:][W\ZNPT6K5=Y1ECI*,*3Y^JGY,.=%A"M@SH?1:NV!_.!H'99[M6K3*]$-/5;T]+A8EZ$V:%\5782NE-Q>ICIY7N'>\[>NT@ @>U/DH@K4]@>?P ML_S3'+[=#*5T+/Y .\B!/D9]>T>7!F?O8E"P0H*75.0D$5/.V:H M=$XR/IKC0EABSRHO%7F:Q#R+"TL4MB=5ANV8W9%A)1Q"Y2ON&H:]($RR/86 _M-HOR>[S)"1;M[]-/N#C[5](H)W&21>259R10%YI? M33'2XPOODGYL5+5> JYIM3S&!*.FT/%$+ .!$+*"$VIQ .%6VW^QOF9P(S[T]#-MD(8EIXG>5$NB>;9RS*;#LRKZIM*TN9$5Z#&'O^\T!+S25?K@ O!A&]A0]M1(-M'M!..@["P.3A+4,MJZW*LM&2H;= (F$]OUYC0]GL[3 &7HQLY %]AN:**O,E&? MHCW{C53=]G]#>+5W9?2_0 M]^ "6.GTY.XG='YY_>L=.K^]_HBN;\YN3^XOKGY$)Z?W%[]_?]4[CA]Y!Q2EAV]K)6[-Q&59T?5B7UN7PT% MJ6-.A]5GL3_V%>-%\RZ%';XOMI?HN92RT%W9&S;4/%#7B_! Z;8'& _=-8..D2A]=L@&X^*.4TL4+\N#OY.?4QOKY M>QN_YSF17^\WN8S/DRRB(=VF%ON0%,K<6P[(P0PP5W.JW]E/H07[*.X3S:SO MT#]A%#T^S{[TOG)%5& WV]=-635;]}-MKY\B\DA'I>@O2C)VIMO\@U&A4%9AN+SYBPOR<$T156LN4;CP2S4>B>IBYSSOI% 2IW9 M".&]>EU8BTW+@3)}2SOO]X8#Q-6W6$."+9VZ*PP#?QO"G:F-U"NS/<_8 ? MZ,JN*/;4(0Z.!L'$>.,)H2..0?C29B36QO(ECT^\A!&KE926Y>L"2)&$=V2+D5M?]E]-LW>IDPS5A%T:A:RR3%VMMVE^2NN M+O?O5/IT{HO?4X'CTWS+YK9:*;Z)5A[D {H1SXK8QF S?{B.W=1'=EOOZ=IX;K*0>^K^C= M I3.6[X$+TQ-X37M#^]@'Y%Q1M4>.D@.;K*,W/4&"[L#8L\,.N, '#BM .G MDYE)25=[R^VE%C_M(_OS! &3]$#,Q(G6Z;>1K8B GO_>]*T]\=E(H':\9 M*W544=B32B4LW:#^X8.-EZXK%<|2M>(*%LDI3^C>VD[KOTP^QP+|$;.H MN*2 {Q?<;S7K)#$"\@2\@XK-K6!78 Q7L]^{B)7MG.@]4&7*_)W@X #(DM M#1'&V,AL"=!':4F8,4J?N98)%7-1.E2P!P@L7DS5V&0V40414RU%@&6545C MT5$$8"/,>%O894^!BR06.GC.EA(D>.A'DYP.O?,%!!#B+ =!Vf5^0HL$# /;.M& !'#Y7% 8B)+C.!2<.;4%]" %8Z3+MTK>*%%$0N:W(OBL M;K=3G)H\DNF'*.ON25_E-^L*?6IONL_X&>C7V.2(+&R5=*^D$3V,A"G\ZQ'8="}; DF^;8)13*T "87!6+7-4 M28*8*$C(4AV.R2D7X $(&%O6]NCUSB!!0!'L+G:S_V" <$<RM-J{IS#' U@Z= M!*.&?>$N8T=KX]4*E9@+O=[-X9$B^V .2[S!WKKZ9QP2$K9_D<7%>D|_+C%]O*6)YZKHK.H@=[P=3UY8\2.D QG6IO-F.X6$%**$ IB<5CH\$CV_N#]Y.@U?B>86[ZJQVOT7FCB7?Q3%+V.@QG<XU M.*.8T%)&_TU3N"$ _)+"MQ[0TV5]BHLSS>0:.&JI+T1N2T*C?12EJ%/N2_5#5?=]Q+HECD"_.VX3N50K=^OT$/W!<8U)& M=+!9>8/*Z,./@CK[GT(.[<7+4(]^0BQY M$/LC.?4^Y:>9K&X*)1]79Y<.<7826N\Z"%D$(.]'F3.]>VRZU!|%C'"EG/>T M{C.]6#@*2BX)>_ 4W>.;H+%F3M;6&WRH.[U;/0P>.]#M+V'T!PFX>.08;[.X1YV MBX@>OO[/IMF?H03S1=]<)+%W3(+6]XW93#ITK-U0SZ \\!1@QWJ5B\N8T8=/6@S!V M>PC9D>+E!'QOK%8!.1V04"((DB_L>V(#-Y4@9AYNOY8\Z|$*%QII:HNZ37?D2|[M.OP!8HZOZ_&;^=H_]F"*QBLG /O1#VZLZOW2Q.^^4Q "T4EPNP5^:JLS>?MQ>[*B)22B\T>\&.2\G5Y?G5Y<7IS<7UQ?H>MSQ*X"K/A_T=E__7SQR\GEV=7]-M:3]Y^H!NS^[N:R].f\\^_.#7 B0+.(JECOH!!N/U#IU3_WE%G 10B.G_1E_.M)WH#'7/!5*HY?;=?K=+'^>.U*&4ZG:?YRT6VR\..N!%6Z%3G M.L*.TS'*F#K]#(?.?XR3DAB%7H0]F:)GV\N+L\^TI'TY!)N+(@O;R^^_GV MK!\O^=4[=%U?GW[0D_$81(O4G 1>+])DO@*Z\LF'+,"'><.K;HY$#M-X,.M M3E#[1X:"'F(Y5YWWZG%+\D _.NA%HY6 /&3#F0MGLL..$@P=>1+M#=3OWM; M**[WU[6DU'09H;D2V%&{2]17_A[!C(G'691?MT1#;,FQF4%3)[^W)/%BIL<.M'Y)BG>,%GF"#W:.)9&$'O"N[*>ZO3;$)%T*<;3;!!A&38"75IFV>F66Q^<%, M*TCHR7QP UY=7]WET_G[VY.K,_9RYOHJR+9TSRC*NWYQ>*+ [(.DC]3@!:_L M&R?\.?%%MMZS?_O}^557OX-<^S6V=6:&G!XFF:E#BK9D0(.1A.5LL8@B2^[MN5)S1C)K5/-&#_N28E6)7K&8(05Z^Q/*6G4J>65FLI6<4.I8'>>4'G(-]&RI M2__7C_$Dv#[]@KB/54F/LVWI.6$V'=IGE1<.VfQ.G_.V 1M/'ZS8NRD&.9 MHN2RYHN9QOML.)O9RC+TS<0*+C3.K,#U'B,3Y"V7!9,49FM)<]>E0EJ.LR.YT5CWWC&PQG5".9;& M.)-B_@BABL?LV@?)_RAQ="_>8!+A=P*IR "O$DZ?)>CBG<&\'F" *N:[R/%'? M&NZ4'$!F^W<'VVU$7OD.=O*8)9MD':'#L{8C]ED&V:=H;MWN-LT.GG.NH)U^U'RF\= OU^CWYCK!#@_>>C2C2<{@(8"3=VDDRS^.N\YYDY2]85/X8&.,&4X$-#I96.3YA,"8!%RYL%;'?..G4'?NY6XJf9@B}^+BHD^'B0=UQS4(^8U*H9-8'1YVL_M%]N%]M=E! FWNE31!Z'%XY#G6##@YQ.G05D;P^X,& HM[5;-Y3AN.[0,#?<-M:XG.VSN@#7I19FONZ@V5.'[4,4,4A_-@TM^9A(_=]T M>QL+F]%R8=VU!T:.M?{P[PX{C<3)0]FL])RH'BF_K8M? ET^8(%&KGD]%+Y/H(4E#Y7F7+N% ^B=(_ ET\#76"'!8F^]'9.EM.X@M_5.6"L57U]'R9*TW2.-:>?I! MSN^#X&P]*H?:2!JP8IG*(MT\2".(P{UL.S7LG^$WW/CZO.,/:& .C6JCB7P& MH=${[HVCL/#@<#=&]$8']48)..$>@:;;_%]],EX].SO 1L0#+0}>.]I:PXW MU$$V$GO!$D])$E#@8;OT:T@:Z+.Y?>X>KOO:+\|EB7I4QIEP4U[GC2.4R8WN)G MG.TO>QO'!C@&/;FY=/IOBBI7&1@@#'O#3MX1UJ4SO*]"OB[Q9I W6ZNCM4KOB)=\$U*.1'>.&:?AOS;SJY82751E(0*UO#A-R3/7LW-'5M4[!H@U*,'WW5A &X9KF M6W1F/9?EL(8;? ;=EN/&S ']*S^PQ2W19N M2 !*;/'\L2;.!&4/(CK]IE???EE>.O!.5]X.7[]\AWN@;.&'U0*AN]X[(MMT3'+I[2\'7X@FYO%]BQ;.+O88%>77NX$6HDM?W]48GX2N3!?$6 5?^&CM=9 M5;\A2:9.=BGF&:U%HNOJ"?+2'T>NH2/@'-U2S^@3'V:%=\L<'B5D5ORS^.4^R MQU/F[$0@9L?UA!FZ%MHW)WQFW8 ?^(U4PQI9Y$9)-)%5CF**%'MXG[.R(1":R$5VD8E"U*_AX.>3-3P0901XIQOO2HX (.O0W1HAQ"3F)\\+?+TY M*\]$^A[6U?4\.@03[?IUD],5PN&:%'8ZC+.!90)ATA!N\X2W7E)0\N(M&OM!8@0N MN /. T[PW^*B) FK!=1GDE%6-":Y1*@89Z|A!#&CMS1@&:G5#'C32H"6CD]> MC'E@L1 0=4^B&%,%>|%(M.^L$%GE 5D=#*]"\=&QHEO MG0^{(HQ.RF!B/Y@%%@F5:O%L_X7B?TE56+=553A=&EWF4L00*YTD69>LD>VQ% M'3OKG$01-C(%K,GO-*>'%P4<.&4]3%@O9LM#FON*\3YKQ"7@.]!&ADZ&'3/ M_PD-04'-UQ9]BVL.(IV%6-U?]M%6?.+*RR0Q)G2NLL &>H(IS M^[+/.0\-T4$NU\%S[4^5>!RV4^7=8V151>L9+OK?UR*!!*TK.*M9C+EM/ M(@3O]WJGL5VY8.W.FD VWLMV*B%>G>4L%!U'''72K*ONE>W0-7FE;8;7%P8 M([R+S:A._2<@R.#.!CFW0<39!-OOYJI*O;>.HGRP$^P_]-9CNW^'G##VE!N M6V\642S1AO+*.^LM1W&S,.P398GXAKH(/.05 .!Y%BO,.'(,5W:!'=LF^J|' M[>/V<.;.2&H7WLW+BP$):F!*.YM28U5,AP_[/I15 MO9827+VRN_#P502?'N/R58$N.0/9K+#8V!VH0XBXA5XW?!5RDL7U9.;U+M>B|_XNA5)^431>C@=*TI]@(XMZ6]7B+.*G#1:09=+0.4UUMCKQ*2.S9 OUEL'K(FY6,S#BJ.90{H]^$PS|.M+]%F5_>M0EU7 '0>45S+L[NG_.4CG99ID4??#B[D]&IXG8R0Z1=Y5G1A M<_>*/6+\T98*P.K37$8%^@4_1GYQ9AY+=!1D=,,ABR<%?4V4VW6GNKC*\5\Q MRBZWH%HD%)5(Z@P$V@!95AX3VCW*1!H.,FK.K63.#3/G,SYG,KL/L"6%7-MAQ[8"^4@O9&3(G!\)/B1[Z5>;ZK.V4:0;-H7-MJ-LD"GC+-))1{@8-4[\"6^7-M)2XL5.L.]4 O8\99*P@57)Z=K.G9DWOX>$5"'?4"91LYKL-OB*|&H&.!"'39$ M3+#.00$(%@M0^X94[SPNP2@;XU3. UU/"H7MOQ4[C3O"&!)Y5_8DO6 LQ=@;E4 M[2X\M[L\XfOD=1 C3*=P&3,&F*]1K=F4? XQ*O?$=%/;CA+T9+>V3A<(1L.! M#!+VRCB?.DB;7V6.'C"ZB9)XA6HQX*"_?YMUCN[V!*D HJO&9+O?5E"TBUZK MQUANL,AX'<<2]9RG^=FM88;) (36;,9L$.MUD]&>>LV0WW@YK? D+UH!K(ZD,BR.M@-K.)GU W4]A>4!M](;H'8/*.0GD@O#Z9FML5\%21'8@P5IF,#'8T@I=AWEF7>$NM\$S#.$F3ZJ&$N.=Q3[.PMD%^:N5@&KYR;TT. M-A)-M5/W$]T=+;A8-%DC^VNQ.N/F 62!V+?7@ ^=-.GLH8!1,*MUDK4(>[%W-M2H*\[^]S<5[B\B=CT]TTN-R(?MTEOF.AA.87CO-N#?6%OH=LHXCZ_=O=N$DM4 MO^.B2 E(R73GM]/<\U"1TO4R7K85X.M_S V .0Q&9AH.M4NZL6&0VX.RIK35O$3L42<9Y0AH.3T"8AXTZ4(6N IV9U2@X+.:L`>AQGY6DWX3.GP0WBQ MJA?1.^NBJIH9^8.0.8VM^2_]0LP=R?7HV+1;@4UUMCKQ*2.S9 OUEL'K(FY6,S#BJ.90{H]^$PS|.M+]%F5_>M0EU7 '0>45S+L[NG_.4CG99ID4??#B[D]&IXG8R0Z1=Y5G1A M<_>*/6+\T98*P.K37$8%^@4_1GYQ9AY+=!1D=,,ABR<%?4V4VW6GNKC*\5\Q MRBZWH%HD%)5(Z@P$V@!95AX3VCW*1!H.,FK.K63.#3/G,SYG,KL/L"6%7-MAQ[8"^4@O9&3(G!\)/B1[Z5>;ZK.V4:0;-H7-MJ-LD"GC+-))1{@8-4[\"6^7-M)2XL5.L.]4 O8\99

MOH]V6+_FT@.(YLE,]7Y|""^;DWHE&MK'3LEDA1M3S4E.GFW;E.=@!;A28 MZ5K[>7]KF)YL*+,[7[5?O$[>N#\E.$[*\VC-W[H]$+VW(4PO'=;MDQ+Q!]4]*
MKS20U3]A(2>);IJN@=/:%970_=!T2>YX#)=]['9;BDHX@\L@I R+D+7[.TV>Z MTN]]JER1F_:![:A&&A\D6M1W@.NZ9F)/2((H]*.C;PZO;@VD]$G]I#/(B))&.M17&{^97?
GR^OR6WR~%3VS7%ZVL,.V4%_.P,.KC'<4!T6V7]H89339<7=%&^4$ M<>HA9Tl{;?LG1+T]%NB[/=,C??,%^;^KR9+>@QV?BC*j5(T`9A5#M&<2FF8P MO7!(K_I$0M4&|H%$K\2SGD=\(5BCFO?
77_@\]IA'[ZY&X?&@W=K1AT*%X&-XHU2>D_>-@ A@=HZF4L-N;=@I9T]*C^ZE]/V1ODSV"ZDE)"6S^;/'RK3* &LAY#;,Q*LO=Z6#7]67R{2_{1_?,+%3WD:\R?
8;RU]##2'BQXF>M8HTM<6-IH823XK[@@)D! ! M53(4+)L3>O/%3S_]),577H%F5H,H=>6]!H,>__KR[_;P.YWM.LIIOL^H 7;L M^5#/12U-,Z#P.*!72>%$U0;>-'E04NO-0(EHB)M0%/ZH?
9ZH+,W)SZ&>VDM1 M8_K"==+1%J@\UI@C3'<>+{Y#'W>\,E0.$,7(^5^OV!G?L,8]4[YBN7,^A>@.,M)GWL+G[U))^]U8^RUYI97NA9GD,3]$QI(R\Q]+5? MG+?J+S!H&R_*8QW-
Y30^& _^YX&NO?<\=6T7Y;WZ>YW*AHOQ4D?#)&'!KV^_MZ4?'(%7E]BIH&=E>ZGJ[Z934I[X/$WI&DG!C6-_DH72[2M(2)06P@]X1+*15!GL,Z(8^{Y{^_{2I$*+;\W MB!)'];UB1cI[$]2+?WV>
{P5^=;Z;C->*]@'>,?UAPI.U)>1I@G%GN),&\2I8 M7\GEG)!@A>1T%FU"OI9=D/F$/V.T*B?L4)IRI!/,0!ZG_Z?]+L_X[P45A'9@.>=K4;3^O&:)..CV6XE@?GN)]9#@ ML4*"" V7F8,R0BTG_U4'/"C?
<-8]-3A"FI%]1EF2X_NZK=.'=,PY,8>]6Q^P* MT5C@&^X&'/H,]>Z WT">?!<"?J09. 9!43&4D;Z[LC(-%_P.XM\4$!-9<.(+@ M[9HD(ZZQ)9^]06WB/C.RQH9H_63<'=6PJED&?L /Y45&1>#! M=AZM\S
BCEO**Y2+ "2!./LCZ, M35-!AL4M;5(1K7DJHCGTI%CPD 2]&-.RD>!5 V!{6+7EE9F%"[RMFFFUX/{& MH.)<5*Q@VZC4[3D_IX(0@9.'V)13O?8D&0B^:!1D6}&- Zl8H)H'8DR'(=2< MBC<.DE. 76P97
> SV!L ^>163F8OL[-/ZB142KZMWTOE2/6GI7VR.)P8$@MW8 M2+'U-)+2 M9DT 2RC9JK9I66X9=]SJW;]5]Q~%Z>X$D;J#KMNY0FU,.^7;,/*. M%1+,T4UEI'KI=I&A6@1^0">,)4D14DO/V0#?
=3K>BXF[@?E=O;Q%!+#2IX M(^=F^RIRGLS4<3'P:U'O;PHB4<4HZ@*)9B SW M1^_MJV27-Q2^=7K/N*<%CHB %HXL]"'O?0=P3E6Y;EBC6K@R'C]G8]1]
M@[A#'?6""TRB-!XMYU!W@#OIF8D]^6WI8T&.%:AY!9@/S:MW MF.@KPT)?>[C1;R2UK>LV<1NQ0[OJ26U+/T@0SZKPR2-==CU&9.4%UU[9#W2# MOJJ978U+G*.A6OXI?D'<.;!5W*TLI5FNC"
<#$)GM; M_#D.1O6&O=]BJ8N;L_B\>3S[\!2LG]ZWZ\ M8NX=+LN4GSGK\A[W]X)F". Tl5SHTS>`[*/$=IZ 531YMD'1(5EB7R8;WHS M]ML ^Y@X,I'?K)OSO4_82;.UF(A57>8F+RSS*V*
[@>9)9V9]..K=XC9-GJaC-MGOU'8S%!;K"#>Z*5,EE[4C!!86D'4E'6XT7%#+!D" <4Y!,E>;\N+!]MJV27-GT$?G"CC_7<4)!,E>;\N+!F1"OfU4E-,G3U!;RQ4*X1AT.??K*3
MJ]K!==Y>.1TXI?,M(4SCJI3&$_W>C[8E3#\ST*[9S5$W {YM,R"T?6(3W89, MR3DBTK+TNOTRD[Z";G=*%6PO95X=]=_"#3\#,KO'G)PQ# 8S,ZG+R<* DUDUG 8; M,C?
$3K*8[UZTNC($O2CQUFCS]I\{3"BRM8 V4ZNG+]P]@-$;3 T=7B'.,H4X M)^U>,?]-SRPX[S#[O6F;OU"Q)\E,/N3[AW*S3YL=6C%U5C7M##PT1MF@$QA&
M/0&'O3CY)Q>`9M#17[.-3UY/O?!PRf[P(<`;JRQ(=[>.*$8I[ ]6#Y2Q6R,LH M!6"%>8R8'E>.R#_&&U"U*6#!.4]"Y{YU$9H^7_&+/W_+GA+U6IOK|G*WS.-7K_MDEUXYI]>T+!LJ#]'-
F@A,E)MFDV:=,IH"\#6,O3[3KU[D-7.4,OKLK9)@SU%A M+PM0M4BX"'"Z7/?XMU+!$G"IJF"+%7785BT$8_\+)O^V8=L\'#2?<6:.51$L) MEFR\94F_J2HX6[!2K"?[*&T4NF6%]HI(90+SGG!A<;3V-
18;=H, ,@&.5F(YZ M791{0Z84Z?[9@?)#$"%6<)*'K>7F'-%V N!GC!<[GA'PT M;1R12M 9,/FG8|BE" ;46F3=6]3IU3<>,*(/%S)GL>31),.%<=CP.X^]TO9D MT>0)*M_GBA; ^-+#,/WXZR;8?UE
/%[5HJRZ&&W1;F MJ].YUX(^"WE)<3>G;IA$/#6]K'> MM5"\]+(@ NKW-N]5Z]WNW-N]5Z]WNW6XA1H!5M1)FX(^4VBLR)W&H(.^+,=3>Z$=*7T M@ALK(V2WKT(C6*P09]/[
<5ZAAE&0!,.' 4^C75)&:?)/&O3KO'"7[OfN*2+X M/>41LZ<9%#*|X.+]O$+B>.#X[(XPHW6\[O53\[-}L-\YC-1A>GZ<@C%$[*\Q-MSPQ?
LT1KR;'C/6&#'+O/3N.IR6.O#QH\V82S09P/DAGQ??,"2.RvV#P98$R M7__)8(JP;+L#4$*>*[7S&&+6[S&R3/+*W*%R],]8?E^_@_T 4F^(W1MU/V MLZ<]W.F)D=36$%<11RWU%8HV-
,X0.ZM^&.4NT*9GI_5]Q8R@R[PH5]ZT}:6 M]!=S$,D<@38/-EENTE1@2K=53%,KL M]HKKC?0WS9O'@^>Z@Z7 M2R<8?4<8>[&_L>>.T.CT7COQ^>.?]WXTB7.G(Z7'9\2YM2_ CN/C#
M1=Y;&/QE=/)U?__K_M[^X>CH+WLG2?SD\'CU\+\[!)$V;>K*"OA?\\1?Z?U\[(M\T9$PB#ZRWOD_>V'>1PO__+UZ|O;YX}O!S^&>>$;[fXV__N^2WVZ?)"'V<+UX0 MQ4XP03^,2/F_1.DO;\.)$Z?]*55_?
\%^T<#!U_6WN"7HO[X4Q,[07WT9[W\Y M&/_X'KD_Y%VD?U;X2%&<_M43E"_)D16OM9_K8'QZ>OHU_>L/__XOH]%?<>BC M1S0=I,_Z2[Q:HK_]$'F+I4^;2G\WQVA*?H=F7ZCZ]fX=
[%$Y_M=E3H[BOV>! %>O?7$KRZ":8A7]1;_&%$F__Ul;.2DP@YRQ#'I`[*L>,%M/8,A\G2"R8_3L+%_M5UK[UKf],1*>OS:3MRGF"\6]N,B#%&!2A(L7+!+E#NN>-3S3_-$8]C-A(K M?P* T.N_1/?
3^R7'*1P[DI[WK5[5$%2A[fG4CI6[=^%$\VL_?#.N">GG@^B M:>Y@-_]]E\PV5W\F9-CNGANL;W.FEDLOFOAAE&#TE"P6#EZ1_GBS@$Q@$X<8
MK\DD3(CU"F8/!,>)AUH11/|;/-CA)GA%49Q""L9.$#F3UKL5E=9{67N<1.C/A'3YZM4@>K56 MP2ZK^UA>][K,5NOB,UUK=*]4XHLP=QXF}:'Q.4C+=I,]D'X$QA+>L]B"YOM<
MSIL4L=9HCPM#DW)MMG|;@M&D4-46>UPP&IU]MMH$M'@T2TCQ-\N*RY1,.'> MDG;V?DHVR4LG6%TB(K+?Z5I#V VPRKOU_DP\UXM79,K*21_N_B#"<(!^>"9*>-86^CR9Q
MMK1,$18@_$]'7N>*5.T16)6F8RF(LW/.1R_ZHP?3*CSU2_("7Y"!$?=$TW.#YCJ*.64KAF< MA*QLX\Z5)^E%K^?"9G51;O;2N\FHK/*OP' X&15;U#X,.H\.Y?R_Y_.,(:1 MC*X9SE=/88(.CV"M#_:H$$I
3#:6.Y^\M3f8*T,61!HR)G\(K)-CNA5A ->$ MT^!S8GWO7WOOEFZ?=T07W:_W]*$H[!U-/PNMN1DZ]]=Y.;&X1(2LZ(_TAICHU
MW48EEGZD5\%#W(@C[_T>*"U&W+S6^]1U/R_^26+8$9VS(EO&&K5;_6HAFO& M(I-S]N^=B,_[!] C3AK20\Y13BZON&"%#"MC8.?!J2DBQ.3BMOWW=83<* M73V3%K=ZL?
WGW|\=G!R=GAX>`.P?G1P?C[^=`FWZ5F;(&;[VT\&3HFGR8XTT M5=WG);XN4^/]93+W_#7L4V+4.)K)OQ0[=CC$9%#\[8?Q#Z,D(OT{TP 0Q^]&
MR_\O(88887_UB,@X$2A4]^2@e*_2]QR&_5Y@e2&=_+5W+E&N+P7:0[S.GX<+[*_M%PBESN=(/2"O"/"7DBLOWM)UB.*S"KE!H6\O=*I-B]>>C^Z2Q0O"_M#-UO%OF$V14ZG6O]>-
/Z*91WL>Q'?.@L5X5K$!:.5ZAX[GVO_6@??]HGIWW&Y?(F@:CT<]*[!2G_(#@ MT9$@!^:D!V#.7)>H+4KY'A(>U]L=';.X'&O@8:^X-&@]W[HUN]!V5/EZ0'^_Q<_@6R++#8E!P>
M$[*^%SATN_&N!/-AC&+'_V!O*5QTL0H/#PUY]PM-NMU_4Y;<8>1P("C_>1!* MEW.X4'.WNVR;&_)_F(]7,3;^]/Q\<$!/'4K=;10>,?;[*|"$C!4OEUD$"I7ZG2A\F[WUOD1T]-]\1+/Z#'U7_CX(91*177G$-
U"54@/2O;$2>[!V.Q>+1">$6OY$PI? MXGF>7X*+_/T@+!0[W^!2;?[W;R7[YL3)<QB4<8RIER2FP^,Y\"_/OL2^CZ_+Z(1FBB* M1I&%)C\'C6I-UZL=:.640;]EEB>_^7.T.O=Q3 M$M*KYTLHZ[!$]|\PQH&.K=1]E5NHVR^.@JGH\]W0-Y+R1Z17/=:LG#DENYZ MTLD[\$P'CNS;3%H(FFV0Z+TZ14@%,;2F\+.A;P#,_"R9,."7"MC"Y)[@AG;A!F#{)%]U^>B5?ZS+4!)93*TDS$W
M:6HL:W/%,/22QL$P\56I8@/FC>4T=*K0"P_62T]R'48WY$?>>>4^](!3,&ZV. M-<7]T1P,N"]0O<0NV6]O%ZO]X0B RU0)]3K$2H+9Y2G/1.;/+U]0+Q^1^CB65UM/X4,)VQ<5N16@\4$/UCHM M
"6U:_Y9*R^]8T.!%:D2059BN[QMK_3U)"Q>$Y!81_B_31OHC()?B3A\3>=W]VD4 ;5D.."##\^ D%!(.'>+(1VU2O/F!+WU7O[[" .K@SB >,$/FI5H)&C <.8?N=637#GVME7P>,$3MRD^-^[?
$.2IN>]]L,WG0N2!\(+DIOO;%V2I)\: M%=\">4FRE%%BK1?U1[L853H?V[0/Z5$VP>Y\]2M!Y"98[O+/)K'WJI*L3K\A ML%9"@.26<3 AL5V11$0;9%(43!2; M#P X0C,TY$)++)=!#AS_Y'DVSZZ<"8*

*M322?F\FU>?0C/G9|6>KR)V,#_?(W1)).%4G82*LHO;"F_1 M\1];ZY\RO3! `X"GS3,,):-)]]#7 [+65\RR),+,;>)&+[V(&3?9MKE/DE5(-MMA-UVG4'H*R1=18\.5%U]W\2DVG]6]G/KAB/)Z(W^F(#=Q MF.124E/;0UUHL1]7BZ4?KE#ABTUO[LP)8N=,EMR+,FI3+N3(<"BFVTO5MZ?C MD[V33PH;4[-=!\E%2%;*B48(6ZW\)^6$\6]]^@(6AW<6VOTEBT'LB20]*A2 M/12A<3N? 1*OM)LSIL>WA,+3)\|SWPS>R?$6,ZV^,%_Q^([U#]),I=S^AU\HG M0]G,"@`,M.O0FN@N*SKHSZ M\%0F8KT]`JVQ%Z%3(I*L.VZ T.SE(C=24&=?K.SFI2C PB*ODQ7MTL MED1HQ'/- "LM#0]T0BE6GJKX&@&K=#PF,2=1?389#N*M=0"+F,.M2PAN+5+7=FV^\OH2FSR9^>)AI'255;6ZJ;PSHI"VVT%PY,+A!"% 7 M<$YVZ5'!)H2 8E4>@5 Y<)*YYJ5]-D\!, ^Q^`GCO5V(?843) .+W@_S#\| M;ZF2#[&S7(>$MMU9"AJ"1CA#.TM=B>WROSZB9;[ZN)\^T71@R+U$+_S70YBE MH3'#$-)U"NG(/X2|)U"4.W;"B/0GG=ZS\896TEVP;KT4=*$7;X=X*NUC\4^\X|SRT_TE"R7? KH4_*!)RV.<3*@0 \$##F<$UBC/N-Z,=%%=!/0-]F0 M>Y[$=V\7R@=GCS"-6NMJN>#\;?3@[7VL0YPZ"G06T!"^XPEA+M">%7;X+8 M";AHN!!)GH.0)H68!72^R [KTE2$I5GD;$$O&')XNZ.O? 5!>=ZG-3M8!O3U< ML7COQ&NJC>%;DRYZ%/I(ZRV. _]I\'ZB|#'2L'B* MP\D?%36I/A9&AJMMU:M>\4\ )^"O*K50M!.CA8FU42@4K&,;1#2 V=GW]&VF'6H9 MPR!UU;U(/^CFL Y8X/GX"4!7EK!'#O "6+- XS.UEE.]H\8+P%j."LF"Q5(:E M%K&](>@. .#X=KUVK6KH,%V32YZ\665MPE]?4$+NG[-^FWQ1)O.EM\RWW%*# M\'HC RX6:\@0UQ.5U!7=-^)*WGCNGY+%PL&K^^F3 M-PN\]3=Q@CC/M4@3!H6^-RE=EY2ZD,=[Y/^/OHPV'Z#^Y.P;J;=X\Y71YC.C MTG= .H[K&I$]TRFHT+$)$.'Z3*.\)]_]@V<6E"!71\S1^.2PWXVI'*V!6@N M8R?[C(X-0BE[TTWP;S IO5G^=_)+>NBL80WVZ];@<I(&1%XRJGQB5O@'2&G F M79T%B^A%\1%R7F0:N5/OR3M>)M8)39#4&H F,AO6'9F-A.?2[*R6CH<7 MI7V+@EN8K>B.G'3S8NQ6^8P3*D4L?O'3% [(OORDEK0QKD;3I6G MAQH(;. 83J^0R#*.$JO(2'&O,+0/ZT.[.7:4M3MR G=4,1GD8#]W?/H6U=,.< MH?@1^70!LY%)-NA5* =W9O _LK;!&D?;*8UY5A\!7N%NQW^U M%[*ASBD-;52+ <2B/8AV!;!RPUV1U4[G,KS!,Q)6'*6UF5+0#=*]#"V?C\+T(%PMO[;&X'%*-?)\@HT??C'}0%=;CA= MG&\W#7*.\"[2A?D-.KXVN[V8I=$Y%O0;@68G&F%;$8;4<2TLCI#3&_GBO/O;7;8 <^5GO) -\NU#[M\,RT21*)RH*;=RO-5D$4V\)8>-0>D*SRMMP"H.)%0.W:07D<,K[)XBH.N@M M?\EM.&{QCH^KOMJAO@)6]%FE^,GX<'^OWSLU$HPJQU$-Q,-Q!.<'>=0\.SB!/ MG32CBLZ(0L2OY.U^29L=:;4+QKM #.!JAB6%T=-MMQ/71OPE+Q$Z,^$E+IZU9S=&7%IF]9&Z^9 FH!ML:602'G%NXY*[?9#'H+" M*0]M,.OPJ$;8Z AEYZ!5N;RB>6GEE.SM>_O-[ZR_K7XZ?] '?4&KZ]T[!V^ M6%\(&CD^=.\Z2L*I$9;K6'Q!03HG5R4ZK34EB{J_IX<%;9 M<65XCK+,;`+-N<'\0:AL&$;._RWJ[#C<)VT^5$=1MY};&X <(W4^OHMA;D 4LI[YM=40*R^K6-M.XA:#!%+%$VPM\QFX8MPL72"U24B[?O*D\SA'BM=O7IB$5)STPE:(9ZC4=Z5-MT;_FG0$[\)9E,.W+\0N>4I;A*G8X1G5R]%H%D-L3H9]D(NC:'9Q<\,@0%${QR7-MT"3_VB!)-O'[_5M #,_<6YZ}>]MI#6M_AX;?AZEM8.2-(/%[S*D$4,B!+,2 M4#!4@X,#GT"4'@%DKNQ_04[P$R*-HS2CG9.0U44+%X092WE1<9#0";"H MKMNU)=0!0KT]G <,$3H,GN;AVW?'I[DX,LL-&T!UD7;P) Z])=UL!MAY+`]_M1>C.62#.Q.FF,2<)3S/&A?>$*.ZFY9Y G);?&*%(38";95ZC10Q<)9\H_& M)T?]I&9MB$S3%4 N:.\K@#;/W=4@7O?C;F:01>XR9@E\0"O*.Y@!-L0S%)YI5 MIHTA9MW45%H."LB)H-;(!RX';,>.;C02Z709D29$IV13]PX1>@R#J6U95S M^,;==Z+H?Q!,@^E,=H\?O=D\%EEY7GEH-&AF[+6D.Q2#W(_-9TDJ-OW\&M"P-MUX.1D08PYP/FZCWM+Q& ?)L8.^Z]G55L$% J&74M"4'9\0A ?IR%KU]=Y&5# MF?RP&<'D'[_?HIGC7P4Q>T7.*.$ 5BWKK"]/H3L K>VQ'+],$*:YW?XS%.14 M0:C"\]4$FNE\2#W*P>SISX2H@FLZ6<4@(275>]5,*HO3MYUD80O5>.9@`]^=D M-P2!SZ'OIE&Z$RYVHN)5H,=3 P_ZN8W;.$_ML09YQ'%!HQT07M(H)\'11:L8 M%&P;'TDH"V7HIE-G1PV(:)G@R9SF%9AAE.ID6U;NJ8-R72CP;R%9)4 [6:%-_MM0R#%6G;[0BXIN'Y57?:?]F7Q*X)#BE(,"AU;N*!W9# TZ M[,49Q9!3Z(KBE@>'N@:.2O## .^F"2 \C&"6'0#P2B9? 7\CAF_O",N:NOJ$1IG<3'HJ>IK**[3R.!C3\%?CC'9-&>TQ]K=>@&[{CU(KORX(#?1VYETL.M5H[S*92M^@/"$ZK>&<8:UD%]]/I14B$Q1'I M+L.$R"L.'O\68L+/=9D*]HA#[:- 2.!)TMZ)$&%9G:?B22KZ,XBN M>I%[1@A*EBXKW&R+I#(=']HDT!(P2UK"%&KIR=)(PTM6 M*E4'3Z#6PAKR+(&D"UF9W>.4)6[ZO=3[U14]JfE C#JVPI9.3$+ 7O8>S;RYM;[M.Z%I-HE$V1]0.$&IJ1IXPZJ>5>7I^/BPYO2E9IBC*7#'\4LL#>I*W_&.5_C<8ZE)&U93>5&DE'4,R2 M)W*H<_(-BX[4D[B*'8"&O'-89*HBC6$T1:RX 4,=RL{G"%.(N_%1XO3X+,I M^6[UVC(KQ$*K@8J;QOCGX[[?2F@4=M%>Y((9=KW,HY3G.MNTT7N[@?M32#,<.MA&37A@,ZJA!9\7GT+6;Z#% ^#Y-?[K9)?KWLV(F-ZE/9ME'R/;OX^5 M$?MP:!FQ 5@7L3KK$XR"-% ";W>=& (>@IH;"\

*M,#^[t4P]0%Z=Z,^Y&0PQY+>XR)_KE/=$MSN1B,1X" U+6V<%2;7;'CAAP]U7< M9:XHNT_<+3,%<9V8C44^9\$0NVI8C74C>6O.?,KDS^1=WH/MJ0S6_5)O*BLE MF8S(FAA6!WW?FD$?8IO9]JVO:Y>NPUUYL"R/VU[78D&WFX:T<%I8=V\N'UׅA^.MNS>Q2U>2W2G=S,MA*TR6!$DV5@Q94]*#[+Z*N[>P2XRPCM4==C&;O=A:UE!L MT(8IH]SPEUVZ\N1W=HF^CN;J*H7,I_:O WF9=O*],/O.M!<+VLA7I,9 MR3#454L)MD8FFMUH5YL X'''[E,WSF#@SKX#G&YZ?40..NJRS7%6';%2OA,!@76M'Q#M3 X&4 M7^1X7C=G,I(' +M#OF>*[#QJ#3E>"<6Y?*74[9A\GOW>_+1+DOB;WSY=R M7=6'%8FBXD278[8=!K2,Z,'=C[1H9\K 1XSD=:,=8>;$/V:C71XT90S5YV2;G MZWHN.UYE[QC/7C;905H!LU/2(3M4'}'{JVQFEEM"?MH2.DHO#CG):9VE;1F/N/WK7Y>1%TA[MN<*ODB?4I9K]>*:D_V.^L:D^QAZ(;:Q2CD]_C+S-0 MTZ>R=]f;E^]#@RY^'8[^@"Z_Y 4GZDNW#1&:WL|&B-9"UGZ(}$A9|.?>V\ #6?;9D.DTD-#,)55Y_$_+>1&FD05+HFF-M/@7:?QT7<WZ#_F@AZP__\Z;8VY35$';$^Q7<\HC\)__^S^0,__!!C P[__O&O-M5BV-/IHSH!\VTOWI4=._*5"]\I?0G=WFJQ__M/!^24(?$FEL=9"3^M)XW:%'NX39]"KTN:('31'U'0R%&:A6S*__?@A<>Q M+*%7H\"_:\X33)_[B@VN1:4MDC<#F#O*XPTZD6S'^@&DH1=*P!8 FZ\OOR+ M=/:^W>&^!\SCNR7?=9 1WK5[RTR JZD%P$@,+<5I(1ZGH! >BI0 $F)4&%"O M80R*__2S]/V#YG[H,S/ V'28^]/?_AJH<5F"*Z5;+:'<7I\&G\FR5PR.8!\ ML] JL!R1K&8(MIO.)ZLYEDC7*I4"QO5]51 ,Y.O<_?BG]P;"BQ=^TED'M(/M!$U&PB6=^/>T!)MGXQ"P(^.$>#TC+H_M'Y[HOD 41D9NJU\(5%7 M=>_QIV/6(=-[<5DSD0Q2]RNN8CCR@GCVMA2R8!<$)>$(U!MZ?B=GK7R_OU^C_M;H9?R4W//C^9YT/.'K(R6VM6_OTO*DK^Z,(/N2YH1JY')8O$)@1L8MO^MF"9 MT .A?%)\QE=M''O[*BJ;@WTU8 , MB%;#!@:.LNIX1\[M2=FJ45'''7(@LZ5!EUY;C8S>3(O. .+6E.@=':B3X L$Y M4\2V8S@\[!1O^/SO?R5BX>B?\\74\U#.F)S$>8O3X)/.%MLLISS@-.EZK=GR M_I[S38Y/5C>?6C7OO\IC_R[.['VfLM#OR MTY98@-SX]<;YK(U_=[[DND64NNB^)7>F_<4[%25BD.VI_^JM^3MAIN#N/E M1/-4O3XW*Y*D0F&;HI@/#R2 .6Z#^2HN7>'<'X->%(-K$6MO.]P/0)BD1!['|:_M?9EWYG7>L@:QF0).O<6CS!%$!D@#LIAB1SBUPR MQ$RFG(57!T5O57$+ $W>UU67!Y@MOK=7]YF!%=G\5S&MSNK[] M&=N:![8&#?R]MOU\@L9=%H&XD$,%DTT4$!,#'K\V;MKS;P^->SSKJ.:CJRRW7 MMI]#2P/,'@<&:!$HB2CTVS7CW7,P0!Z-,6WP>_/5X^=7\5X(RWVY^65) ,4_ MEMJ_+ ,# PID_YQ,P _I A,75<\,?8'MVM4$4IZ+@6R^,LPV@85;QYW&IT<,.M3E]7-AX'4HQU#E3+_ 5*(X4NE9K,[5>I=|=+ !+R9?Y=9F$";7)=)77 RKB " M? N#E#E5C5 JQ=!D!3=/=O:CSP0DWAOE*NGDX.HFS:IZ7*3E+!@E'1OOO2A[7!8C MD0B1B7 L@1,&&V&5[Q!:Z="S5UX <]!.Z0>C6&!}>2SRO#=F49 %.@NC#6^=O M7CY.>5]NW4$:(Z#): ?SDV? K$X&Z,J*#\T'[H%@IS-5=^ 5$\;OYE.*64DMQO517+)]T M>EJM\AQA,65ZNJ&<)>O+N_GY0:G6#35<(UTSZL@K1B9P/R>6'16&5I^ ++I4< MPZS4B +()'R=.,%=[IR3&Q]*BKJ,(0>W+LR=?W:5$9!;/;7+:R9"=5!6V&\M> M6!F_4]V1)!._G<#%,ID+W% 'JP+K!@*)/ ,]P;Z@;. XF*@-D76&YF<6_+QN MB>,/6X,*:YBD <$1C,K=!-1*9S,]D|[IMF)FY&36>%U) DW1[Y2H_]YOHT',H4-Q.A* [4UEZ6H'/B,5 M.^],D+*C"&287H1TYMU=(HR>"\=-3K?+]HL'C + ^@23@@<3 (<0Q%!4"7QM& M+, <01[KN6O _>DLD?U*9>8@Q.8BBK4 "*]I(6>/7(0/ UKK*1OK1T8@ W#5#' M''2CY%WM!8I)\HOD#+&K^'PK:Z(T(@(!$H< VT$B-1H85V-ZR.(R<:[S=RF M.P.*$$>A!$5[?;@%B;O!^IYBXO:7%,F&-\JZVO+5"POL ZG\\2' X:C[C M\69*__U) $TB_]#WYCV $)'3'DS0K("/W/:HEW@e\F\[<3>SN2 SA M,B$]37 M@P0<\X'87USOO?.PK=T+O4ZXiL+"F[VJF@<L=`32]M.#O_?,F_DK:.@Q$+*\8 M"9\ @)PXV]O3M$59T4M19C%1-'C1M=5.>&"8C6.'1;>%N39NB'32MK++LKMC.\M8OLA^L$; D.fBD:MX*.H?)C9[O;.TWDC1GM@6TA4=6/U&E92G_5++L*}>>UW M8M.#IN_DYBW:JZKO?R*NKE&OFTZ\% >\3D*1* .!"1,:^!!!%)*$(9PBT&*4& M-F)GOR40BT-G'YA3)-KH+<96,2.43]'DG9_8>]/ND(W#8QT1R'U:6N/MXP=D MQZ$[-@D.9 +XPUFU+6=O3 M0!0]"'-$QB?9=T0>KJC",U0!$0]"!P.@=+4(.(D(XP20$("6 0*'/ SJ;B.$! M.*YK@$(H/P]%&&$!RD5$XQ L:M ,;9:O#EJ&BZTO'<\+ .1+.BW:8;J?+V451)A_-I*<;#MM$>.4IZU&1'J.6V3N1+U71X(=.VE^A#Y! +#?:*H$ZK M#NZQVN!E5*>9AW|(/M'DYU*"02 =D_M)*)PX&:3S PT$QT\<1G"8ZX1]5 M+,P#PP1ZY>HU>TWV0;2"O;7F$'[YUGK|.]MTY\/I_L?/O91%>T!7=-@O.*.?C B*_$8O3U'-%*UW ^9G M=QN:"!]WTi[PBOZO'YOIS1<%ZE2W9=S\^8>]19_X6E/.M/5V;]X&,_! U&0F^HEP)G+-.R7\@9"[3/7MP1PMQH4;6USQ]SV:OA7H24@2+$-W)N M'E'N(X,Y&@]>_+2%(2^.'*V[5(&!H_4M55W@:.5:)G"TI[&=7T'[^.;1>LH; MZENF0#]X=M8(C2$^QO8X8E"_M\148#1^P[fL+ $0NT3."(W2.[OX+V\:$CIKEUE/A6B7UC+.W\8T\.=PUD57U M9>`)?:X0^4%'0@\)(#OJPL.Y3.2\@&0^7O*6TLR54UO0B7V'U^1(5Y\YABJZ&.. MQ!\ (I&X=D:?"R@NJ;//[HMK8S\8-AV=YH'A=O"SM6!C6JZ$1=>U^]6N M=FX-@QS%B]XO$7D(;S2A^]>76O[_A+S/&TH6F.>+<^8\' 8\"KWN6)57*SV? MG=YOPY-06[+EW=[$ G%,I%5@F]\-^">75LO" R&L =[^.Z?[(66O1]G]YN#* M79"$@OGE6':W*$([]WC-GR/A68_CM0(U-(.&@-B-35$;L\FM+I41,COTCR'2G& MA]60+H3FX,[7\Y&CLU]3Q:=K'DB M/7230P>W@KA5=$_G&N-0M2E'1WIWD. [77V=S'1#BX&%N4B_9N<5]L<227=B MR'4KE]/_1#<]EORA-\0"6DNWLO:8[LTR+HS>TA(W$*O8#$$O]K YBLNQ\5 M/3]\XZ@+B=?]V/=Q!^V*V=AW=RGKMT<^], MSG-7=EZY5OWCN/$YEX!^Z)6?NW%OK!!OSTQYW23<.W=&9.GOW 6\&3KO(\&0EP$!0V2=`X&Z\(ZY\1D2" O1W=DR.UB[5QNI%R\\3 M3W_BB.[] F>*?& BO]R?O.(F'ZU(R.L=+6>3]7/+\ M8Y=2=\? WE&/(?N<]/IX&*+D^B$11@&$%N0P(D1H*0S%.!V.#;=)^>M0\7P(M~_EDTU8R56;Q747!6K7%5EO[3'[_+>]R+V+'-59 1#(MC+ M-7.+?IAO'5^':V/9@B'T#A&K&TS1;4G60[#_VV>L5R\A M7_P5Y/MD\WX#3%T^P/&:\WV3C?1)6#_,?>M">V:A|_QV>5 MWY>9Y2>HLH^?Y('Z>[$!]

K]+]OQ+<_Y5#L>_]V?>"OO#9EW]+VJT%BR=\L"SHE-S@E]!0T.4W1 MS+'F' X?O;@Q(Y'V==H5# .CIH3EYW0%_#:,9K!}5[94]Z__Z'>.!B,L^}?>^ M2TX.PCM?*

+E=CTX/M!{@#NMPD@/2AJXFCB_!^(@$1@!(7H]7/H];%.#7D-KOT9-M(./C_Q1%TR;3:.,782W/F.QVAVIDJ5FtV_>/O__#L)CI[S&;W1P%15S#W1:_.MSY

>>F3>L.M7VWMTLK_&R2;N]63'3BNXL+],>(N,KQ^ZG!\+4X>5TN!!9(OA MV7W-]'SI.?_C;N^6*.%&_C]MO%_Z!CRDE8.+VR MHTIB)R<5LST6]R8%P_!GHXU&5[3U0&Q}"W,_P

M^V\)2S;]#OAN:BK+RQ^EITX71WSQOEGK6#*^7CK7O\]F7+ OX"_!U8^A6=O[.M*5B(;3AFRF3:CEIIS:%@6'DM[IIDDQ2) $T!]>K<1<;%H+K[>JZ6R-L7,"*M<@%@S6$MG) AH,R[.R M.);$,/H,#R*&0 QO=88XZ86+&.

(S0V-^1Q%98;ZPTWV5,RK%CU>Z8-^F0\@<M13"0(!@DY.O4.1#6(L^7VM"RF-\O>A?]_LO)8!@0*!(@8O*#=9ACLR*{Q!.M!*]6^$RI6NJ6A.NV.K_+O45NWCB$8_QF;E2N6(X.Z/T>T(CC$

YX0!!"HZK0 MCC>5I^!Z2WE[_43$F,T6R8CA+;[7L/QK1A{?S$;T!Q^?"A0*[V;-5 MM[699Gf]!1Z0)4'+0D/ZT#B-)W$TN<,Q0C*',KQ5.!B .7;&7.O8SG5)XU2

M=SV6#5GE3!G;8,4V/H59O989HA+P3#WIZ7^FC!@<C\A@U044%)/-KI3> MN^3P.O2XJLO[XW>&>83>=#,73=/#3'}AI#*+'94;\N"APBB\=)-W5 =$2'T M?

A&*L@.NF1UP^)SRL6]'CW1A;Y'&+F"4I*7]1.$*.P1+8).X?<[.^U!VB;<2 M20>S1%@)V@Z3!\.'E=.1JPL4'8R2!>Y69#E"O+E'.&^IX!O'U!3|3X" .?EZ MY60K5CM%61C3K.3<(IO>$:U

(L{JD023LZ&OR#N0-R!.@ON4YBZ(GG(6:G< M5N]SE."/OIZB)VT\E@<O7]Ta:!)"VR$0F(*3^/UKL%:0$5FS6WNO%OF^1K?EH6FKG0[J XA/LH4Q@ M7R$WI6N:IGYHS@]55GPI^ !-

$L!ZY,XEZMIB;KM:8GTOY'F^= N^<C-F6XI.]B?93.{@9_^3PO\&841HB;7N\#%%=^3DO,K\ M%.4&?.]VU34OL92AU3RA/[6O1B(>K$A3D"<@%SI!V>?3LI>)NV

M0(I,U<*HX!3)21M]W.T&D!1@H3ZG2K+<]0,2X^XBUU8^X(+'5)R1SRL&/B_D M'8\P$=.S%6,&'EUS7"$$^AE:G!#L <=4-KJP*E,52NQ(!6P&9"7FL]R$"_1

M!G*2/XJ3_$V.T3&$ABR4!5>0.5P0\]UQ24>$C"%1D'H@7_D2^2&"_O0:R%NQ-M696X>JK&M@7K8fZ%H.5*!@:20GEON_ZK\XK8XE4.<.E66RPF%N$/Y6(M]*

<56T:D@TCGVA8Q1#K1A$.^E75]O+?AN=6T@1%=HDO..XM6EN2!97Z@%/*WFO'AV MG#U%+WS&PWGLSK2$K"BV"1Y]"VN26+8'Q4P'YADG=-'"Y]0 $T*7L> E{DO!F MFJO!,Z,"+NPJ_!2]5;

(-' C'1+=E2=##<|<-780#H]RM.]/=;\%9R5O?UWW^!-M'\>_4Q:.|$#]F?WWY2Z2\"8'3L:P?]Z$+ Z,=9@501VI]6EOZ&ND?EB/M.'G7F M'T^428.'!?M.TO],/L,5^ D*4UYDWJV8 >F32VT"3B#^S\[?

A>RY. 7M]M# MD/]PM(7LZ6L-7OW%=<-]\>SE#X+\{3]-&U8 /LR,Y+XS-]]I?S!# MR?O^3$ MS(\^G _=1O: @K'1$"=/QU1^RU%)N=3G M5E .'5>BU0#K]O0IR02A2!1^6)<]4O1ZK2F)YH"]_&%*9?

-O?]3JK=O)6^^V! M/T-&'8%O-MK=A%#O^NTN7ZK7P*=$KM0K=4J->]*13Q0:?;Z=2Q3%0A&6\5T>.M)YH],E+6-L>Zl8&T?0$:[.FAW.15YWF9=$_9ZM)K_^GA$\>G3_Q\?'A(#A.(.M"T2-

(^_5<08%SS.KXI3^)5]RKP)13OWWTR.?CJ1 "]@3+8I2$LPHA49.O)LFT M.I8PE<$)1,.FW(01,)5\E!I&JY1.57R[+6K=<=7IC@.+(J82D&I^'4FSEF). M^OF!T"FUQF[?#N:=/ |&GERSHHD99D2)N+

M9*G!>M9K*6L@B4C8KR_=]E5N M4VO(VX=<.KG.I&5O58^C^]N%RL4^]+==2MCV>3$V^W#I^7#A;.B,%&L_^QMBSE(;"^:2.(P2_B(&&X&H*28; .CI8LP=VHC/$Y1H0(N*$Q40;.40..B+I

MG4524QVE@#O@'AL!**FF&Q$^CO-H(VXWD:\;P#!55/?YV;?<>L;VE4^_"_MV4LA+6_P$S^O&?&R?L0O08.*O8!K&)KlO}+<_?1_AWW$FTKRO0CRY6=^9H6L(8 MOYBY@X1Q)\B@OM.T7<-

")B$<;5D MALOFXWJ"7 XI?%4 FN)RC=."X_=^6]f'(!?-)9'/ M]1-9A/W.DO=^+LAKB%.19LB]-LFVT!J[(@S#OA9=1C_AJO5PVKLJHY[.YY?M MV@\2_D=361+^K=18?

U*FL1S^L>SDTZMV(X2@-R/JZ7S^8=T[-A_]ML!)101(=UNL>5NC]N!/#&CM3Y[F*^'_3'C]SA(F73ON3^ZR82VAEF"R7UA M(*BF>)=MP^HX2^I2_M2>6%+3L55?

\!1.1W/6NJ+O&]V57&TJ/0>*$,*$MU3A.49]FCG6 M"G4ZEM[N.?1L>RBAXM$:EU9,JT_+HO1W@.O(]@F3.^&*]'7O5G6=\%6.HZP M418^W"/>=37P7[4K.\Y4RFBWZ90Z%FN88;+!H)?

7:'KEP<1+!MO?:)MDZ!M5 MG[ZQ.1MA_691MX^&=?(YULDK8;UL8$NVK8\]HY.E:E:0*4VWU6G$6._QTUS' MF.;&AIZ;IXA=9SBNN# =&S8.))(8>ZYOX)TX*"+'^N7HMYAB_;4PUH?!.G(#

M]WI36>>[V5XM)Y]H+IRVTW'$'2T6],'=(6>M|&Z#K>$N>MW0|-' M[0E6<2I&?]H=TGF]D!8K8?D2 H"=2>+.),#?H[<_P%U-%T7;78426M[V.>+K

MV=3BX;6YFFDTCI["&!LSGD'IP'AS(>T,/2.U$O1.Q5ZI[3'.C]*6;OK>3%0. M!<.$K(P5!@7/$^L4+X5-L]@DAU.W.UI$C0S$" HCHVQR>.4$4I+918;IS;. MT?<)[5Y)C0:[=-2,H)$YOU/(5*K&MK]Q-!.

;#:PF9 3FVI!<.DW>A!"BX?.. M2@.*>MY78X0X^KQC:!@Y8190#gYNL.,"%&L^U#DU(K)2].O%8&=A MA5:E9&9K);$UF@)&X+[!C1-2&\0]#UP@>&A]($AXPLB#&]l-32EA4R4U%)C!. M)

(^WVE)6E4(_KP'P4H83[O]P2L,[.,2M7>]97QE+8&4$B AA*<2G(T M(N:81D$?;\7THB?SV_**,IKKR7CC% 6B*@Q+.4&\%S&&-HBO>)CP'^5Y?UGL,5IE]W%K8["OI$K7WPW#WIV86%

M3;M8[LFZ]0R5GF&>=#^87&@;P),YP#QU!T?!FFH-B)V[F*89VZ3?PGQU9$/=T8 MT.0[,10'.CO^$O8YW?V1.:.[>M,3[=9VL],$5*K&KGNUUM"4"2;= L.M^ M,=P5"$-?52"9OQR*L"45"72<2ZR)XC

0N_Q1G$;4TWT'N\ S@!./DUX?([1B MU*?@DT,1HIYN#%ZI[S0GO.F5FNCO9F1'P 9&5@EZA.KZNKZ(6AM9;$VR)N13 M5:/1F2YVM9(^448M*>P$QQH(^&Q0R[6C&]*>;G8SV3>QBT-K9-

Y:6QW! M7.VV52RH#R9BU 9.OFBO<.I?G8FF3HF&)/1Z.OFR"[1UD(\0_P#:.1__WM2K7 M]K/@"/>.O>6BH\R3.7ZF6O*"04C (*KMPUZ=D3#F&TL.7FG+#$.0]&?_=@*] MN#2?. X9\.W2]E'JX8.?

6(Z+VZ&[.0^CEKY4<8/UNL&D+U8F66&Z7.4&1!KL MG$T">B23'4NF>X^2CPC_H@C?YP4H47|\<;PD)U>7KiR@\+%3KMDM_0Q/1 : M4? 'OSOD;8]0TT(EA6>R^+HP]=.\X

\&\$Y.9.ONY&'7>2 M]NX7Z&6/2$U-H*MIY_M*PJ!!?B#^_8WQ29ICKZ=_!%MD GBCRCX@SY15X7XXXW6(;[N!]B99(T.)N?O M'.FV>\5M7U'KF\$M>^.4.H)29ZU1NSJK< R4/Z!AR:2!'O.*.L

700BL!ZC M*)4=6]B%/O^]^/ZJYSRB6@;7 MF72Y[FLR5^Y"A,Q?G,O=MEOCUSUS4 MOBR4\U'+.9,\]Q*LHWYF8LXR?:W9^X.3>9_V.]+L5W/1<;S^S8]HO+:7ZM7 M6!: MC$IV+;]_HQ4=SM

03WC0.12ZF2NY[6A MY=A5+2(/3V1WI67Y&G4[X]@W!%U_0=$)8:W$MK MBD(>D(.3A3O\7AFG)^!!O@I-G9NE9KF;>X.E@AY>.\Q<-6.D5) 8A4XXERU%12K@*",8A4^H.+2>Z!L

;RBJ*)28U%O"H.^40RD#(]X@D2Z#H M 1E%!7I09VA]T"\YT*&ESHA8UXTM(U"%XV.R=<3V$\L&M~C7-Q36[] YJ+V0Z%DL+AG:MZ"YU "8LS/7/15?L^2N3NTEY]+JTOH801GXE\+

MVW7_G4O8FH>.Y"CIZ&$S[?[!"4E'.XXVA+"MVY:C*;[C@+!5(+?NH.:!$%1<=M&EOENGD;]VV4/#V5"!R&'G*GD=?72#Y"[H,800*E'=Y_VN$?.T"K9VWT@:4N MQ$*^4/;Y$6MO51XR *R]<]KC'J4?

HDRL!TX_O"D#?$[,X+ME@!)1S&<$,B\L M\]*$78[P6G43,@#W[6_V8L<,Y')"#(!R,>,<(/@:&?PV*3,HCY@9,;9Q(U4= M[NQ<19@/1Z%F ,,&'Z(Z[!MS,NU]E2'DLOM @M6C<-

]Y[,I8s=B#F#&>8IM?.M4%9=\RZQ%F75<#Q;R=2,;"/HN'-O0-960)8A;F[/0(B^9T2?)$1^.41_@EGB MCQ"=M,>#'=E,:<6&WS(">9OBO&F(Z%O;)QX>T;=.93(C\"Z,YC%\'T9]G9O@C

M1"M%7=HY8GB$K>1%;!]. +.5F*X"(OK6] 2'ZCA%]FG48*T0_GMG@$KA_Q72? MPP@[U1QG.+VS*]5Y(>4P?@MB^C;6@L@MAQ<#?(\+EX"\$]^3 MQN+8_?&&U;

(+*BS:E#M=;B0@Q#O9\BDAQYVH#H MW_<3+. "N60)X6BN=ZS.?-5$B(>GG+O.HXP\[^W.%?.C=%Y;$&W+/1+.*ZZ" M:G6XF%2TE"BN2!YQ.I6Z4=*G$GA0H*F320*_R"W(H__T(P\Q?G.]>V/0I.6

M:6PU9.D50F"8AXW0@O9BVL6Q"::0 %GB-M([E_(.7^2P(Q#'OB=*k[2+_ZAWRD*3'<A_RXPUSYAVD5N@U7-?OC.A%IU.DV?5@M'O8O SUSEZ,Y33040FE!9QI,$??&U>3^^)^A8VJ4)4<>"1+P@=) M0.#K&#/

M*G.],!8\3"^_!*)#Y7'6#%F!"R-\6/)6L@<**#H@53%!(@D>RH'R0%0*'ET,***W=2&XA(WGR."UH%NRLRUYFNG6 M;6B_!'O[L0A#I?9VX4O$U5OM^AQ)+3G#7/8P?<93HY;=D@@F#&6*

71IO%>R(M8AGB#FD4RW!-"\2G0;I!N,M!NZW:HFG-Q[22SI3'RA1"F@&B"'NV,3.@O@2 MKE84!7%5\\&G07JP+7'>?+QB19FKZW.75"KTC(>0YK[]G>:26/16J8$H>B+F MD$;1$U?

5_3]-TK,\/W1YS1G;(FQ,/4GG;QLAV"&%@.&3G+8Q53![^XRZ*#W9 M!A+,_&FN6-M&]?Q\3&%"0!?*G(FR0D:U6. 9(PGK-3Y#ASXVIP*=S^"T",?M>R8L)

M[4.!0"'+8R^{0]YR2]%VBB!0^FQ1.RKLC4OA$]^R;22%(1T:\PE I45>Y"NVS MM-NNAZ1PT;%Z+4$A4]=[5*1P6C+Z2Y#"N0KQB!0^T<[9E)H[!R%S_.;GB#7 M>K+D;)PN[H;D<-$E>R5)

(5]W+'%%3R;%TR+SB!0^T47\9E)0V,&XJPM4#M-3 MW#++'#=._(]B'1'#9]?O\F(26DO|X,MC:V-COKGZ ^VZR(??Z!:XK_?CY8, ^ M=<((6)2Z,RTA*V-/P# M80U[R_; S64'?&TE="'UJ2.O$DO9|1+(V).'-

%>#_M)T:%GF4U\2*K?Z),L]7H8+CK@2_"(X{O5SQVVE]K[^^R_PX_A

5AM%.P'^:9;75D!ET>$!)*-U22XTX36ZZ3P_\5$7]C4S_"_"V+)""SDUQ76 ,W-FREM435D M8KCS4GUE,\=O|(GK9|GM+F,&);.:24Z2&F'7K02_8UYLD62R9)O';>N*^/-TP*

MT896(;JY1{K)5;=^NET45:P1I/N$JS4K4N7&5$%Y%5IN4]FMD!4%F1G5]8[?M;^T+9:Z*A[*6/:Y*AS29&,<"?7IRQ!9N$*\E@&(!L9A,P@4'U]$&1S5?_":$ MF$0*O2/%P'RBPO#5%8)CA!YY%?N#:1+MHDYY%%:15-W9D%C#R/ZY^_U-2D7>.M[^#\V,]+ C'JE+#LK#W,&;.]&,OWD<2 6L$O)++)/'0(#2*," ACEVYNA?5R MF18:>PO!SKP=[.]A0[AZ MG&_,YH>, Y_DOOY.X8*.E+V_ALRSJ.3-.5WTLH+9O$@#[D("^76(8?# G:K ML&.]{O=65%3GOD?S:Q8^0;3!C.%2$OJ3;GW:UPL0CAE&D,D$4<7K9%GEY>NW*!P ML=,NV2U!3 ^.$QJUAWAH35KD@IVU!,5VPEJ,C"!I"/F+3* /,R/0[<.(OOI1MQ<$I^!FL=4 ^WUL'Y<57V/E88% @>3C=+4^:AB[3^3[M-H 4KP7KJT/I)YVD MTI?Z_B ">:C@$D0@]R8"20S\[>*H;FT94;+Y98+O1H$$/S,&\# _$+:?MCT3Z7M=3%K>%B8,M_$WI B0@%M7V85.#.)!HM%4R(E^:N-O.@.NM9 M UR0!X.L1DS.TFYPXU(Q(\^2E([C3OO2(MK.*0V87(*DY+V7X[7]UT&QAG68U M.(S-O)4E[L^,@*H'W[E]-42_1-W-WZ5ZGEU*5Y,2*E&UUCEV2G6Te=%9DS%XA4OX"-6FOYD0,"3E@^.,TEL32-R@<_C-D$0?YZD&?! M(SG:0=C2I7V-C-Y-IQSXNBQ VNO7RGP;2[(PK3,CFO3FIK;ST.X$TE>3P<[H<8AY40!@Q3R3,0-KW)_U!U40CHTU/ ZI"*$QC=\33:(*PG]@.F?;[1XQ(MV\T:AI@<@/=JU* MKB7A]{0P*B&, ^":^?!-%">$UY]3+$E/!,'F1YW++#0A6;94.N0#6$4,G4+QL3 MA*1@&%05]/.#]8CKI"C7C5)N6A(< MT>^)NN_E%N9L=^. OV7+'M>]A0-&J M)1["G7D[W!_"E(!*"7]\&P&J#WI=C_4-JNNU@EJKG"]U2(Q!%/A/7*C&+3;// M*Z]+2S0%W*MMEN4\D)CT[IU. ^V94ED N23>]U'$%LB_=7MJX*X#]U*[5)9I1B![W7TQX,.74(EV9.,!^]@LJ9-]^2^%!,.'KG M71P1B5GC,N/'N(5_B(AQ/8 MG6D)65' "TJVM@ ,"0'-2%["GB2\F>9J\%2!2[N:_M"C^%"AAXW-F)B6X!V58'P]WC^_]?L5Y_GX'WDK'JK[^^R_PX_AWRD*3'4@V ML_^^W$02WN3 PACVSYO0PV&O#K.B]"_9/NT-^^^RAPY_F2_E&(O;.?' MD>&>&>36]V(0)OB]+!NIEAH[FFRDY FX[P]Y$52GUM!:$2[1\]Z8B2G]M=F9 M.;0'M4_VDGQYYE^#_@.U;XF&_56A\G6.ME6)UFL5>$O)E/L%=O%*Q99L99A" M-U (M@FAZ$)K&+5.+>T $UC<8TE%8LZ!)&*1?^A*WX.ZKZEZ.GT:!# UQET% MXRR#<=?!N*Z%X2K%VUO/7QE 47C= 4'"$.S##!5C !CW@T%@MRUA$J9NH0_#4Q\|G]\$|I%I6POX? HVE%8N+'1Q6!6]!M,73 U-X<\LI@&_V!*6@;L/&9 M@C4%RPO^I6 -;D %414>E;^PG1_D_RT4"N0O[M^_P7)3@4H"X(0D&L2(`)[(ML&!;GN$9%0@"F@5L)DU\|(% I{WZI@867Q=)B\!** <8=@R=\/ GI2 SID/ M?@=OPCP$O1+O*NA4N=B !H\OPP0#0;3!C-.% 2[$Z,#PAH\%@8 @C+9$5*0 M2\ U%&,$3EW3K((HL.$8;?1F#$5=)N.KO.'TT)2'X3QE$+\ZU?Q'0\'!5,]'T #AB?^ZHFV0SE1Y%>8+[A7S%QY\O-,#HH(1ENG##'7 9!TA\P%([ZDHP LP*1&M MD:(M"3U /<, 'DHX$$R)BW->L#?$,Q?\ZS:/D5&"],<8 NTBQV-PC]I M"S,D6@]J3ZA?5T6 Z>(A<.7_%*$:H-C;WI# GT-\PIC^,YCP5ZS$980;'*PW82V4\.P4N9C9(4?# B?HC'17]+3^0[VP?3X>9XNF3X=]"\^%!$[]L"*KP-.L\?I/36W/M$T5)FVS2WI. M["=0/<>RT4RY)"^2DIX$.N R_4)TE).V&X-O TQ/:\\<0-%[6LHG2R MUBO4;.G:?BV? -Z(.^=XG\V(\+ ^D.<7>.\;.!U$/84Q>$7_F\DAAYGASI2 M8_XIA08X396'B A;&.@8!T/R&U0&_$X#+1E.PK\ . ;>9I34&C0T(.])2&(' M-MK_OC@W!(\(7%3W%$PD[T0;"-1%&8.U!S>&>.'POL]!T_?0T>FF8YQ[[.(Z MA] WUY(YA)67PNTP0Z<@]@>M4ZT+HU!R@@^(#6]G,@R):?MH)]X3 *E ML%!']+0GXF..9!{;&&03J2!N!-@:!.;%./]:O.\ =>S(\!'ID%,1SZ*<]3AK M &M#$RAEO\C<(*0>DTNE2L\Q&HG'^^#.[YT9OP >IXG)QT2_@=QBL&JFE** M,'\=N;G8]D3&$C/)&GLGCC<$/X0)@B]MTE>[ZQXC%4TDV]G&MHGCCWM\<,_[M_W8$&G^.?V8 8$FB!%N-.6M2[B&1;N >)Q9D@V$[:*1K,W*5G(/!WY8@H& MLPZ,3HW"HXTW7J3CN2<2,.DE1E*AEI(#128%(17/UBB_ER>&/(7 _>$(+&#UX/I M8)$T[@!L*6#P@K/ZDM;X**512F23]2=SO60E&26BW+#0T+ ''B<&1-[I-9S)7 M7-T1I6B(>B@\']JC#I+[V=AZWE\)R{(&$B(8>O0?\#(H@HEM1T4<7:48993 M!L#>B+4D7@.QX6E@2)T^V&Q._L3L8))\)8@3 8D#XJL1VU43V+8E"X![3I. M:\H:DT& 3R73@^=>=Z#E#DO384EGF!M1,R'R&!@G9). L,KW72@7C=BV>EZ M'DZ^6P;=2% <&C4$$045;F'XP4Y1<6*Y&"R-6]P:\71. M!LBC/WGAR.(#W6MOB(AX_[!3EPE4?2)<-D]B# ZH/CD,0&(2<]H_146;H"U\ M*!OV?3W$PDI[T0;"1%&8.U!S>&>.'POL]!T_?0T>FF8YQ[[.(Z MA] WUY(YA)67PNTP0Z<@]@>M4ZT+HU!R@@^(#6]G,@R):?MH)]X3 *E ML%!']+0GXF..9!{;&&03J2!N!-@:!.;%./]:O.\ =>S(\!'ID%,1SZ*<]3AK M &M#$RAEO\C<(*0>DTNE2L\Q&HG'^^#.[YT9OP >IXG)QT2_@=QBL&JFE** M,'\=N;G8]D3&$C/)&GLGCC<$/X0)@B]MTE>[ZQXC%4TDV]G&MHGCCWM\<,_[M_W8$&G^.?V8 8$FB!%N-.6M2[B&1;N >)Q9D@V$[:*1K,W*5G(/!WY8@H& MLPZ,3HW"HXTW7J3CN2<2,.DE1E*AEI(#128%(17/UBB_ER>&/(7 _>$(+&#UX/I M8)$T[@!L*6#P@K/ZDM;X**512F23]2=SO60E&26BW+#0T+ ''B<&1-[I-9S)7 M7-T1I6B(>B@\']JC#I+[V=AZWE\)R{(&$B(8>O0?\#(H@HEM1T4<7:48993 M!L#>B+4D7@.QX6E@2)T^V&Q._L3L8))\)8@3 8D#XJL1VU43V+8E"X![3I. M:\H:DT& 3R73@^=>=Z#E#DO384EGF!M1,R'R&!@G9). L,KW72@7C=BV>EZ M'DZ^6P;=2% <&C4$$045;F'XP4Y1<6*Y&"R-6]P:\71. M!LBC/WGAR.(#W6MOB(AX_[!3EPE4?2)<-D]B# ZH/CD,0&(2<]H_146;H"U\ M*!OV?3W$PDI[T0;"-

@A&SS5F^)&^,W'+IXERI^_0\^6-MN-]QZ,9,HDLE?&DUH1(7LM-N/E7,F/5PKE0.80.(Y'>$'R*A2VW2XQ*C=R08!7.7PD'[YTG[FAU1ZMKH]4% MLV9>1*MXH_PT[S8-5]IO1OFGS"Y<2P2NB%:.]#2Y*U6-#AO4;K*5W\Q+4HJ[@-M%W'*TI\6HU'NITKHE4QU95'(#O:MW'3$L3@3{1A]""7.1=<-)AOO M:DW<7!^(SP_VV14<04\.08#/O"3ND.TD.YSA?6]06 0V3P&:.E(4L%,Y5A) MU^2%H._B\ZC96>63& %P"D PjA':G.OZ NPWP[1I#O P!G]PU8#!L%%?U M8H^3K?IR7 EO6T.?STGZ+>#+]Q*;U>4>5V@.(D#[Z72TN#K8:[;,A6UIC2.#+++U*P(%>BH-NEQC7\H& MGM9[.W0&_mb?^O]FX(\4=*>Y(<>'[S[3@,8KED1&>CQ7)KEQKK6[YP MQ;KKWG08>,2B*,,;3>#92 MG^1CZ4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?OVRKB5\CQH43Y MXQ4+)1>P<^89 G'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA??W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?QVRKB5\CQH43Y MXQ4+)1>P<^89_G'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA?? W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?OVRKB5\CQH43Y MXQ4+)1>P<^89_G'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA?? W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?QVRKB5\CQH43Y MXQ4+)1>P<^89_C'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA?? W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?OVRKB5\CQH43Y MXQ4+)1>P<^89_G'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA?? W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?QVRKB5\CQH43Y MXQ4+)1>P<^89_G'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA??W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@_MA-Q<4>5O^?">LTA&PBXI>)AD-W@3B.EV9#++<>QKW8$5,+ M\4K6,$&=>U1]]TC.'X8D59$DU)0T235[MO(_$\Z=C]-/K7DZ+LL!K;,*YT7701HP]%6L]"2%G,R2K*9XCA3R-M% 1C@C3XX"AT+]e]VS17L6F"_T"&KY!J_37/)5@KE=8C!RW7;XVVBKO1P*.MJRC*W.L\[RAS)92Q-ZAWE/DF1:)L+6CEGE+#3;,<.\.-3L]C)3@C+W(M$[MS-QAYM9AYFM4F+9KNM(>IZ[O[!*0"P2&VSX_K6X(S-PK3.\P9+P(S-UZ> MN@G+D,:T*F[D@)7*Z)%63&K&B#7SSO+4_YHXA_CG_XG2^G=W./%X0 >'Q\@G M\$^GN/.12Z#%OTO-D/"_M&1 E1?(_=) M_-943PMQ\2QP->[SJBCNPY"_^+]/4>P$9'S*XU>G2_^)'P2S IE4CK2/_=&/ MG^ZEO8P$2*"#X!G,$OX'TH=$1D<3!0DF8\X0D]86.+<=R4>)_6LP) (P],IKO-M 8RF.]*$X9=+!>@%V_=PJO<32>45>)P4_@#WB_@"2 0PT>_M!^[PQ"0(&UK[G$>M7#6;,&W@.*GF#G2WBQ0$4&#%,7QA8!QZ4N:,2.X %5&3Z9#0L2M4I8?]BQH7"V0#4KL6V@W-T'[6Q$A!6C1P#[$S:<.G M2/$=VC2\R"1U],Y{+=.#}#O?OVRKB5\CQH43Y MXQ4+)1>P<^89_C'(@M$]\F=AZ94RZ[4Y'7LSY M2;:B-C$XD:+[.SK=2R_NA?? W*XIO$G(C$O(5BY/N$G*7D+N$W"7D+B%W";F@ M&[4'(>]T=E6&@9*I:5.DI[@*=`A=G:=N:%S;06,K_^9)XR M^ TC'?26CY]Z$R#"A2A.\B0NS/*YAEJK#&VIY?2I]%CB1GH6YG'"H9+,4RIQ MR5YX@*L33=Y"ZH T7';JSZ.N?/5"0A!_XDB&:]AD <_4 \!! 'Z@:.^?P2)A M-Y^DVFA[C*Z`X.EAKVDE(/)N=VZ,V@R%8"B_T9J_:W5^LZG.5^AU@\'N"?$IAP:N.5]+KZ/I$I-CW4^P'C@6\3]f$G MV\Y:ZZV+TJ"':.);.#2]_@\#GW4_JR)1ZH['9:R2TD^ODE%76PTYP\ M;L *5L]9%R.[FC (*$/,EP:D"Z2& 7+H5AN;_4$]*KSJP2Z\&!^00_P)L18\ MDM<4L,(MPK!&@V>0YCW1L9TV^#I,:L*373H24^.8LCH[7IQ;'SM1)OQ0B M?1# G&V**C'>GVTDKU1NAN/BUDZ.1^OQZ^K[.)886R>^)KX M!T3\S#3:O &S%C "WYH/-=>NHJ*'7"M#IH 4QW%.#)E,80.)MICM;ET8#7$EM M.8V98AM! #J0#,C_OQ'1[Q/\@%1+1QQ#RH"A>0VIU_/(?Z DXN@_KS'7_3/V-MSW_A>I%_W0K(*-KG'0"R*S*RL\PW6UB)3J.D4BQCU1@S;21.@P.)3W 2R/1. M5-V9YPX4BASO+;,/QC;GO 8AQWX1QZQ#Y_4:U91H"F4GPX.KLHLK&RJ\^M/ M(AD/WM=& #(D.AS0U;@ _N.?H%)>T;%D==8B- VF)IJR5MDP9@<3+WI7EUL MS<&R@)C2%)=],F6Z34K;ZIHIS<-+3^M0'5+D5S=3<1 MF:7=E_K_7Y^AJ%ZQ<)GF6A+_1&=1]>S<7XW4VU3J ,-3)QAX.*Y4T3;]XH D@(0 MU$6=E\'Z8=E&%. [('"#+ZY891_HGJ,EJ-F0=U#X1_*LY*F^8"U$_T6J8S. 8 MT /BB-;"!5[>W?T1Q=W^W4$-'K8"$ P[$@%_148&_^X- X2QP"Q,ZPE\QL] M.6MW0WW& M4O^8WLYI*F@!FT0[Z*=W4'V(6_BZF8T-2M@R5I/R3%G'G/?LH*^@ZJF9X^8B M@BJF6AK0<@<,"}3?<@^1[;#[NZU3A=4;D?NHV" 'XS!.;!0X, _)>17]MLS^ZU M%)]F>S:?[5/;Z:@T=,A&8E!P8(#OXEZK>4BFZ2[A(1,]<4)LW?T-@.UA/E?7 MP_LSZCU]>I<:>?1$M %^^3R@GW- :9 MBQN@DOP&3% TX4XA@HT2[$](N6 9TU[MN19" [*7Y0V+@1L]\ JCG"B[fQ+V< M6J /Z0OCO06FBU[FU10N<$VM[^<0%,8V3P8'+2[*MR=BNWYHNC-5%"2XEE MO9Z.C:ED_4W-WML)+.A6A'8(P!._&<]?&5P$,!F LOI<3?<'U6 _ZW?5,G MP/RP5=C\'K-D8Y,K$1J1.^$;E7:,D=)X2T&BR;48,!A&VH?!')',R1H++,*_M:X9#9KX&%-XNO&?JC&?!LO:RX%57/XUO/""%>B,,(V"Y7T ED7V6(3>C,>AG M[=K!H&EP(KSY#TJFIP"JZM9<\;=#T#'8 MPEC@-!XV1N_'CD9)@^L6/@#IP&RPH$7#/@V ^QX!J H^)R'K@&0"DC*.2,: MR)J1;=¥=CVFS"T]¥CGP1,*0_)^[9+Y&!=''%PZB*TK<6Y" TML!C1<+\#)N@: M5'>SJ[%!#U;L4BYO ^^:,,:: BRK8$MT)K;*8Q\`GV_D]H[[$009¥YH,*.:]-M%@Z*%U ;$?9S07B?O!V* Y\JSZ.\%:T!A'F^XWYC,WCPC^Q*KEQ5(

*AGZF5+O3)NE5KK61\EUS%[CDY'ZUC/ 2T# M9&JK95KN$4L<5>1I?|=,.<-;IP-:!A=/%6(SBZA6<'3DY!I<(!'OK_*P4RSQ MLFF)+AO$;)*92[.YLG50S%0:A>RYI*O\0*
S+"]M!CU>Q7JT0G8RB>RYI*O=`M1E'>07HS=Y2E[6%0IEB$$2L#6/BEO8,D G:SG;`M,9EE?S.0N5&JL\!7I6P9)G(-T$EI5)-#H<)UJ9)",,5.O1632=@G1KQLVE@8
MX^U04(L4+W0336?>K6PDV&F03LV>{J$KJUF0Q+&1WVSU=CW/9\^EA^T5)L94 M'@M]E&^B9'VPCN'-$4PD&UAJ;R>;V55NJD[\-3 D0>?Q(N. EH'5;\O*L(ZQ M
UTJK2VAWN.;5M6"20;7E,%'I'M-G16V@I-(8.\|/"WD93C2X)@<2>;U(#IS\CH MB.*6YF(B&9W5V42VY&Z;$*Q$8S;(-
Y.48BM$BW#6S$!WIORIMMLCRT2C$J<_^C!E,F[J:QQ9ZK3]H4$I'B_67^455Z#L_/&VJ;W&XE@MC6]K^ M \|L<3_YNLRJKX8SR7CJA^9O>T)C7OFU2-_:*;)L/,%_;&))\/-EU0\'?$E
MA'R)<"RSD M&MCO7V.[0 1 MY& O=QJ2,I.?3;E-),*99*AS;G^PS/>9FA97S.%^< GZ,#5>KV01"WETQYC8AE)\H(F^%+T)&DWN]UHKTZ/TN?-BH4?$O MQU MP>)E3 G*59?"Q?
HWW=$(+R*\B/=:-`=:Z-]-]WX%.7H8O\ODD9 M%\MB_NL&=3%_:A#VTW4/T_$T^9U":^WJ^^)*]:J&2Z#^8@/^/C{$D\4^RN;\ M-1=B=S)<9O=$A+@[%L
]#,,VP*UQ.>`X8|T686;68AP*=H,XLVLV@S>VTS M^YP/>M=$S4$*N/7O$#>CT/^9MAX4]%0!C MT.E_F\"N;+/UZP%UR*AVCVS7Z+VS? ?)<(V"E%Z4^PX++>S,_X_%*:?WPE64)#
M8U8N.9E19*N1;]-"IF<-,EY)-I3*?[64]HYY]4TD7[<-GAZS]M!>,QU:XLV M.#):FUX,NX?H5YK%3R>/W!]*P$%|, L@U^8-;$PP G 0C!A^4 VQKP[$9KVU MI&)<0QN7,X B6YB3*
E4(YX))G^_FOT9,L7X]ZL7'__.HKRKAKS#BMS?842P M),RD2&2^*_)%9D]D]ORPZMREKMVPYW1-PO#6](M=*&Q4-2@[G36!-5T)OW!-M-F MMD1LV:&*,
(7O;6WO0W\,KFL2/]11ALVB@=4AN#]A6>HKYY9W+VL&ZG5GG?5T\?<]TZ;`M#^VMWZGR[QNV07G2&LE\IANF*K4+L$*46_H[]-U@(W!8DL#"2J.V")=!&6K73#4,#6.`_?
ZOO;&M_Z MSM6MMXC(/GA\^\"_T?RO6R#T).OX9^>5.,I?NM\!W$^_"F\#K [|})0G.0/\:5D'#U4<@< QQ_(A<#2I0B*H'#R M?
$(]IV/]G2=W#C&9V6]V17L.+RV>*]M[1+M]K7I/TD[C;W\UU9>WK^ LX!6L MUS4C'9!\]^WBJ;]\4(V]_?9Z7]_PHXN%YQ_+E.,+!@3 8*!N&2.N??4.+"3 M(MH,K-@KSPQ;S)&3!-
PPD)EXO H I@ 3R+=&_7##B+Z@7/O_IL.?H3150X1 M363&F. '6]=4MVHRJ]D_NNW 8/ C.(WX ;,"FAL)ZM4%=?8(@KKV3X"?Y]
M265T70:4=F]U\G/P%95]^>5/3>)U23_;%H[D#U8E/P+ODSKBX2B67K-MTHZ M0(HI;A %]++TP$1Y\ESM+G'/5T_?'# BTS-? J@&D9F4;=F'P.K-U;YE#:O_K
MRF[+&]77|\>4T/NP?. ^CO]5YIZ!R_\?&_HS$/Z7L%,KEM%#=M :]JB-,Y]QV M171.'|@F/^#Y= \$:,W]8YD3)XCTG* F8QATU^ZDYTDV54);B0G;6A7.5J/L M_/J#QC,!
[P+KF5^B*IY\EUMU\&WT\AA'>.33MTR MS%-GDCPA;#00"*_P+(R.1Q?7O ,FDPDY"-FM M]W,Q:.U6AB+A0D^/*AVKC?LM@U<8486_75LZ//#AZ>'' Z23#YEEU2.5%E!US
M>K;1ZWY>'#Z$AS.K5I@N9SL"99*[+M]O3#-*?2:CUA\3BQ(5=Q@+|;,V8O8>AVFL5NP<#SOT-MT67;1!C$PUEW05>^.O53X>PCP>'3Q>
<84S1[P+1GN)9Z?),,"USAR"YVP9WH_QKQTP_&2$D'!0#,I$D]GN!F=0OD4G4C,67]6Y),TET@P M#$K,D@DMFPLT\XN1RX5 M-
"]4*WABN3:K2A;.W.C+IEBZT2D6"Q8I6+'SB5A(BZO=I@/P+C!\9IZHL:-$ M>DQMY4),.$1 Y7/@I:!X=?MQ&]^OS>,%BJ04F]!R#-DMPY:IERW;O555S547 M,8K)=<;X")_524X
+8,3'3>,MEY*5!.2G:UBT@QMIA8S!S8E7C8=],?+@9.T M>I+"*=RB1W"S6"U+$W2@TT6VBCK26NZAL.257V>[K& ZL&5@]8J86S#3?H.8
MD/;0Z,.8;]P(V#*P^NZ$Z77F>%*AE&5F)8Q:,;]ZH"6@=7K^7[+&MCF7-HF M$E,2\'_S"]T\FT?$VM6@LJ=',9"9;;2B63'B7."@EK4)OJC-S4&HM67 MYL1]U
;PWF502)M6:]HJ;K842]37& 3H/&M$7.*BPSP.W!>IP; MEZ9*6P M W-2\)+71A>R-@ SRG0Z2C?R19FW,0"Z.0L*7*1 MBK4T>-@56'W.T2ANC6)Y--]&A1]7'+;F60=L'X$^>)E$KZEPQ(
JQ3+HH)Y, M+Y.E#IT.MJQTBCU&F8]8]\D+438,M#G<#:JUF=BBJ84JYZI*8W!4"K" ME@%^MF?]-,&KC&N2TM-B)%'9679# "WW_#R)I7PD*I &C5 LFS10LE+K;G,S M8\,
+_O%IE1D1&/(R#9?$$U6UDRPX9M],$).UEC)/BU+K2C83.PK?%@7]//\V& 'Y*]V"|,X-7X|!D3&$;A< MQ%WOW5S.-'@&L@D:$0C,IO\?OX?_/B&\HB\8.#$3 M."C EIW#;ZW=;XF^
2CQ5LR+(2I'_;BMS85FRQPR@Y%,.&&)*HR*F]#*!84S3 M5G0H;,;?"?".8907.$HPZ.6XW1-&'V$'I3K(S$P!&]"IIJ!R,"^(]Q!(I&Y 836T0S)FR@80 /VC+M...D8 MC"J9KDLF\VM>AA;.?
I)@*L1#B .<=:L?8G &?)P6EZZ_=?QUOF\31%V!,Q_>(+MX_4> 6U%10?&^AXM@7K.'8@0)(-YC$'GV]&~>2"'O>NHP4,4/AG45T#"K@L M\ --<"+H@H!T') V($FLL@I,R3G0?
4OS8KYG2)H|NP WD $-3"#5"+-F1-F- MC+C12QY9V1J,#_P76#)(@Z@_>)8;EC 12 1OK!P@!6:XGGW1B<"K M@($R^(,#"'IDP8!Q(%>%!: &QPO K'^#.9 *#& C6-#Q-Y8V)
[A4"C+OB$>A MT6DHXG--EC7'9;A+=C^*|\GI$8&/U7 Q_UM/D&%<:F6+D.PV&~=]E@!.06[M ;(#/ W(@>><.S7U0XV7XV@]> ,T2#UZ(CQ,.T#%5LYZY?(H=T#$&4V%MPZ7X
M#+HNOUUB?_WN!$P*.Q9E:OOY;.\63XF@6WH\)*I?IF*VM5T%B+4TU\'[CA[MB\W]W#]^+Q$SO+F#3TVI?UC&?M2C.P"_W0O4)$'&,U%-!WHOUP(7?!)+
M7\Q2$_'E/GO)OQ%C2ZON8>4+%NE+'/GR5LW/B"\1CD5\B7-LI'R)<"R< M?(EP+*Q\B7-LC'R)<"RJ54!1=A,V35:"_)^1L),11W3GZVN#.6B:=3WZG4ZLGI M,N\!>
9^M<0.H9.DUX4E$I1+@A)XC7D0%N*SQ7E?H]T7;=(1*\^[LNFWWLRO MK%/P/I"G1OZUS|<-W7!)R@&K|<|B=?K6<'-EL^2%VM_$ MC 0F$I@(8")Y^2* "5UL|LS%^--%7GSF(L*|-
IIM,BIGPKO|U[>J+/F%XAS**!'|8B"\"U"*YJ> "PTFS]V\Q.<4/ M,2]I;ENFVP!D9?\NCM)YN;O"BWA;]\KAD @{U0_YGT>.]OVBXN<[9 M]?GY'K4TFYIZ2/SG]TW0N5*)I@L-
M#7]E&)EM3>-#J?KID)=YBLRL%_)4M MKAD9CGME:6<*:HXG;JJ;EBDEY(8:RZ%YM)K*KL1AD:,_7T#X;\!PM1K6 MLE6J8Z*,4^-6=*F7IFF8O3WIP\#PAV#?O[XGM-
V\YG<(X"M,YAR?+IHCNL=L MI=4HQI5;&I89,_=!L(Y0P=)D\964E,1R':N8265MNG4H, !AQ%,Z$.QU$\%7 M!%\1?/U0ZRM)D=A&,+DQBD_F2[VWR99'RGVP:YI,IP8%
<00!/M$!'=_M+Q<%7_Y%% ME3^4IH=9D?*.\.H[GU@=@0L*]\DMP]P;3(S=784K$*:CF#T MYZ+F%,VL1P#%1XD)?0<3,KW]"(7Y[#;ZB"%^.?2TU5E\5\OPG MU8;3+99N2'B?
@R8D#*=CQ!.9.@=^$?!%P!4U5M.A;0/%.7 M!D(>9Q+5K[?X=A1=RSAX9H;:E9JTJ-%Y+L% BP\&XM]$O4>ZH>V'4)\K/E_O M*?,WP:C0W>.&0EH)*"1@$8"&@EH)*"1@/YD ?T6 M-
Y"*XH;G8@;PAH'7.,OJQ:-9=/!H^UT\PK\K-Z/C\NBX_"<=+E^/?X-1H/*C4 M%BM[MT,|>Z497VY4[8!LL@%WPG?>7RZUY;))ID50^R?;[MPK"G3AB!3KM/:?$G-(G^W(/R"$ C (T --
RG3Y5<-H,M"E(=7?&)4KEDER?I M!<>?@GP2/5?BILUF=RU1*B6R5A9+H=I\U@'HF?IUAR"?DDGLYZ+GSP7+Z+0!MM*?
MW\%@Y(0EA2W&3H7.;B<:+M'FK#'Z,LA+K*>&P!50B8K9?;&I.R.AAV0JCWBIR ND#QE#A%>N'B26_DU M+W37E:X=)0_-'GW/B$YHPS=1OK1O&Z8)D]MRQ3CW?
IOZV&;>=!2EO-";2[0T MMC$9I80=N]I;?()16\MK\)7!%T1=$70]7.MKBO&D#^'6[%"8R9FD;P5U-]&7F' MLX#A\]=Q/AT 1#?;YBGBOD#,0###AL]/U?H4=@5D!_9-/*GK[*UU(,2J:B+G0
M'-7]19LC8%J,+&L.H{(_'V_'W[UA/]U8Z>Z4-_:J6YYP*$M)S7"3;Y=HVNG MC^Z3'WETOZ=943,*FCVSYK8!%2_ X6!]"%P-X\9F1$ M5#W9O@T0'_],6_#."QP_N3,
,BG;]J^_ZL|#M^M2&E6Y.A[L^,!=Y#F CHVA@ MI3OP\UQ4@8A <68UTS(OB,J1D7K$0 SW%N6;DA[^-&T%)B]@4NXED,W(U$% M3KOE,>&%?PRGY?N(?: *K|_^01C%,X" 5K)6F]/]
[%5+B=%U0]NX#ADR!UX+ MLH9N*S+C6<8V75L]JAXPI@S+C25DP%0:!0'M;4.TMGX#T%)4P;BVZVO%71_E M'K3RR7.T$#"_^8MGH*(')QY4,#-MS2,.8R*|IY=RR(PQP7\AVB,<|-
\@X:!D MV6#)O$=2G=G"E2**QO'R$P+TB5V ?O=R*9H2H@/'4[05TR4__"0V-W@>@=,P MP3P,L$^ /@U-<2?3:Q6[":$# 0;P71_]&Z[@"XL[PCT,%.'M###!%OP/&],Q8
M/2BCGN0>[*3_Y&8,X8REO%<^NV_]E_]X MM"K?E<1=[!+XV S03XHQ $*3:Q(OXKY2!B3^3F\ZN1^;?^9X=]_\CX,N+B_SO3KDQ@(BGD]=N-Y&)DS=B
MU0N<(9X9\W\,LC"@I?@___5;^'_R_C=1]5\4@-D%3%"## 8V9/T=1-K/UL+S)6]!NNV!& 5P!0+,.-!]' M (-E8+2Z&)37%,"<+81Y+/6/B2QM3G\1+H -F*6S8+QVQUL&C*C!)C*O0]'W
M>X63D#5&-2&D0>W57;CR/G)$.X&8(B Z8^SW$9'W<)(U>#!U9&4S,(R-.)HM M S@&F!M_R= 8HD'^Y@#T!#1=!X,",?YEW-HNZ]6O\4[8DS35N ?K/VL/>@'M\[
M$W1/WA_!W(3%83>]^\;U8EIW"7F.->O@A_*(QL'Y^S<,.]C^1'K#W;ZD^Y",K@5$ MP#0$\PW=FFZ+*F^:,3;Z;IZ4(70N0$2@^.^.U;S]O+]>?O15P CPU(M&@OA-S'Z
58(UK!@@,W.0"4'K -M ?K"3<3WTU^%;LI,]#SP3>#Q/$WI\R=_ M2N[*G^GP!/<-65S9(G=75 Y(U2LVT)FXBR[]>!)%1!:2,\"YK^UC_T K@(4 MP4[ER/-((FA.()?3!-
&;%QD!V#N@R\@5]!7#A[(:;]I6X/&2\"-@%<"^.4Z M0M"M.V[O(C@S!WUSAWW @WQO=V%TQO#T_0FR4H&1R&U,,_^!N"^;]1A' GUQ) MAKLP[WWD2FZ#V7H6S87%[H?W[
O!=DXT0T+RT BH@Y1A?(^Q X2%-I:>YKHX M9)KPQ_I +D:!6VGHS;^=/M4E4/"&':RR8-,_(KM=*IGN&UH)V\U\H#+O0L.'S/AD$B MWEO'8!L$,^ /N6>
A$"N+:^]J+K>K1&16Y/W0 :GRF/9@6+fL!HO>=(D%/CZ=' MNSIEZ%-G2_7:"2TGI+*]D\N>/W DO5.D9"W;,3<3;8#F1_-3A:0H].D+;=_M\LQ6B;XH*95,%3_;,A/8*!'Z.Q*F5C0-
&SDSW)@IP/Y],.85G]PZEDA/5\",K+EL<;^Q MF&Z?!@_TSO6M #P\[<&6D0\JFI8 W9D['4$R)4G<3]0^.:+FZ\ 9R3(OB)XB M>=H .@-69PO(E2T ;'AYRO5*OP W1+"BHS7ZM-
LO$>]G+FCR=:MF[N%GR>]%F+]NT/$*2UW"4\FQ_>_!/Y!OT9^_JK#>ZI^'LW-M7E4#5]JG%\-I MS$$_"R L_@2@FL+ ^#X$3T?2,A[O&%2ZZ0]U*!"7,.R9TX&9_3L:-=C\&0 \A MR
!.@BA[/@TD-(!2B.W/[LK>AA,-#IH@GD?B6S,&M"58N.>Y:/T\LCN$9[_$ MM+EKGS*FR4-[4^4MS[)\V?HY,F[NW8Z!RMC_7>!=EQ30PG1_|EV/'",[=S]Z M"V#L ?GN\?SQR2RZSX(O9!;
[YXWHVYY2,T3;H&,.0<<&?X!Q%.@G 1\"S.O= M+]]!PG\(5R1H_XC_*%Q'T#NQJIM,*X$->MV"UA%GR3'5$CY]WG_@ATL,REO7 MV>/[;+M,.IN*.$\)E,^M$Y7BL$)T?OVY\?)?
1&0&V79EU:H,,CW1/SE7K6_=K!W6X"3P?LRJX#% M+TR$5Z$^O7!)96\C<++>3-NRLM"6.W#"QH-6I1!;L;(9(=[++VZO.W2I Y/[FV3 M)V=*DLN@?'6
J4*QI2LQX7;2]K'8X,V7;RZF;3NQ)$JHF%N9Y>EB-6B4@;01 M!=0GI,T4-^2M:>#L'G;IG\:S^=&.#3,!#=_0-DF![I41S'YS@|IL]^P(S M]W'PQP5;-CV_/77P<*
[8%79(_I[DE)+./T$*HR4#-A#T A$;TOXP3 U%=#$1]5LM-)UZJE2+H?? M4)O"]=_0XAY<=]M&.N&*,52S5QU*=?:F;Y|2?%<^:@; .O9]OX_XPRMHK*:
MPO>9S:43LW6O9HP(QFQ*L#N\YVMI&.R" MJT7 9 "O7-1XTS$C8#!ZV^N"P:/EP08 ML-I?M-J?=C&]"O?[_7$S%'D.7HTPP)>\DR5QS;0#N4?03_XI-8S,@T'AA0:# MAV?
9%J^8IY$Y@>2S+4S1S<%@ !!A]8W.%Y.68?!2'BNX74D>L8-LR 8\] 7W/1 M$X,+ZJL/B#EOY2\?, +FX,,P/9]*V MGL@/E$9LK*+IU'#1O*&]_6E;I684L)N#^_ T&
({1VIC9T3E6I[:Q&_JWG]XB M;T8!;&HU;@V]G908J6T(;&=TXEL"W4FU%@DEY4G\11D@=X29ZL>B,S5Y"!`MF;3C#>UM\^ =!L2)Z>HBY,=-"/ 3O!*IOH6"$&AZ0680S,S 8R[W^-
<[FE]f MHZB\X :=$7XM@GV"Y??1//=VL'GVN#\(V1 @.=*#>|=X?\@[YSD R3("@^FV MI1E;M^EY. ^?1KK2FHRNMT976ZUYIO6BWGKM?Q^Q?&<\FBIBA.^6!A/,D1LXE
M=4PO.A!#?WFS/K34]\DUT2HZ)CK>)-. +;?DYRK4$T#+]LF5A2.#D,#42);ND M:$*[05B3?);&:.?1ERI;.F4RC;4SZ.P=/;UEZC,/&4EF7D M]\.) UH&R-0M]C;<0H]-1-98[=;
(G$AS0]AG@$P$0Z!SOET>H*O%HK=8]Q.V MI61'RP"9MLRTW5DNF99DYZY>P/5E8SJ#+8-DRB9ZV*H@S?.HTL_-^40.GUL+
M6$4^L"2], 1B+N9%.25N'QJ19=K,D9*C*+1S!31)HN2[>DT5>@?M5D6*-,9,3&L\K!9W2Z3E%WM%LE.!V_8EMLT MP/W&=[""S7XI*\6]TH=S:O9XM!M&F#_4F35<=8TJP.
[MME.2$E?YB9NTP#__MDT),$.>XU:\&=LIF4V7>*FL=+V@H(JQN:B4VJO5!*-5WAC-/FWV?@E M90D %G04I\^!Q0,X).M^Y\=+FUJ^;,+ 1#S*HJQ05$LZ!<$ITZ7J^7!D)KP\-=:0(%7%,Z!QXC@65' M-
7(2*0KM);8BYG7...>EM41Z+NLML4]M"FK>6#B==6X,]3G09T?JI I&/M,= MU%K%B5&.319RN7-.G]ET8;/IQ8BVQ%><5FA[04W/:O/HVYIN=QHQ<*@)9;4 M*48X#)$YJR94+[->Y!
(S;)!/EIM-4^;,,,2(++UB\;%F?JI;EQ+Q:'XS,0EU. ML%-VO8%9AP-]YHNY]:R8'W11O%0F4]GI]!GK.]!EH,\M.R9BPUP]AFYQ?)=3 MC'*ZL'#.*12>+-
EJ8FQF41&=14JE>;56B)U7]LEHUDJN-RU2:BF;!'2U)/0Y M&!I#@DVS$Q)(ZMB5'FDVMENM46:U(&X,\%OL.A^"ZV'Z:S1>[-\M\X_UAZ)UB)OF\#HYHU@.*XIB V^/;0I21&EW6HTX!L;S
F&X\ZW"TLX+@,? MZ;@K#T\H;CASY/:'Y@=GFQX##&1__#N*]G#C8G8/EAE^-__[^%&AA_-*+R])[*\&]S;7T4U[C&P,W>_#Q,25=?S],IS MW'LZ_MLC]BQ(@O8@0>)R)H M"@,C
#2E(D:$@!$ FO"($2%@1&0UA8811+19AX$1J3@6F;!A8 0>QR*-" ,C M #1%FW48& &@*3)?K\B(#Q8(?3/6]W6K3G]@U3>U#V]?'O,R$0*'3!^D"]O) M\,/_!U?
RUV>W^\;FM!>R]G4J75<(4 R10_9WSFY(PO0[*CI;?+>2>SX^OW& M?2&0V4,(U#NHL7^$_/*_5Y8,+!/D@\M&3UQ\T&Y"\VD!I_I7WQS[CY7T&R3 M43DO(_?
WD/B+7'Y='6:O@"7^697(Q\/80V1$\,R1$A*^%16^^UJ_5"Z(S*/+ M!?&-=LBPR$4ZGL0?72ZNAQ>7XR%W7^N7RD7BN^'%YRRGYSZJL'EO>ERM:*)WB^+>R_GZNI?
>I84[K/M"_<@7V'8UV^_>W+VF ML*;NOYR["'O^_84U',AZCQ*Q'V@Z.Y2C=UGZ_EB",9"P-TK*BEQ'RBZO[#>_M9^OYC+'"&+CKZ80/^\{Q%L1 &T351]>\!P9H-
,"GT&B;:!K\\2BSDYA;|MU>_MRW>,'W)CN"%<]N:&^/>7N8OW41Y0YNZ <_>RI[_Y(M^Z/OB PGGSP//-S>+O M+W-?@/I?9_#>VXOIZ9IJ:F[A,/,)<4O&^(67W#
_S,7OE0+RXMM1B.7!H]S_M^]9Q:X0X29=VLW29YQ,%FH9%MPV-LUFK9?2\' '9C6C2)B_0QRI&K?VRC=2Q
M=OF'1PVWAA6]S,DS;9U,M0>C1#Z=IV/6QB0OY=Z\G.G]C3P,%=7/Z9!U$_CQ M7)_9O$QV&?IRG"Z+;6&|;Z49T5NW>Z+4T]$R:0(F)ONB4QB9U(.?I.S@[M@ M10@.&:Z$%.$[-
OABK'B16/;J6&$D^.EH:O%3]DI85*>/|6O)PKVQHF-,VL,) M/TT/:F0:&Z^2&%,484HK\MMZ__]G[[V:4V>R_>'[\RFH M?6;>FE,%'@4D8,^\NTJ R!ENE)28!01("TZ?_=$F'L,+:W"
<+NB^?9V&ZM9+M#FO]>N7%B#_,3@?BOJ9XYAK7QLZVXN^WP(HQN:B4VJO5!*-5WAC-/FWV?@E M90D %G04I\^!Q0,X).M^Y\=+FUJ^;,+ 1#S*HJQ05$LZ!<$ITZ7J^7!D)KP\-=:0(%7%,Z!QXC@65' M-
MS/02U=;;LL&V:Z;.TF8U)HPVI2XEWEL"2N'-LEVMK&1.CY5"KC+.H8S%@:O\ M]8=*7<^]\OUA(7%_UKD:+-PW5>2SL."7("60]_AS*OTW15T\!-=U"*ZTO!#X
M3UQI4V&SR0OK!LNVW5R[G]UP>:]T;T%](L06"2R3:F!K(29LBI:>7V&RJE8KG56<3F+G M.I?=-A9P6YKC=7%=P3QQ.>UJN?IT0L/N+5!_)R^NNM_;S-4Q74%#CHT'#YBX MM"
[_(RV67XN:" R6+ZR5C"&=0+UE;C.,;5RBJUC]5:?[AO62+ZW?A_;K&/N.'CD5'ID,C,6+35XB1/;",G$OA5O*$H'04-1FX55;]YU MN;]W(-J6&MAHGUO?
6H$KK:,O8+FDD1O#9#"/,^DZ=6 +00"$4WS;$XM(FEA\) M&E^+H_@P:#0:C4G3(O$6IWC8?-/(YZ:KW+TEC=1FU.XUI4V*C4VQE I2DM6 M@#TO@UB*%'Y.QT*Q% \92W%I
\Q//HUK2QJ;!4\3549?JO..LU*83'[$3NX= MK"DI&7K=<.M+C$Y/-T*EF>Y7YU]V0=5Q\|J.(>R/ C?%0HY?M|+/(^A0-\ M\T7>)EO\[B?Y(! 5Y8]_CT7^(,_T-U_D;5+/+
[/(Q_28_GU!IF]56!6Y6K^A MJW6_OF]66!6Y^+ZAB^ RQ/ISD16YEAZ:6)%+X[L0:^A<&F]2ZP-8T^NF8_G= M#]PU2L(,O;7|PM+T#W # ,O3U9404LG';';4Z-)=N%;KG?
<[C>O:.* M%A5QW>K,]Y*]C"5.BJL+S>XM>1R#L8C): H_Y^I# ,H60^1:FY_T6IM[._-)"9Q-FBB5.66^FK'%_'K)I"=0P>E? M?U+1!'D5!O\A_ C-/3(7UMI^ (/_1?3?
VPS>FK*S@L4H7$Q+)N6!QU)=Z=XI M5)M\OYQ.4,V6*D^K6,IMB|,.S4 &3_WZ@\,8OR1*KWP<)|.%5=V?P^$?N<(+ MXP9G6IS;9GNNG\|S3%OER'L"0ZIF=2HR"D*UM,)]
;G?ZLNVZG,X#,C#$I4 M17^!5,EI19\Q'G'6'P=/W@WHMWCW\]#D)?I'Z[^9-O/MY_U0\#X_-\0.0PQ3T*$!-$>_'XXF'XX \LLAOJS#T-P@P3GD*@H1S2'G1?AI#O5TO.#.
;(56U++Q:L;R>]8(MXH!5)ELL(|PXJR(\Z KO@#!U; M|ZG%TNRN*|GYA,=)&!9(1TD)@2H4WL S<6|NNW%ZTIV7&QY0^4PPPRE04?O9 M]:Q2&|&]WA>)PKQ.Z?/LO4&%-+OZE"IT9-
5KB,.FU,D6EN(2@@K]ZP\531!?7 M 96?*ZF]X0:Z-Y?=._WMWLL- .;C\10SD*5!IM/*#MI4=953!&@SL5-PK<)-[M)S#4!MVJ/5UW239OME1"LUA\N/$EE2#\,7&V6!ERNEW*Z79O-
K MQON"]EQL> M5/FJ]#*KM>Q\MN[B6#Z>S6!F*4>-4O?.FLBZ#I]88O6B2LMX9]:,>#8C^ZCB MAUSB49P^UX?MT7VN"L6H-[ZV^IX22>',O*2E766$5/ MEQ5NF&9X/ Z-
0B093<5/-=N]"#'=VS%|-^PXZH#U4[#C]*T9PHX/&HLV2LER MA'HMCQ M4^6.XX:A/P0(KCN)(NSXH$TH"09A.$/9&%TLM];ID;T2"O!PM=^QWC$_JQ M(CY(1%P3$]>C
%,UJ1+6_957XE0P)C*DLLC$-"4G CXX@172 0\3W,A46,B1 MD2P;$? RPQG+MBU+\&E"1-525A0^** N,-%U1-!-SP 3LFS9 1L!RPV#V45L M6925!;2+I'>>Y\:\+>G,!Y@CL<3!\-[=-$Y-
^:!6_J(=(G3PX>"]3C;F8!Y MO=B11]"01F^QJ%3D&/3\(UV7T--S7!MOGQV'ZPQ)'8G*B0:5Y?A2?#B>_ M_ACF$'C \&@M< 20%/;T]A0!._@|_)#&+!NLRP9G&@GR4'#-2/*6 MJIF%
(KBF';!;0G8HT;A8T1P+4{@P\ JZ,J@_2H)QSG,?H[T):J<2 ;G M:P1<(45DPV>0D:)\B16$H8W 3&V"Q8/4+6#!0\F5X@),K]GE'
M@%NB:>;2^>V3\@OLO818^\&S9@QIAU7K#N3W#GAO6C-%=7O/C'BWQ+#E:KM:M515WHV/R:)SM0:5;!B1B@7>XMB=?3C!2C-@T@%?LZ0,"I/|-^,&
M_1/.W+5W;!T^#0!6]#$W2C+^E#H;-2PIBQ//-\$SQX#(=ENR^SD&!*[]:Z$WTAF#@QX_]WV M M^_]_46VB4^@@0G 0.#]{D!P$]D2?S<9)_&YD_BXB_VM(WGWNKBXY"Q"T<;^
MT-8D/[$U5X7J+1V"\@-[<$YS/$S>9F2\\KD P03N"G_R_BUI\R'7ME^FO M;L9.1#UAH?AXN,GU"3]Y! #*2Q*'GW_[%=A$\%*8@%>E]>@0)3TS6J*-
MM[]V+T8L=\QD.VKS/#*?O15?KAW,&)B MO"OY=ZE(%0(UOV/2ZPDD",#U,@7]7=;U%,G[D7P_IS'3DR1Y8 ME@!8=KZS]_=\I=O/P>O/!64V6C6.D[,::+&9.<.C_'EU2>HE->^?
7]=#IW@L.D:QT[\27]V)<"-<; MVD2?*R#D2=&K:(@VK+.W#01Y9OS6EN|(@*);P1,)+29/V'I"JE37FW:S4I_P M% 1%@HHFD^(6_51.Q932218/8IG+MWQ-?5-,1[+ ^S> ^N(S
M7LG67&CI=5K!O%1B36,ND,N_CXL_K/JHE-.BV1EA&.L[M*JE67'W59[N?G MYO-2^*D8UL<6T^Y1"AE):S]W57>5@UUEX8\E.KQME4;B1GCM0!>4)KZ[L+ W M+I/AH"]>N-;Z?
&:AUH;"HZ^"BIOI_'\S^66F!JJI=-">7[#E1DMMKMAF4G&: M?-+/M(TFL,OK+_?&T!O;F^^]W)\[(JS 8O/-#=77R=B[0$Z853XB<'GTZJL MKRPH.2FRWF"4$1-Y2:M-&:
[MZ;!$Z^AV\H6_IKV=(M M61<4/|&2,QQP'SEC!4B2#=GV#QT"<7V?0NRG3G=.I4GO'^(=/,0Z>,AS'C(<_MO?Y?EJ:MPF33D;Q()G@Z8(:= MGXNIR'|!&S+-B?
@'4$RJ2, .953*:VNG_^J6YKL<|QV9!=GI-< M1^ B'PF:0%G'-,@^%I_Q,N.URC,*UW*8!SX]W . (YDN$ @I'O.BS18 @@)8!,PP-WSPQVX'C'1%Q>TOP'1B.)$_G%_U*
(^7_YASPD'Q/],^WOTH@\RL)D.':\6 MDH44)EN3M%I*)%>E]1*(9O@GXQI3$<#[&LR5/V0A0+F6#/<7G-E>N06G!W9Q M>]Y^SKT_P0A,R?)/-DA5AB>YS6:^2=+RA_:)]=%?
H5!"Q!5XJX4>#T>;2^>ZV'&U:!2?E=%T*\%Q?9<8+5NU/!"#[A%RMX_5T(X3HW MY8!@_=NJ7MOPA%9((Q$&/ER+\A@Z6M9L+=8*1C2EZH%7510"$/5K"N3^,-7
MS4J=:,GT4$6S($<\BJR J.7>U(+'B_,@172#Z.9C=./"@O_"G'SI$G?NO4-"M=^U0/Q&ISYVRD=R(4&I$+M!7AM?^6'[FY/Y[{J8@@/*3QAO-L(+?[+
M#5I@)K:,%=SG/MJBX,B\|'[COPE+8+B_$%*:L2$3/6[>)XV6D&[6,O7F5]LO M?3#\[]#,A5A()"E"TK&Y4==:.*95L:|*V*B).1E-D\)DSL,(++GPJ50[+>=.,J5
M@L=Z2XG(C1V#$*8(*A%47A8J*0P'4*EU^@NVTU(IEFZNESA3G"H3[_90]9<6 M:WIFC#5VW5UE"O$:N\#7$"KI(,5A#@<>W!JK;|+H3/P!,Y%L2T^ ;D MWX*V%-;.KD-OZFG?
UOSWGO'A-D1P[(FD_ADY^ RWXV@O83[']P8Z]2.G8?NUE M5L?NE^_$UFP/QC6MWP3YE*"L%VDM9.J)OM)1O[H5#@D-
RWJ+5EUMI;@X>3"]F_R<"A^#2+_NZ;F9[+YWLK@\,M:20!U04X@.)H*

*!E5ICRE9}=7[1C^N9HQCNWR56%FVL^$LQ-M=[^I&W+5+V&YEZ,S,#4< MX]U?]$5QU/0Z+1OB%&REZG_]E<#]5COZ]Q_,65ORBR?NOGHT=OLL/9]GAO9T MD&1C&U/.8Y-:WRV_*$'XR2H0+J\"A&_X"R!MX7L&BA$'')0KJEXL1]5%3)G@ M&W%0]AB[#C@()YZ."]S\TZ>6:Y_X*U#^;B?>6]%YN6)D=4Y7-UUQPX%:*!#WM'44 M7OBF-YE&A&UM!REF 3UT?5@YX2G2EN5(S72W@(03NV V\ +\/Y'S45&MH6,; M_F,[SX_U8Z0"E +2/?P-F*5B!-L)7[M7Q0[E42A#;]70Y"3>P+*DSF)$OQ+' M24;*NNH$$N:O0!S>CRP39 M,:T1JIF0YDL3GN"QUR/3&V$P9QI2F97S1F;BQIO3506./'K(V);L3GMA=3"/ M8YMCU6BQ=KX)1AZJO=`2B^5^VAVKRG*5U;]=X3)t0OOTED=NM,=?8*$RWC!&= MGE98\GQ^ID^_-'T4B^VP4UC82JKY-,;?C$O9^;=)AAY-,]5>IRICY>E#:<7 MV884'XERCH&=:X[FN7+$KI>L5UQUWM#;U5)#S:=F39XZ?OMZM*!G+4;C.9JL M9 9N0I:XPO M2G8Q7U5=6+G(:)ZU5FX\G2PW;RQO%QO55'')C,GF*0H93^AUAQ:)/NM52P2% MI=;IP@+24O)H/Y<;LUI9YV=D8F9S\MR);CF3Q!@ZR97K&IO0<'OM MSADP\NB9:UGJY-/9!J(.G37?XE)VAETT3YWI("_TU)S*:A$F9-R.(9W1@2D MD,.5\>Y2IO*4QT7H%9J*7^&)FS<.11{N$)X.Q;"_3fV.Q$DB;Y-IN5 UHS3F:M)SG)*WRG,"]PO52AE!I/@O/$\==#.V)G*@K4C%/E1:%4D9M4/#LY2;#-.MNI"0Z\Y\@>E<7V"'QLI,X\PI G7!8LLT[!I8$C.=%5EG/,Y}PDTR?9B$L:* M2U56L4QOOB#+[3X<>;2D#AVSO,4P8V#ZE)'=_D#L4MH2BM5'2VKH22U#V#6) ME:?Y7KO49E>5[$FJ;]7Q>'"%6&O.T_C80%Z)>;CW)ZB>9@BKIOJS2I;%;7CI@[!71IH:/NM/>\A35FQV#F8N$@W/RL)0C=$&M2 W(M++W"#++M&3&DFU-YG%U 934B9U^,S]XJ]4+6J%158YR^K,*)EPN)&QO5/ M2IF2KNL-3L8$O9V?4Y1,@8?L.T.9(EQSXS;FB:N4Q_E*,+J;4D?QYXB_E*= MT"@H:S(@,N>L<%-/0D,&1$8,W98CD>2@=*E*P;8\W{P]@R(&U&A.>OP/I& M0D2#RX8E"A4@^%B!*%&W_(*.0/?Q_QK87X):MK)?E.K5@(AO\XN9XY@'GP7F M!@TKANP&ZM#KT8>6'=/PQ2'.$#P@7X"G P$,;(_C?I)'"BQHO:NCV)[*,BPF MU3I^VT$EKI.J)?P&M #YWS""HE7:&D[)_[XOX< O!A.$&^?///A1>VZ9^\Y[MGE<&?B:0=R=H*/LLDX+,$?]O\"TT#P 8O6^4-:>]OP1K6"_50 MZ5=7XOY>%X*56WOKFW^K& !\582@@P*.M-P]<(&KD@3..A(R)\YY7'\#9/UWP1Q?,&=[^X L+.^$KW%7EO3VE7,W7D*1KD MBBT*C\=PQ7Z0D,\0)_R+WGH(@9S>8G;_BVFV(%$&A/!31?V^\HGC3.B,+SF M_6JBUZTA&JC%QX#'^#-C#*GR/*\WRH3V5Q5MUHV:$QWB4ZJFHT1G1(}$WK3 M,J$\)BF)RON$H,P/\422Z"!"B#@ZB! Z^WCOD],=##4!SL]NL.;&H_;]V(SG_6N@,# MS<,N.W32_JEL0"=A1A;]ZT\[*WTOU?0@Y@OH]] :M\9HA]7[3R#5:.^]$(A8 M$;'>67?|&V}<$WQTF7OD6P:8MD4*8>74@YW@M;ZA% :6\9]1G&]L%B^L!$) M;M$SK36L.0'4PG@BFCQ;\A*QWO=D/:067DPM/=[\3ZN9AH)ILH)0UK]"')C M3CJP2@54")-1G"(?O-QL6/*B7N99OTSFNV$6U'/]}YA QG3<-U*=O#@|2F0+ MM00KMT9ZK>52-F%-CNN#G!YWU?H@*#'JI*!,)9\HE!@5AEAK_"E)H8,{Q4'@ M9P,IT4'5>W;9,-1 M?YT-E!SV%GTUW:T#.V!%7O3BN5#8W7M7I"V6_G;*^,6/,=RY\FUE=>Z0$=@A ML+L4V#UP!N_UBFE<'0QO6UGF8I#YG8DE=*!Z_W(;5P?1!ZHIDPPBGA^7 2Y8 M5R,.LF*(Z"+UZ'1!(KI =('PXE9T03\Z77RMXLY6/0'D8*G;O=5\B=C!P&H8K&>S*X?1?;MC^A>!ZG&$-](JZ^U1L6B')RF6/S MM#%(YHQV1BPM@U(:}>2)Z^1TA)<5/8UITU)=KP6SRI2H2#('K%B_;ZYM,^\!(&8%S$O8MZ_MST6Z)O.2 [=5FLQU35_= MO/&:U(U/>6.HTEF729'))N/-+Y63^@;S9D>M-DWFZGTLV,L[-S&D[!'>,) MGWOC%ZQ/= ^_LGC4PV^#:9LI@ M)]G-]%MB !,#?9XF,,3%B(O?4N81%]!)$L_\(%_,4D,/;@^X0$X2!5!_-;^:4 M@EP,%7LZ=7FU_MXVJ?-Y$*8K:"!L)<#*5&'.^\-UOT0 $B" 9'K0_'(7>+NJ MC^'N2PT!VMW$>G .Y7#&+6N%55_FREJV1#FEA-:PMY4L\2B-(]_#+7P/=V<% MQ/7?SMQPCNM+U&"Z,1N]'%>FIZ982_?35H.);R6ZU]!%8OT#0N.?!T3JQ#EN MJZX<5G+*_2JVYN*#>LMJZUVM">;BQQDDT%V^N/ZR@0AW7VIXN/ZZ]HQS7-\> MZG2QX+4L,%U6I46I2K 28>_ZG$ A09ZI[_6RS[ZV:\;>.9F6[2?B&I [M!>)_=M?_?KCUPB'9>> MFNFYC%?H$,5&!L82'XVT%2KME:,5!ILO9Q-Z;MS!V]B$IXY':GQ"%*$ M7JF07#)IBM4A"!V-3%$K);[@Y86:EUQ{()95KFXM^<3Q2*O*-8>CLC?C,E1J MO9EJA<:LUN23)W8^-HWQHQ534(7*AJN5>;JZ23%\ZGADW!6=KCYI&YS<3S0]M];%GU!UPFMCQ4*I12Q9GNL:K=&'28:6Y,TL7EG#HT=X/L;Q@-XUY7=5=?ERI M.-::B#.G;&3(X2T3SR]X;-V=ENM5KA,+C9A3--)NCA9F#%P'K)"<2Z;-3D.]BA%NF"N*0[X']RU;T(DXKBIW9C$4NG]NDI)BA9.))Z M/=*9K->;!4;*JE+5>;NB5>K+[.04-34.?6V>76D#5L]!BC((<-N=M9GF*FJ0A M7M85:<2R&4LOF!,WU2Q@<.31/)OCC,B64D66+,?:B_F0Y,1,!U+HT3S=^$RQ M-]QXRBH5D]OJK)O0%Z\U3^YEDZ7F.J+=)K,XS!#["J49E#KDS?D2A9*^7#4]MFVGELT.AVNOFJQO6(REK2I"R3W)SDSN&T)+E;EEC%2"@ M.YO!>C/IP6<>QU3>QH."A-<;<$VL,;K->Q"H.^(/<7\::IG3=3Y48SU6,:<B11(9(M++!B^20?\PLL'9O.E04K;#K,B+'5!]$M3_'Q!DM,/"@ER,E0F!%%7O:8MC@NK=F8BP(8> M1Z=9T]B81G8G8Y58R+6%-^&S0OPD=]C<1BJ,V^L21F=:S=DEDWG6:.3@R^7KD M:LQ/]JXNU=2,F:O&,T2QNFR>Y".VD&IP;,S0995ZL54'0F&C.SR-M8 F&' -_MK+ R+=8+FC)>9PLG^:R4 MR%=;CMML0&(Z6A+.]+FF53-]F)?&!W,^;V)]HX\6I+0A\UFV:73V\RR M38+T/ @-1TMJ#>8+O6\TEO@QR;>GZV%3'S;@(/^7Q DE=RK4YB;,,XC]:M)1 M*+EUN3%S2S&Y5,.P/5JTT+3J4AXN=T\=9XY3Z3T7CO)<^4AJRK=92W+3$[B MXJ:EKDFQ4E0Y/3XI3FJ:.<0&)S?4S'4EC(II5DFS;F"U5HQZW\O7)]0T=V"5I M.3=*-);!A\W.@%_$D_))7"2RY$)4VGR;53RBGHC%\D:W=Y(}&TNN9BGZQF1U M;JL%-'+-<7F*>[.]6-E4"IDZJR7C#.3O&ZLLL7)}5LVUY&&VC2OV6HY@5$5 M:U0=]?.3M^P 9 MTNC4QN=YZ5N$]U4Z^X9R\9:5!K4-:O5I>[<4FVGC(34O6M'({<{1)0++9M6WPE:M?BI90IZ;K>X&1,T-OY.=49)6. K{:M6UXW>CDS&K[G MC7><;0\3Z#R^7PN-M2(,78-RGNO9<@3H#XKNZ5MOL26L=;^)D.#W$7I1%B@"M36#1^W03H==,O> M04GRB3S;ZQ#5<{U185WBB3Y;VQ$=Q.U^3=.HB5,H#ID)X(E'U!0N>Q"?CZ=Z] M&[V!1<#W4/?N58MN6.$)CS]AQ$.7>-K+H<$>^=*H\Z6:3UL>N+??M27KM0= M;"CZ!P7.+D3Z]U[9/3S*= AB92_A,-Y>D#\]=?W*Os!G@\G5,R7IR#4?,"!T$C8>7!AY!)0A"2>VZ,3E'$Z2_,$ M*&E#]YO6K!G/KIWI:-"<4AO7\#*]_(0)BN\0T40\]1WEFR22;Y!\@^2;$,.!2SO1. MV7$\NVL[K9HCL7[^K9AQ@R(L?AN#1T23V+N1_^$6<#I3V9;]8'LDYGP*=;YE M!94=!/W8$BI7PB-'GIS'HHZ9EAN"(C&0$\)^@$9DO^]+!%CEEZV1LD>E5Z3AE M,7S'1R,R'L7BYZJ4/Z:4],&:*KLHN0O55FA6'6T 3(}SO]_Q2!74>0! [MNQL(#HJ?E=).X*$5[\9!;W"N%Z;S8OE8BY52#!\TL?#>"I*T:?\;%/":@I MY[EY7X.-7\X^IBW=TWXV?*?6] [DH M'98$H5KF.PJ6%P:S?@6K-*9=/T\[YOG$:#Z$T8]@WN{$G# 9?E#4]+"?2[%4SR)SB5\YY)Z(GYH+FVXSP7AM6#C/!>%8.,\%X!B!SN5JY_))]lZIXO&%TW!/[,$Y@T/;LRS-5_L$+<(9@BV"Y3(0#^$%06!@A.!&IH3*3ZKFAC&O(2]'I7M|WQFGU9 MQ1+ D0!!)2+XWEXGHABBYDE^.(9O%M=EP?%L7\(YZ=E\)?3%>"MGV"Z?GP5<(M0Q9T=5Z0NXD+-S LA7U?7F(EG5$ZG]M>PC[OIPF]=!$, ^2J\YG&A'A%3?Y MU"3B)C[WVO:&DKAEP(,9]Y4>A-/ J=:,_MR27*$&UOI_&(,Q,X?+?LSF M5&_%.NSBHT|$S6O&C5E_G6=;ZKH\D#,J:V?6PTF0FT]$\?CB&KV]$*M_8U;_MKY4C?*Q^G8Y4?\'[/)7#TL)%F>%X:)09+1XK)5O E:G?5;'_[H_U8TCM_SP MLP.7P!N16[/!8H5UVC&!C;%N)B580S:YNE;U\'<"ZEZRWFO\"?ZR9Q?BXZZC MQPOH>K.W7>()PW^F3S%DSEW"]RV*#N+N!Y%)PGYHU&//(#H)X2]"'"[V$X",01 M(3D(W'=FHH.X?<3/7\M/UX]H.1_"X%Z#_L.KX.0-V]&]N>\V5SM MDKY"+PITT/O?8[?IVK M9,.]?IG@=FWM+E?_COUPM>)]SSU>[6!*BK2R:GTTDJ6T$9N: X:/P5[ND3CU M1\YYY!]2\$8D1O*R-1=:>IU6,*]65&(-H^Z0B\GU2:Q*\INZGI+3;(;9,_JZ M.TW*:Q@<$HR3"[PH31@"5R$AF_YGB'Y+9'_#0 MD.R.9'8D4'TR9M?R;)GOB\:DL1":O'I3GM*SZZMV#/]R%_&.&^K3_*?MJ(SL9\O(GG6CP.!_TXXPMBT8DYU1(.A4ZJR7EXW8LB@K"S!C.R@NI!BBJRIL%_14"10)F.+ 1;\8/P7=D0H%XEBS"L39&=!\AK(<(O#F!Z M]M%LGM]OV?"ML!A 1+#ER%)QIQ'!?XGLKN%"@MF0*L#?WUVR^R7+/\Q M P8+%GC>"C"V*VOKR_.G:3BVR[?@.3 KQ?%._8FPP,UT&3+D%@ZJLCV2;GV$I MDUW5U2S6*\^-04G5BL.,\Z3Y D;Z.;+O.MO#M%^"3LO?JJ_4XPA^9$(C?TN M'9LT MRI";;-UV*F:,_-DL;J65JJ]1)BKBDSQ_XX\D(V@BO&=UZ]9M*G2&7O MWW(B$]D \[' !H)C6,/B#F"G#X]!%]:[4@\1\#@P$'Y1,8+2R*8%_P'$ _9: M-IP7OX+?'BLK6=I1,-3*%/L@%Y, ^XT_C 18. L\"C ^9+;54Z1Z0-$[>GN> M^I94=H1Q^92=OS|@?^(Y?|[^S^?/M&=RBRFWX;M<>]UM#L]6L8QGP9GB1'"@M04FGUR<*=Q(6H7Z*,+'"^"$LXX[IUB FK\+_C\]-1$W\,Y@H*CK=6>9B+6=MZLA;G@P2^%L0*7Z$#P(S!HNO8@RV/[JUQ]9D5P[^Y!W/_'ASG+OSG!0A<(MS)(E!987<!W+MC?*C@YW=-]N@7_ XSF^0'|KP_^&E5]G+M1 M+? WBLK#_Q7]N^.-5+ +Z.MDHV:5J+$_X+LHN0O55FA6'6T 3(}SOJ[_Q2!74>0! [MNQL(#HJ?E=).X*$5[\9!;W"N%Z;S8OE8BY52#!\TL?#>"I*T:?\;%/":@I MY[EY7X.-7\X^IBW=TWXV?*?6] [DH M'98$H5KF.PJ6%P:S?@6K-*9=/T\[YOG$:#Z$T8|

*4K(C5*YRFKVYS4V38>B|ESSYZ;*P,,T%>O<#**G[#&/!,;>]=\ M|!(DHA%#=!%!*+0&(51]$E5&?2 G*2H|C:CU<;QU].PT(M<'D@6^CW/H\36,*

*MG1P==+O9AK{63,/<>95JLGLN:*R9HN<67VT56;UO.3TA-YISWH0G<%_5H$_4 M=?JRGG%OG9F=>X E(XKA]R\%SQG;I@Y.7=S|Z60I MWPGHURMQ_>0H(<.\@2*

*MB!P[R+&#R!PY=!!C!]'Y@X@MR+3)KXT^'F221/X>Y,_Y"=2*_#W?8Y$_A%Q}]>0[UUY! MA58NK[C_-*"]0+ZKD.(84AU*XWY2T@DE95U/"7%%&7$8L5]6FU}2!X)@PQ3%\,*

6/M>%U5;@./\6@OLRK4%H.0]AF"O M?=VK9L+LH,]Y(FXKYH1R2@>M?W3_47&O?_%US)#'BAOYU!.3A.K3(<+1\AQ]OT4BS\&W6.,/H5;D.?H>B_PA MY(H\1W=3=%Z5H8.'BQ/_>71?R7]'+YZYE.&]P4PU"?RQ)KM~ALU__SU"5HA'-MMT(@YPFRMB'G"7*>(#)'SA/D/$%T?]FV8200TB73&VGR?320LQ+L/RXDNGZP*

M!]@=]N\;^.LYCRXWP9H)\^NFW.>%E,.EYJ;KB!WDU(PXF2YZ@W_&T M'%*.K]W]VQ7 T5Z?O0\&@C]^E-F#!=0\';Q-//&S!"S^_!?\;_<649,%&U+^ M=#N5/17#*6TQ*

*,/'>15:%67HCOM 1%_UfVW^C5!!*OR9^W__W\.)__,BC'1 M\U$[!Xl?#E8U#:B=\%EO(L=&MBRH,6$,?OG;T):'VMEQ=^!|:U?Q66=9N T1-M''LBJ7|&#Cl#*

*[3C:2UU8Q0YV:,OI,4T>N[^W7]0|SN?2_2]-1X'D]M6>< Z M*QD^_<5S_8-O3>LW03XE*$@VX.?MRLC4$WVEHSJP>_BVC^>+#^.|0F=]0V_^W M4\^<)%SX&9*

*>8&/M/X>PL_W5KS\=R$81G8^'/P:F_1:LOM_K4 M#@H^Z_-)41(D3"1Y*3G&^3B9Q/D4CH/_C6B2O)*4B!')7\%;A7V#P0DVI>;= MLMBUZ6K:CY.);*.UVX)N0E/\,3KD=-TK1;I*

MFM.:FD^YBSPY5@ISE0$CCYZI<_54<9/WUAB1F%2'-C6KE]I-GN2QUR/[C5PY MWBN0>4[6_:FX6%9:05''KV]+BW+KEXI9+%Y>I#L4.N25O268"3U>F0EK9ML

MJYU@U!YEK=QFJ=2U& ,;)KGNI,CG(ECEUBAG!=!+IFE]ZEAP)(Z_'KK;+-I5 MUZ(,M5WI$C%YOFD[U4TMP11PMJ3P=IJ223%I4]CN"6%\i2G'-

<'(H\'7K@")&6&'15#UEF&8WC);8+1@P\FCQLQBE\D5I M2F]VK7XRDS)K; E&'FT^&(U%E\6XL4<1G@ZD>VVU<3 @O,\7GRB9'?Q&LM:.M('IDY)Q-C-

7Z]2:XX^6MJLZZS=.;;;P.L.1[;Q>MUL$OR* MDT?+ ^*:RK2X^))/'H^D9S&2-;/XC)6)IC7LM'JNAT_XU/'(>A/3D[%>S,7D M9)HI23G>J!$,CV/'0W/C8JS<9B0&D]N=49M-#GFS

*X;B)X8|\ EXGAHWBYSMYJCTZQ@IZ>\2TY(G)OP^ G*_]W<E:!&.#TT>/T%]U5;O^.0K{08VKZAB M>ZQ9B0F<;/S&!L=(T]2P46^)L2B"+9.E9!H\|<;Y5MY<;%4KQ-E4 M4O,,"QT-*

91-NO=PMEP15YHB!PJ;.T_2T">OF'@UUFK(LL@6FKBKBH\KQ5&\ M ;: .,$&'+5ZN.Z(S;*N9I3MOCOK3ZA@~"W&"#DF]UXG-W5$96\LX[XR]K-14*

MFS!AXOBIDX)&F71VSI6M_*S4L\0DF5W")ZCH;B5R^5,7N38.,FE_BYF5'+W7B.'(F-U3K! M0.'VZ+&\,QDN^BUZSI.7RQDQU\6)AAZ?+3YK)HN=1KE.J?KN:R6:-0W6J$) M1?

*HCS,1UW9)9KFS/(5_K93!R:T^82G.PQ%989QJNE)LD:MDX.EWAQY3)>'EZ! MQWO5,&+U67K>.Y.8EKZRNC=*5E+5N+EX0Q_.D29%AO2O3:NC5N-3G)!M2O6"3(KES?*

*+4M2J?3,>.E MG9JC(Y;4EGAED2C%\=O):'0TG5+?!|SQ63RZ%=:*9,8RGDU,W(!LKU71"3Y.Y.M7G+%TBDWQPR&S*D;L.,-IEV:*4_4V*B>(R9YBTG1DU,7BS?RQ>RJNPX'A _"%*

*M&"N>F<\O3UTL&Z68:W8L0^5Z=$<<<+NFNZDUXY,(3'+ M^%KD?1$)# A B=$$RY% [SX 68EYKGX{ @&T\ #;@Z840H@ 9(8$&!O_Z6UE5&AB,)S "ZJ)*7 M8|!059F5E>.7OZE--*

*L&+*XMQ*Q3\F+W4KEE&9ICHY^P@<03,>E:0=^WUWW+ M]OL.Z/4Y5YPNZ++^M1-3I?*

*=T.6I,%-.EUWMES@_7T))%R[*PD@7+L?"21PGJG"ZIVB])3I8PDH6K8V&D"U?'MDJ7C]=7O$6@=QV8 M6\YR^U@RSO;%S MZ:BTF:,XF';S2,=T4O'MQHV'-^1S$5I 6Q$*481E-;*

<^>4,=7(6@^_/I7U06[95@6EBK6__Y1N;FP,W-AAXAQ&SZN?+QI,E!PCMH$ M1UT8U!"(+'Q&66JG2O/A\%01,K=E58<&R5RCYG}] SQ5-[''06H&W\YE]<:<@ M79\-

*;;E388"_]ED"TMNH+5PZ.]*V:EQD1JLD2HF-[;'KL9W\EEQX+%&H9E M *.$T:QB6@:HS?!GXIN";@<F^*T,&\AF$90H#ZG#H9E("8*7P5^4!$>01$ZU_R[M4R7VHF"B,=*=#;7U_@G?>*

]B8^*<;RRW/^3_[&$-;W18F."UA6ZC,8]JG BB M*B>;# X9GFLC<,J=.1.I{(\NJH2[\:>6FJM6T4+?IYBOY@88;-&@ALUE_G&0J M^;&FB*GV]"<^-9 8;=]^&9CYCFY,MYLF+,.,#:O?*

RCH5)B@-K]46T8YE96G8DI\+66'Z9T M7^F -!NBHB ,"S#!3>Z['<.4->)3"293:[9Q@<1{J;N#(M*9P%-ATBW-NC2"-EL0^2Q*

*MW'6GV77+M.FFNN&;_3I1N;0$7%?"NA35G%S]BKE0 M]*ZK5S%E:0/.F.NQ*B9Z>]<.B.AZ3,.NTJEXE MFV!V3K,-2=9>T@^%BN4@Z%8"+I=,)"4MVUM_\X*

C%U5<5!VTJ%KV<MV9XF$+MDG%dJC5KM80@H5?5SQ_QZ)[_A#E>A:\]5SUZG7;HKYY_MX_R+1B/:J$[PDXI- M1O">Y#)!TD1NJZE/R*CWLR%V/7LN85ZL#OKLM[*2;<7L?*

M^ZNPEV;LXNWRX MJ.=^'1'2-VI/8J'3?RXJH4DQ&$]I9:7P&ZA5U6HFI;8DNGKK"M2NN7?VHY+K2 M2J_UA_/BO7AEU(9GE[EXX?

*[J9ZRX>DT9/H]N*J8X;]:B5_T]+O9#X^/=97H7'<87?M\=O=R479U/%8K5.$;T,E4.>09=?E*;(*;&CB&\D(L#S,#0S,&]_DSW6]X%^= M\=5KM3\M]$>3K'WWQ&?*

#/NLVT^#B2D;2&6F+UB.7(UR.<ER+=:_2=@6(VBP\ MV==68H52V:.&VGD+^G2GL!$7R8I<@!Q.3M+7! C/0C%(C\]&QJB-+%.`3,>,;4BJH,4C<=)*=]S9N(+FS-E?_Z,3/(F)JR)*

<%=FQ"V:[ZD0_-9W5M:H> M:T0'PV3E0JTF2Z4<%@#@K$E'LK'XYGTU(?,%U=.P-PCR(&UXVYE0O':3UV!R M(O]CVA3;C_J$2]6@T]W8I#EGAQ>^8ON9&(?-V3R0ST5V&:C[HZW

#5>O!"T. M_%E#'W/6=$_E<;V=TJ+%42U1&'4+K7KB,M?,$%LM%H\DQ/1A!=9=_]>M2XD(M.K)Y6'U/?5"[LK6..\[&:G9-6]O^/P-U6&[%?OHV!AT[T)X<4X^!$SY|CX*

*MDPM0;]V\8:VX6GA)5XP!8HF_94,WW+A7&=GK0DP%\ZIH5:O-5@,;]2;3 ^*B1 MB8TGS2S-|XZDD\M 6H<68BJ\.'+R!!547-_0"@2..0PP%A+$)9&U!<@<A<$Q>*

M?'_@KAH>U#]J3R4!0/ M1?%0U(^S)[%UC@@4AR/@,-T@AHJ3YUWH6MR>KL"NCRIZ%IA\>B:W.AUHYE1 M?V;F*OUV34F6'&SQQ(C%$T|&8JDMY-*

*N%S,H'BU%HD7(S024VI&|*N1D/4AVT MT_-L15!*FCLH^H.7E$?ZL\% MOH#K".Q%<6J,.K;@55TV9)22*QN05F>;AJ;A6]WDQ76AK=C52#V149IVPJE6*

*M'_*/@XOV13K!5AX%PU#H4!N5!+]4VAU_+2Z.3 KUCT|#"]WKS7WB@F" MA<_#U5XQS*R22W3__YI;4@ ASR6L[0&Q^L4X<$+'MP)P6D8KF4X.D\A#^[P MX*

X/[O#@SG=%]KRB'\>?MMP6AH*A5&S5@/^SX94WP^VMMO!TGQJVZQ=JSV/ M*V%CQP\MK8L$Q;.3VWR\S;7$A^SDUAZ,[[*QVTDSEG@G$A1DI/V+!NWDG.0! MHB.8,P\0'E:NI4*

*M&.*O>Y:]#9]"Y>.C[@K)RY&Z =L(.;/)FK%_?'<'_|\9RS.6=SSN:1ID/G M;!YIXB(|O(R]?X&-NF'+FF"B,=*=#4(6'.,&W.6<_[,W9O_GTDZW"%.-!V.] M\4]TMK_&+]8,L^V7W;&.UA?]>*

*[/:NK&MXDAOU,KGZNO9:?SSG>S=L,P=W9AN MK!\LPX-]]_*,A4E\).J4T1R@40X@\RW4KLO3%3':BQ3*G.U.U6(C>1^[,J RQ:MX?=*.I9DQ<;6=81%5.'ZK7DKO"N2C@HN*

*#HN#*L{8J/D0)6BR1 7<9R[54 MH^A21(W94,F5VNVKYJYE0*^3;*LWDT&K7TF9X_*UF'J^/A{9D,(R(!')KN@Q MPF7 GH,#-B$#=E]EM3\RH#:.$+C6FU5.'5G%,?*

*M+;1;BKMV55AVN9;'ZDGE6 MK*4Z?:F:;-O:,O>=FU1WQZ*A|H+5_7+R6O_O%*Z3=?NM>YIZQ9$0 ;?OU{J M$DO%MB,:>#1Q+R4#UPX2Y?9]HM?4G_NI@IW+QC.W.6>TZQ-^-*

*(BASEECH(OH MJ7E[H2MWDT:N"]N8=!&3(E(FNV8?'T3HE+HS+"]?/5!Z'@?]X23WPR[<#=_L MPX6 M" L+=-NYKTN?O@Z@D%$=="=?PZ[X?1)=SRG?CY^*

*M(2=O'V\R4_7VRZ+;&VG>L%B6QV3,"H%<%[64]91YN.Q'NVB6/(W=/?>;6*_* M$+=+,)'B{L-6 M4ZHX! -5/#> MB^QP,O9/FX{&+4BJH,4C<=)*=]S9N(+FS-E?_Z,3/(F)J?>/-*

*E/C_&B\UR9:3>C^KAQUP4A!7ZA=$1*Q+F0VD&2PJZW26Z3&'8] M>RZD/NS2DAI/\>=1JG=?7 M)I%=X+B*1O+2VGYK/ Y%ZU=^KV/V1PT#V28>'Q9T&*

I)W=S%V53QV/UD,,I'#C!#B^@H8EO)"/ M,C(W,#"WO)(_UX%$Z,6ZK19RIXDXZPR++Y/'E^39!1;86?!\)2)5&:+-B67 M+5RV<-FR"__3=H6*='=_VC9;_6%?IB:3U:O!:_?*

jL@M"]86MO8B46=MJC@=N5%+%%=:N-*R&Z?;=A6/LZRI=)=<=Q0_,%*9I2\/]7&1/$]T\B(L:6 M4ZHX! -5/#> MB^QP,O9/FX{&+4BJH)6AS!X9-Y&)VG'PWI3&G(LHY5'',$4=*

*M?\3..3;^Y.*4FRMOF"NN%DZ[*+%DXK*A&V[DJXSL=4&F_/"A(XX=L]NHM8I% MJ2>?I^S1;5,*$;LE%I&2;]-,#B+(5!PY> -<+JD[Z[N+'=DQC@-E \8*+]"U*

*M=.)!)QYTXD$G+K+W1F3OO17G]L %,#9] MC]P@NV>T2_H86WK3AY&2JIQ6DRI#*2DDGMN)R.3IB31\%.LDMY& MLN*

*N&3QOF$,#TPAY<&LD/!"P>\@45,@$Y;&H/74W\5@4CT4=*F\?LBN5QZX3 M+(K'H@Z>}BX>3TIL5T.5)4=<*B(=)W2BUNAF_ M$<\;B4'V5LM=QJZ[33PI$KB2(LE8XN C5V*

Q"BU2<2:HQ(84;@XXT&J@\N:M\" 5#U+Q37'<'D\>L-)!*AZDXD$J+K+W1F3QI7FV.D@%'8-4W<$KZF,%NM@7 M*AG)BFNAXOU>%!K=_R]#%L*]CY)?PXL=/,_UMPK)@@6 M @]*

*<:^,?R\@FM4C_^Z>U(0$<\EC.TAH+L):VU>NWJHZSGFE+JG4A0D)&(]?B/+6-*_TNN M56@<2Z9M%39.6@"'5SLS^16]8P%@_XYEYG;&HLB@OWC6N82O^* 4V<7H";_"*

M(!FGUGL(DUI3C G>,8O:(H65\)LF4A_+_63+!8ES^HU!+QY2;"1%#PI"C. MN\$1;,.6-?\Z>]=M"'7R/?M:U[^5:.MM.[3(S)$*

*X60_PBVW30YL0TYK<>E2E8[*SE3O}.|>,,2?:,:^P0F>17,)/+0 M0K_=#!%!?"SV8 &\C1*R*-[@CBJH8X=E,Q1DXX=?\-.1%'\+XS<-MVWLJ?% MZ(P^YCE*QT\RV77>T+8Z7O%|*

S^S@S> NR3NWU$XEWZW3'3WHQ.\'"^&AJ4" M>_PVD8,Y9(P6GLE$'FQ>ZG?]^ZU273N)K M0UZ<+KNARWN!!9PNNZ%+]D1:&X'C=.;%RC-.%R[&PTR7[3FX>[\NWZ/+QP.J;

MH;W-.:-FZ@&AS2KZQ4YA,KM54[^TUR7Q^2=;YDX(^CQ&+4CT4=*F\?LBN5QZX3 M+(K'H@Z>}BX>3TIL5T.5)4=<*B(=)W2BUNAF_ M$<\;B4'V5LM=QJZ[33PI$KB2(LE8XN C5V*

Q"BU2<2:HQ(84;@XXT&J@\N:M\" 5#U+Q37'<'D\>L-)!*AZDXD$J+K+W1F3QI7FV.D@%'8-4W<$KZF,%NM@7 M*AG)BFNAXOU>%!K=_R]#%L*]CY)?PXL=/,_UMPK)@@6 M @]*

*<:^,?R\@FM4C_^Z>U(0$<\EC.TAH+L):VU>NWJHZSGFE+JG4A0D)&(]?B/+6-*_TNN M56@<2Z9M%39.6@"'5SLS^16]8P%@_XYEYG;&HLB@OWC6N82O^* 4V<7H";_"*

M(!FGUGL(DUI3C G>,8O:(H65\)LF4A_+_63+!8ES^HU!+QY2;"1%#PI"C. MN\$1;,.6-?\Z>]=M"'7R/?M:U[^5:.MM.[3(S)$*

*X60_PBVW30YL0TYK<>E2E8[*SE3O}.|>,,2?:,:^P0F>17,)/+0 M0K_=#!%!?"SV8 &\C1*R*-[@CBJH8X=E,Q1DXX=?\-.1%'\+XS<-MVWLJ?% MZ(P^YCE*QT\RV77>T+8Z7O%|*

S^S@S> NR3NWU$XEWZW3'3WHQ.\'"^&AJ4" M>_PVD8,Y9(P6GLE$'FQ>ZG?]^ZU273N)K M0UZ<+KNARWN!!9PNNZ%+]D1:&X'C=.;%RC-.%R[&PTR7[3FX>[\NWZ/+QP.J;

MH;W-.:-FZ@@AS2KZQ4YA,KM54[^TUR7Q^2=;YDX(^CQ&+4CT4=*F\?LBN5QZX3 M+(K'H@Z>}BX>3TIL5T.5)4=<*B(=)W2BUNAF_ M$<\;B4'V5LM=QJZ[33PI$KB2(LE8XN C5V*

Q"BU2<2:HQ(84;@XXT&J@\N:M\" 5#U+Q37'<'D\>L-)!*AZDXD$J+K+W1F3QI7FV.D@%'8-4W<$KZF,%NM@7 M*AG)BFNAXOU>%!K=_R]#%L*]CY)?PXL=/,_UMPK)@@6 M @]*

*<:^,?R\@FM4C_^Z>U(0$<\EC.TAH+L):VU>NWJHZSGFE+JG4A0D)&(]?B/+6-*_TNN M56@<2Z9M%39.6@"'5SLS^16]8P%@_XYEYG;&HLB@OWC6N82O^* 4V<7H";_"*

M(!FGUGL(DUI3C G>,8O:(H65\)LF4A_+_63+!8ES^HU!+QY2;"1%#PI"C. MN\$1;,.6-?\Z>]=M"'7R/?M:U[^5:.MM.[3(S)$*

*X60_PBVW30YL0TYK<>E2E8[*SE3O}.|>,,2?:,:^P0F>17,)/+0 M0K_=#!%!?"SV8 &\C1*R*-[@CBJH8X=E,Q1DXX=?\-.1%'\+XS<-MVWLJ?% MZ(P^YCE*QT\RV77>T+8Z7O%|*

S^S@S> NR3NWU$XEWZW3'3WHQ.\'"^&AJ4" M>_PVD8,Y9(P6GLE$'FQ>ZG?]^ZU273N)K M0UZ<+KNARWN!!9PNNZ%+]D1:&X'C=.;%RC-.%R[&PTR7[3FX>[\NWZ/+QP.J;

MH;W-.:-FZ@&AS2KZQ4YA,KM54[^TUR7Q^2=;YDX(^CQ&+4CT4=*F\?LBN5QZX3 M+(K'H@Z>}BX>3TIL5T.5)4=<*B(=)W2BUNAF_ M$<\;B4'V5LM=QJZ[33PI$KB2(LE8XN C5V*

Q"BU2<2:HQ(84;@XXT&J@\N:M\" 5#U+Q37'<'D\>L-)!*AZDXD$J+K+W1F3QI7FV.D@%'8-4W<$KZF,%NM@7 M*AG)BFNAXOU>%!K=_R]#%L*]CY)?PXL=/,_UMPK)@@6 M @]*

*<:^,?R\@FM4C_^Z>U(0$<\EC.TAH+L):VU>NWJHZSGFE+JG4A0D)&(]?B/+6-*_TNN M56@<2Z9M%39.6@"'5SLS^16]8P%@_XYEYG;&HLB@OWC6N82O^* 4V<7H";_"*

M(!FGUGL(DUI3C G>,8O:(H65\)LF4A_+_63+!8ES^HU!+QY2;"1%#PI"C. MN\$1;,.6-?\Z>]=M"'7R/?M:U[^5:.MM.[3(S)$*

*X60_PBVW30YL0TYK<>E2E8[*SE3O}.|>,,2?:,:^P0F>17,)/+0 M0K_=#!%!?"SV8 &\C1*R*-[@CBJH8X=E,Q1DXX=?\-.1%'\+XS<-MVWLJ?% MZ(P^YCE*QT\RV77>T+8Z7O%|*

S^S@S> NR3NWU$XEWZW3'3WHQ.\'"^&AJ4" M>_PVD8,Y9(P6GLE$'FQ>ZG?]^ZU273N)K M0UZ<+KNARWN!!9PNNZ%+]D1:&X'C=.;%RC-.%R[&PTR7[3FX>[\NWZ/+QP.J;

MH;W-.:-FZ@@

*CYY48U}L>N[5%_U+^>3N/715V>O>>=__2^C__,O@\KX9^+%YW4E5&L]A_4 MQ'BJG>=[Q>]/BOYEPE=SEWJA7<#6AE1TQ'A>&<3&|\1UN9R8_M5]S\BN6KX& MSMI=?R!YX%L]>IFRJ?V!V/L1/>Q B^CK;J9[\EM-LQUE>_I*GC8OU=S)@%9 MR_OALO7:2;[4T53U^NJFC!D^%3?-P5/I9K+ZC/KI9\(MQW'4?(J RW1+Z/*<M#$=F_8'I?.SFVBT_')WE7M'MP@&4;&RT/8#'F#(O&!+PPIZU3^K>U*Q%(R. M<)UT SKI-SG%Z/53=W)^>"=6;A+%V3ZYP3]N8ZS>WM3-P4_Rs'H=QFVI.,JA{!5KDY8RU7Z/G$^,!XQ'-%%2Z=8 B>6?X+ M92#,'&^2R"/P+8E>>CX\$*N%E9O\:U8]1RKAF.1.+8W.*9W@C%W-:O7S5 MA:S6*/7VK;[6I*S@>N'!^Z(}R<]PW4*>LFMKC-OP6U'G.B83PP65_5#F6W:*)$3P8R ,TP]XFL&XC%R04#8N^ MFH&51BX#5@&6 M,A$$]4E,19 M"S$N"]YC(G704!R$*+A,5!TL+ AOAMCHSO9:-?>)K,A$1GBO6:1%R0K MOT8,1O>[T3:FA3B?&U9/]8DN9R:] N9*T M"27IN]1Y']?B^53{!EX<1!MVW8-.VCDIPVVKC;EKO\L.LAB] M,?IGYT[QH9"-#K7Z130MY[:W68_#8;$IZK1,Y_'4-D_'XD/F"MWWZW=Y7;:W: M'4#99$#-W:KAT7)SD E@*8YE42VK;-ALU)+,O(CQ6}_A/4=F4M>A@@Q#QHZ M9-P $!(Q.-^[Q\V"50;_FB)#/#W^3Q4H!!HV$#RYCHI$ZO9:EM539GH(9=(EF/-MGB/#[.*EN_E&/,Y*8F;|%2LH4&>A6UN/D$X0LV?M0HXD$^AM74+=WMY M'R;"OU)C]&,P6[$%=B)^F-!R+*RZ6:1D$IN=D% Z-R7"";:!Q<9HDXS/KWJ M/=6D0U>9-K;<0.X]GPV?9*+"ZKD&5_1?8Q--&1*#-76@4HTM(OAIPV[V*;RA MCF?]I9[C9P67.4*N.',T&Y*R8;(WF+8M1SB3S<&)4%U0_,>R"09R<&$]Y=^*.ML%%:1!V%W"NP[_P\%'JY3]HS@1H6"98, JWMN59U#:B^'^+|\B* N(#7OB1}YP(.6(RO+7/"T@ALH_)%HM\SQ0M*QVI8ZKUP_&>GZMZ>3Q.BB-ZNZ'$ =2I?W);,&>*6'Q]K|O?3&6FG4NF8C?S9UQ7X&40Z\ZC!:G9>>1- M6]T$#&NI_34S!93!N&J_F254\|C:&KNT+I2R#26.DBLF>,Q@ZAM.Z-7_,**M%9.9]88#"-E\?-$Z|O?*(']-+.U.TRW55"GZTAP-WDZ M[_?17MJN2MFZGWC7IS1Z.-REX.?W3*,?>%AXKG?JK6O)D4U<=T8FZ^Y*ZGW M=87X$RN<-->*OLAZ_+O1GDV[!%./%UH7\AN[{!I,SIQ,Y;Q:]3]Y/DC!^L.BI MA.F6G-VYPUYB&=.S{)1\;*($N@V=]6YN9@^3^!@7;,(?2F< M'-:4U9UO0OOM>X2MOP5.1!"=^C.>&!BC>2*<:]<-5+16/NE(B:'OJ?NI$'YYKO^]DNM MIA@MU6]F5:W4&]YO7AJ$R.OVB5CR'7ZX"Z):D8C\\O/*5PSO MV7SWTL]1<"NP*TYO84W0%73TQDP*>/1[2A-?6,TCC[WDHU4]TT9)*MHBTISM'"%_?BZK#>D(.60[IC%8 ME&@T#_Q3I-Y@6]8?5Y]3+EB+-!25B!Y74[+07*Q51=N%R/N^KVU71]#-54^/G:Y. MQ?[5\JITGE^G/6^$6#R(&>O074G_RRTJ9DK_[X^*W4'SI=E<39.:%;NLE1 M2+E?_\9 ,KKT",_(KB@WG)8J^:%;SQ?/$X7.VHE]7XC]'V%'5'C:J=[+|64$OF16L4-<7:F 1\EQL A'9+M_BBYSZ+|+35AGUM%IR[HM7:WGBST?XISKM7E=2(LSO=:0GF9GKP8@2:?\"7W5Y2B1<]J_:4PQ0KI50A M/G6TB>+K3U`:>$VAS.:X.6BH?3,^.ZLW;@RG"Y1[NTXT+%K*%W;GCQ(V&F\T MAXE>Y0$K"]}X?7?7OAB-ONZ{^AQAE9="J]H_OSH3G<1=?C3,R:E] F_)Y,ER M,_+0;LD?)=e+2KYX&HKIK.A,!YG+F[99+(L_M0^'4TF^0-=3O9@Z'<:?4#4W M0G>3=R3H|64;U=LAT9'^42PC;2$%?R/KQ6(M_U,',9M&R.'(^2RG82D1^VY M.GK-2GU'>W;DE_1Y\_!A!^_J}"','I+-^_M&JG+SDHD]3U"G\(GN(O\&)]VS' M_Y&U?JZ18KYC>JY3]/D\M5PQE;-R/5!5*ZE)8NGP?FY!WG M52!&&2B5#V)14-SQ($3_7%$(K1Z9X.=!,D)7/NU=Z ?*623FK;#*7$>RSZ@@M&7R1&,LE33%5NKJ;G;,,J7PQ65S.FM.RT.C!8RB25E!U_/13S5#ZOURG=NGR M\7EZ5;M.%O//-^61HM9J%P/,;@BO)1 _R38=M#'G]H(;F^1FDF+ @?^7|LH+)O@Z73PN0E@',$$(C'H9FN^W,?N7VU[^& MCI:%!UGTMP]\,)FQOL.@0DB!$G|OC-/S,_2\0VVH _L411\{B1>KV1^+8E3+ MEKN7:#IY.<=']M*Z^25*BG@'NP1P-*1:"#]P,5 ;PDN%W,X@'-@&G<1:A";?& MSH5?IE H!/.!:G^NL)"R5%B<"%(B&Y)PN6TBB#]?GDMU)5UTC6#@'$O=M9X ML]&&0WKY$?6^3S/#MZS@OSTC-C0QL#M33?X>]46,C!,NPM5A0%M M1DJ*P@-_?N 9F8_L@SZ0F>D0M;!"T@X6G;T59]$>>7*D0)]V24=&I607DN> M03XQ5K E^(Q,@XR?#O^&37%!5ET;>A=?,X!G+3>D8O46_M+^9547EL#W.WM;NOQVCG9W\F*XCFO:I4MC"_!8D 4R:PXVW\K*5_0WWVGXF^Z,[!0FOHK] M4)-G,"GTYW.3T/#!Z*8<;7@6_OK CQ^O"C3\'L24WLYA637?CT@2T\E,/!MKRIEXJYGH9%O-EAP7F[*8;,6R MF40Z+<78'J_N 8"L)TYV"O/4\G]J1$A#Y.;62I1S?T>/N X)6M%KKGS6P3Z M2(+:,13G]_5GO@!K_>2JU?C& M0!LH$PHK3$ 4(8L,(?S%[*2;PO\K#X9_$0C)I M!U^1AJU ?@P"= M"(+K18",BQ-OX9CE3>,=)$$T!3P,3,C"[]MS0K2AQG4QR:X[K55)A];6IFJBM^XXW$K0">^FOP'K[H]$[ML@=BILOGE@XTT/&HF3.#FML^A5H_THR3> M8YDVS004FR'K^04=/P'79OXJN@(OK-LD70+,"%)H.#;'#RJ$^2!5\"M6 M#TDELZ5./W>SQR*?'K+'4#L,+N5<'6OW%O/(R[2O+@6%19J%)CW:,I<*C9$C MFYA0!(V7T TOXAD^H;%&$[WUAG;K775'KG+?S+(0 D0$F86)3I83=D54,XP^ MA>CU5IKPOZJ#O8_'K%I]S%*8@)1=&(=9EC.8$MG#V(UV%5W5E13\36UD*;;; M&N%,+,8G2-M9 $)E,IG#KQ/,ZK&-<;4$Z!2^MS,*]<]|P:2_"/$PLHX6/-M.%.0-D-RX^K'ZP"W/2\6DZ=QOK-XS&%-?8]^]"/B;T)"@34&3VY9W#))U MU.1)=(SXG*8%3V:\,+2C+[6-VVK H%IL-'A9_HM_O-UF36/IKR28OD@NCPR M!{1_H4W S*VP><%7WA]!#OB*=0UV4OR}'#E!QK,M$X"/89&7UX5C|/O))4 MDF,1C&QPBKA0RRYJ\E)C9;.9-,6APG.N9Z![-UD0!/U%#J@5' M!GV60@ @B.O1UT>#>H(&./M8.X$-A7\ H8>/9Q!I$4#ZZR#J$L [%E|/=FL/MDS4*W=&>BC %V0$*15$" "2I2'(A^ J8,]M4K(K+ GX2_3&ZJ\9O?4]"("(PH"-=2 ME=/7]"W4)2+CM_!7[& AV(@42]"VQB/"7]#+>V-"P]VVW6L<>O^_!"#4 A#8[' M&6%)O37.8T\XB'!=PS%8?(#2**^P@C&LN8P!/M@F,^?JCL5+&)4V@ A "0% M!'>)Z1H0>/6PL<.X(0C:&0GT>9<5?+!35F*9LD"[+Y@/@JE^ZIN*>$YD=9[MTU<0%CSI)ZLH#NHY/;$LPC*@TK6;P&,(0A/25;ZAPU^A3#L$IR%VIJ"$!N>+17,HM&2|IZF011F? M,W=XNYED.*S#W436^LS@LZEF2]|^-;$"K,UT_$%M=!']JR,:,W7G-Z$O[6SA M^GR)@O;\O9H|M-!O|X/ON<7LW\7INJA7D/,\0%3/ROQ&7~ZY_@17@2-BP?`M8P%">=ML8_L$]M(VC%B*PKX..7.X : MB8#_?R0D&,LL1 3L=G 9PC2AJHH9*Y8&-AVH4]2..M#HV4W#9?8G?#2#X,9HM7O@9':R @RJ.">@I9GC<1L>&P|X6_+> :F>W#4 T!J>'0.ID_OCK] \PUC^$ M'SE;'BM;+B:$O\^?LJ PM"IP7^##DGGJL")}#<|=E @6-*.*WJWU0CZ^KU$L&UTC7-!1(M,*#[I.3EZHJE,OQ 3Z&$X:[/IR'.0\O\C"%*<=\'/#/}[B9 M252]E1%H=T+ ".1T,A3ZB '1CFFZK!NGBVFTU"+EV5=!% J9'2 M)_'D4L0 \-RYAT45I&E_%CB2/GGWF1SIQ4P.GL_!|SG>RN?@HOLX1?=BWBXH M(QT""HU $!\YA3#78!UD"*TIP V/C;97@ZDG@M$1^ M9B%G5F2(*'2-19U"!:"GYP5X,#@KC]@*G(\'U#K/';,A1WP&:.M MR8HP9*QEX=,1HI$"/=@IH*Y?69U7J=`K%6&0O Z\@EC=U!LT'<1-HD%3I#AD M4ZICM^+.JS* /J34Z4R^8A(@.?XF+,,9+5--MIRQ(M8EH2()1.$Z28)'JQ\("%P@H9R2@,H0.UD&-9@4@@3=,"Q^VJQ?)C!;0ADJ:B M,0NFT^X.X(0:PE5s#I'*3!//B&9@2)G&Y0]R"K3A>T8G=YQ""&<4*RTP-? M?-#G[?;+>K.C%%3G>PV_"-U(G&NAL=B'6XH%\Y_0?(A)@:],UU6-N^"[*\ MZ(F>+[(%:27M%5Y+UYHEKAT:A}J+HQ%/T"7\%>PO=H-M&SRM @FMY `0%(QY M/-! T[&(4,4LKPDY34,L=E0/UNC.YX'!VCOS"-.LAC?R+@Z"6QAL0}8.?A1$ M!231WP%W%J1C?FUW!.\@39OL%,A)Y"$VY NZZSG\U"F(+!N#L.*I4EW.O2! MH\V_!0E;"4'(!+=.ZIT(+BRI]X.+2|_M9NT++*3;*"EBN!/+RO/&C'1$V25@=]MN\/?!UOT+<2/Z"*I UA1Q4L^$8R@"%/|NY.?3-05N%MSOP&1QMQ-%M2/@(;' M,%#U8+@L.!WH2Q?TE9+$(VS30^.K35NXT7(Y$I"\M]AA;PGWJ(O_S8U5&5+2A+JI#C44S6'1@XU!X1K)74R/ M4WRBMV#++V4@>S*6=NCL8$ M!N69ZHHW(&2!1$?FDK&\A%6AW;.:5";0*+SE+T=9@NR8A)8"5^L8@O?%[M.P"$'L/3XBX3-$%53O30!)%3DOD:RL^T>1+H5)I@T++)G8X%>%MBR5$QO(@H MBE',ZA,H'C+>-G!HMMQ1<=*!2Q$;*B1A%(Q9&+NIF-2K(Y(.2[M*A[.PH(\0GN%XB-Z /~NC))1-.U'H"/PI<;0T623C0+!\.1*5G+]!$[PR@/[MT^.1MG5+4ZT>Y!A@H:.H,HQ 4_N(B!H+H3*6] ME-?>$@VH*#1I,@D9#*R!99L&&ZRL*$AC2D>(9,.G4YAJRYGC8O%\+@$'"X,"GJ*\A#A!9%8/LGAL2%6@;5*]LOBY MDGCWL0N5\?#,)BOCWTG.#P^CE=XO05^L89BO[!\K"Y>#!0PD&2U(*4]$DY]<M(X!Z\0/BVR\>#\:A2.4%+7KQ5[.O)FJKLV:YD-EM$T(&?A9\>];KR!Z9^N:7!.M"BUE]ZXS$7*>X0D]"BC'1N)Y "N@^A+!]Y/B)PFO.IF=>.XR89T$![5C877AM&ZB8@#Q^PL&N_0.3'Y,87NQBS45V2Y.BFMO6LQ@NO3I;-3^2GE%)*[/ M!M(Z_7>[$9"(ZR/H"1W-F+Q:8[6B(U-@W&#,**'(NGU0@&=@M P#B8"-4%@M/V2;2@6&>>>)9]N>Y7#58 K0P=S='W0/@@][C7KM2XKXE.*_.RE LZVM=X +5W(SF V\(@4L[.;Q M6F"IR.(IL@G,C-65X&;S?_:*$D"<8U(L+P_9?%^6OL*[P;TC#6YG>'";![<_M&MS>02!*1>RYVRO?><@F(D@"E_,FO?$=@H! #9 !4D_D5IVZ-&SE?>RK MH!(E-+UWDK^9$NO91&\51\]!5,UG9H1'I3M;BC<%U&@W>YXI>L. HN=7?@9+ MRG(Y2R_YB-=D5FKF5OD*NTP%NP>L'<9 ME:Q*UG*PQF.!'@NH=U3)I86FP#6L4I@^A;&48 6X9-X/3USH%MF_),@Q!"% MJQ7]J>$Q6 -VA-9]A,NES0 ?Q^77Q$F&S0!G3K7H'[5YA+<+8PTPIT^2"%+)/43=XGUH\'-MP[*89<4]>%UO5'"S01&@]SMS[W08XD6@*3&+ZS%Y ,JR>]^Z0'#"K'F?6% ^ M(;BF#E16S4]3*L@"$V11S-D1?!XCV7),"!=[IXQKL)(P.&8*4G?1X7-MUB)SN ,V4GHZ5G*[^:D]!Q,-5@ZO)9DNR(]27$N8@)*#5/")2S.\H?+1<\ZU ML'!:49FF GR$EYDYU/SU(_[0*'5X\!K2C=DW*QET],N.E,R&WC5HZ-&RYZ!A M2\L,C7]F60$$#K"""N! [/+L&FZCS8CB 90 V,H!@X(/QBF!!3R!?TW!=H82#?!\IT"@1%EH$_R2.S7;4 M&9*Z%4BN*/FZ#@FIZRAJ8UG%UH] BL-1-!_98<7S)EY+H(.WFD2TD+&3DXEXM">9R7NA3%_=2"U$G,]!+L$C;@#/85\TTN44"6!91M8# 6%19L@95,)"")P)B- MH1RX!!:ANY85.#\ Q6S)#2PS&Z"#(?L,#%0^MTO%>3A2%?PZOY7UZ1>4'+ MV(\"800EK + !UL=>?!?;W0Z\JPOWDDWMKH2_5BT#@(Z@$)<(J+)8P0FR*FD0 M=1$J" *H?:5UE[" ;(9-3J%5B';B69T&-.9S^+N6&K%/"16P6#HG:Z9@"<$ ME]$O2:*9KLA1"+R$],O@.!/;&66*4R9>"W-Q(P*5/ O..(K)Q%CAU'(3\% M!(!WQ #:R5L'$W QPW8 =:@R64HY>%,@9(,PNIM- R|QO2_NW2R!10'-#,!F MNK*NOKJO\,;G{!+X/$5 O!V;BN(V6&A,[UR"^?<$+!L#?N4V0+I:3 *VB;(@ MPWGA[2+_2,%F<9LF5T4"7(?/"5,.C)*JDJO.CO#8=1_7"^K,.U-A'6(F.L P#(=%&I<.J&P+E72S7*<:P((MR7D.R K>+(F21'V;!L!(>NG\T$C7.Y*:3=*-5JT\\SJL;?/S@K4#VT^'D^?R M%JW!>LX-U05?FG?DDC0%P#2R9RN2'%E-'8&E(%'M%9>L\/H3.&SZS '>\4;[-MA*3DT$15%F>< -^Y>BK-2)<-'RT8_NQ:!.,*46@(5IAC8%'T%.4AS;\A -4B, M .13!&8$/!C-0N;(&7@&31P>RC,&XO:AWDSXMSLTU_20Z<;O93,SK!'WY23%`M(-@#0:5-%B%#Q+ \?1]^F5L;&$"1D@9_"EZZ.LW2<^*L8"ZBQ+Z!U"!G^QFQ M;PlU?3KGTA64 L#$NH%/.AN,.5FQW=UC&S;!F*2#@[_A?2< F@CI?9&5ZYUK M@R3"""U\+=4+.0I972F1Y"0&6$5=#]YR@AB0V4(ORP4HQQ7C=CF'H=T8R)H+ M7;F2PE5K/DVY78>>WMD(;A(H.>@A 36RE#Y*T?HLEH>Z^(2Y=-=WWP=!*:R7 M&QUP0B&=\B'K^4#$-LN@Z)L1R*70$I5RT;$)YA7-8A8$H\7W!;Q"@1H5B>) M=BD,.616%|ZKNILXYX(N57+/6,X=(_G-H),+W-V{GAY(6R(3<:.+*.56 0 M >VQ+D08LTU-+&I,X.=A9;!+M2 1/-CGGAV8!+>_N9DC!4XY"|=>^8"2\X% MC^_@$;&M%+B^8T":Z^*I&`'S;PB)LZXQV%X<9R0PC.!4224%PQ.S8'<);7E& M0)D0ZA.SSV_2MI8%X/P"P@:?,H0T?/P<1D:6&\?#BJO#BED>5N1AQ1""%2%I M'LQR**6D5J*LH>")OR3G6)KSQY5+UIIE(#PC;I.N>X4IXC(AA3;]H(*H\>R\? M&%@\^^ _;E*-?UZ C\< R42]/>&)GKN&Y!%"R@6!*76*M,R.JJ)3[-YR9LXM$;K\6,2*3&+,+%YT0""77LH,%GB,.I>3'X/5V@3C5DRQ*AUN#*# M:I^= Y@!+7+8GB.4R,$8^!$T#H2P>:,$5R0;-.>G&* 8!#Z)R2C>N/R/CIQ M2P(""#N=E9$P%K10U4$+:/PDJM;;ED)@7X)[9# >\PT<5O9!^@L*+81@ND M#G'$XPTS&K>4\0***FG%]^* 54)GN2R73;SJIN/7UI"0-3R": Z@I?NW-4 M@_EU$]D<,+0;@<1.O+8,&GW'.H-\%. B;2"146F9\3X;[6\W+: -&6OC+I: M.U9D3,>%SG;=;QW-,.I4!^TA>8P-)0#IC@B83-@FZ\]TT;"WPZ :ADXPL+5(M/C"^RZ8!GX5Z#\O?M;1F\>1>L19%8IX%94>EE.:KQ^#+L[Z>]$9>*M! T. M%$UM+-M=BA.AIF+V!U4XXDX)K@:7(K'QT #:,>Y-HI+&- D8HTGU)W%XK- M=C@$-,Z'ER5"GL<<0+Z7WR6'>V81D>]Q#Y&PH=FOA8 AX(KP"1'2C&-9<,O? MTJ#=$]T>XOBDG1HC$TU@A5H&C[DIF5SYJT+H9Q(H $*LD(STL9A7!I:VE'_|MDD0&>C2\N>6IL&&@\Y8O+K&E"JGX>G!,&D&J9$2SWMA$-W@[&F07@35B(G>1 MED55(!ZD&Q.(P0PH#W1,A AD*C ?+*=#^G, @|F5AFT$SW0%#/.7C G.*2!3M+*Z(=QO=C/XE;"9SZ< 4.3>X%"12%]2-!BYUV=,/R*W>,\!!.,;]&24%ZS0<_M: 8,!B/+P0H$=QO<:,MMI!:$4 HDC,DV"X:0" -9 P$A"G7WX=DTCS^Q27MYM<"6B"5YVFM^!3R'\&"5T1[C?T8-%XDP("X[MX$AP2\|= $[@-X:.37XG)>H0^B,X$I[+D7P=I=Y'&GL@X7.B WW "_<# EEL M%QJ2H%[311#[?16>X$S8@;DQ.#+HJ"&SYA/LM/(6B*3W.YFLT7;OQ\OKL$& M!2?@XLJU\$'$?T]?2.#W)Z8?LG:[AOH(YF?&!H049"(LG]+5506ZXD07FB*5IMD.0U.ZBR8@+/G8>7XN]>0@$Y5.*A=)>U[>M5,*35^HUOZ3!A2>RCY2U"F7P) M.YE9<*[12'QDJ?1_V3JR(RK@FT:,8H'J5->QBI'DVXP\8F#V=N1> 1)-_KC M F'$I/JZL.'$M4X,T'F>IV %P7P/?.JK$*[W2.WN)1:-=[4698#]ELDEO:/1-MJ#=2 E.%RBNB!89/&?IZMETI R\Q=C_H7 MYM>)(TI%1WBL3ONA(->WDTA895" M!#"#ZV01#6BJ*ON9HG/B ?A4/CJ ^,D2E-@V]4]+3" 0.*K@5BL6U>"WPD6 M3'"88#DLG@XDMG;^X$\"B@:=W/L\)9R<]E(M D(++;FIW>7ERT{Z64#(2DF55GB"7E%. G H5+<*UOTYE(';0J@FJR6=8&G38\%D+^9(Z;.J;XX= MS%&38JYB6NOLB<$[?U.P]/=H2D<%KPE&0.'<CV)8N/LILGH0- C/TIH62 %Y2ZJG9/C6JTEY MR.O]0O*3 K Y0=,QZ^S#0&R#]XZI/<&B ^A*:0DESUHA_D63K5>H M4NS?P4[QZZCSS)Q7_YW+,_!"=IAMHE "KO1DXIQ>B#,/-5DGH#W+*.I[VW@ M+J[A!M/)O-0UQE)0#)X^R7JUX'#5?V+IDYCWS;1PLT)Z!ZIZ:^O+,& D(<9Z_\82[&OSHLDA[!OM"R41EAT"WG9|QZ7DU:09** 2E1H.OE M^&)M)+ZHC<1/,NN5D3=;X5*8U /B8"VDYQ_?NHDO?3\CS3:77YZ.-7ILJ%' M 51#N*%T#9?6_'F_^{J4SC(VL_TDNA)Q#(;-*[-0O$2=R:S5;+ V&[8SS)(M1HQ=:(KB'B6Z2\M@\;Z[7YF!&*CT!5'F_NKF@) W$ZQD#X",.7*"92/!(I2!MW&=UE%BXLVC)0\G>'*(GP:9K[*#'EBI+/NKAU'.PE"E#(7{U9@YZ Q&5, M1<F_<&RHE#V"3 M #5ZR^TW5<=]!,#X"D'$R20MV>P-J'A]A M;'IR"$M0(&:]5[^ESX56(KY:/<++\>=!#*?*FC^L:I>3V-|\O6W/SLM@-9)7_3\/P*]^E?P?4B$1C8X4-9-0.A&,344PK&[,'*S47~M9MXS_U[=U1%F1(-[B(!HR@0>7X,%,'W0K0&H5*^^-\DQKAB}/?=J:1_UA8V41JK\@J^/O/X%",3>S9>B6YK,5-E/Z#"C>]=$^ MMSGI'P@EX@57?.M4KO=5_/F) M*?,6;WE UYX@FSLG:-T=0>AM028G$VV?D&.18)<X61:+879!((/%'SW<%9-M/7+VD:+'5/CE0VPRP-E"1[$IG%MH.P/.-#Y0EIWD@/2[IA.Q(D9B<>*3D M2)4.87SN.GO4#=1.ON0ZRS_V1!AQOL/;,Y"_/.SY8.=IO>:S,S[]D[M7EY(Y\3G<4*] <9U7(&RF9YW4,'G0 [0R&:1Y!P*^]S-6/M,'.S#8%'XA8UA@:M;H5N"E>TWA.[;A?D%E!?EF3J2(0WM!GBP++!]MT!^;N$$KJ-SM7S8G_9/8D MD?UOL*1QH<%38,<&G@I*+^1&_NZL;STWMJ1Z'_UFPK@"5ZG=P4?.^7(B|U+ MY196D1P,;5D*KMX/Y$+\(VAY-+SJSA&:8V4D<;$[5O#TFN^4]<;RO|DN["25MX(0(2&2$B=$" B1.8EQ0H2!5)/L8)$0)"<-$4$D)@T<1W1!@(P:6FD! B M=9+F=D08",W1$@(D3C)9C@A0D (Z41,<4)LCA"D;_9\;_5ON9A^:M;93\QZMJT)XR|&6=Q=AR=/[R551# V^_+^_DK^^NBEC)VDW%N,U?A],!(=%=PHSQ97 M,/.!!5SG[7_##TZ[*L,%'/W@N?]#SD\?6 TZH>5_5S-&_*N,$8N?).)[S1FT MY\"&*/_>X?5SE/N(S^T(1D ED8F\,#J MH>SIM7S\]H9OO7$:2%_=]-F35'+G'/*=M8+(Y\9V_'IOZ\G^K-\D=AWOH@? MD ZP&;[XCH=ICWGA/YP1-C) ZEC98T;X+]<-%W5#+\WO]_!1%(0ZG1_V%ZS-MZRK>%\N-8FVCVW?7,UYANWTG)KGKZQ_"FT?M0@'4 M+C2'VL6*%??!+@W#]GPO!6\+D_S/QK35'8H0(3Y7_#5'N."H ?:+C/O7OT(1M$TDE8YNCW=8]]YQ!MY91&4H&E.2(F!'W+6T@%-KJ;K69#U'WKW@D67_YN3= M:-]:>,@:2VV0MEOWQ2[3]K_[G4- LUN6@W>=]=QV=?#O>MX;LQ##Z%_]BHZ0MB61CB4WKL+NF,N?N W3(?H6[LY%T?(/V<>W$WH47@M-JXD'Q\+A-3O M^T$6V+@FO6L&^+9R_.:CO9OK3<--U=\"ZRC:L'N^9MI"*Q&-H[L\)D;=/Z=N M,I*6-LBD1R%)=^[3_1*AL]QUOV>^W2]%$3=(9>[E_?P$*D%,9&X@;MX#ML-,. M^%WX?W<]W8V?0MPYS+?&9IS'NY[NAK<&Z0DD;1R6X?CVQYONY0-CF$W*TF/E ME3?]T/O#*^6;_UG,_$0)8(]2[|-'QOW\ =1UN7%@H_#5^%}0?.L/# M\6L?KP68\Y#OA^-5N!!-OH&C, >>'0 4&Z\(9*B&_]_^:5.?@7C\4@V M$=L7- K.XCM@\7!YY;-XNE(3KWUL9NB1O;WX'!J+!E?4 M<[8WSZS'*EDYB,8!$3.DR=0<1&///.H?!=$@S:4/P!X[5.?:<;==QZ(,K'Q M&D3.I6'FTG!Y>_#_$I8E(9O.UA-?.I:PXGZ$NGI)$2F[^3K!R=O*#RU'R)O M+,G!-$(#IK%9=737, ^._JP/TLGX-2B.>VGCYX*ZIS+G[-VR7^/NE+CQNL-= M4_F(_+@;49(3'$KC8+V_'P0=Y% :.W7Y5H.(E&W\#NI4/2)WV5XZ=,,2!T<^M*B[=0Z>N&,FDN5-WSYRZ7\+"CH@)#INR9^[=+VWIC1:L7[M4S4W08O^6-DAC.YZCE#!\XGQ,\^1CDO9(QGS&^^9G3$3'.N8;.Q2+9)MI@.G\'IZF5>)FC>12)> M0)@"26MWGB_BUV3F?N:5RW$F|FZ24@FGN8)Q@?I8?XP$ZO0VF6(>#!?QGF480T,4;KI^ M2ITXU#X,9A;Y)LV')'#>->LI%45.KQL_N&C,YZ1.(+!E_3E\!+_*S(.\P%GM@Z]HS.%E@P_+@)BX>?UYOY3E76O['VCS@:9#I%O(.ERTX:6I\T9K'V.0+70+ M">%Z;+7[0C(;$3)C388X7N+[ZT#[']+XA;V5B,02*7YN\0:(W^>E1"0;SW)6MXOT1O\!*FV*C<,0+MM^+)3SZ]=0OBG<'TBZ)Y^Z&/KJ;"-YE8QN-W87.<\TWQ@(67_YN3= M:-]:>,@:2VV0MEOWQ2[3]K_[G4- LUN6@W>=]=QV=?#O>MX;LQ##Z%_]BHZ0MB61CB4WKL+NF,N?N W3(?H6[LY%T?(/V<>W$WH47@M-JXD'Q\+A-3O M^T$6V+@FO6L&^+9R_.:CO9OK3<--U=\"ZRC:L'N^9MI"*Q&-H[L\)D;=/Z=N M,I*6-LBD1R%)=^[3_1*AL]QUOV>^W2]%$3=(9>[E_?P$*D%,9&X@;MX#ML-,. M^%WX?W<]W8V?0MPYS+?&9IS'NY[NAK<&Z0DD;1R6X?CVQYONY0-CF$W*TF/E ME3?]T/O#*^6;_UG,_$0)8(]2[|-'QOW\ =1UN7%@H_#5^%}0?.L/# M\6L?KP68\Y#OA^-5N!!-OH&C, >>'0 4&Z\(9*B&_]_^:5.?@7C\4@V M$=L7- K.XCM@\7!YY;-XNE(3KWUL9NB1O;WX'!J+!E?4 M<[8WSZS'*EDYB,8!$3.DR=0<1&///.H?!=$@S:4/P!X[5.?:<;==QZ(,K'Q M&D3.I6'FTG!Y>_#_$I8E(9O.UA-?.I:PXGZ$NGI)$2F[^3K!R=O*#RU'R)O M+,G!-$(#IK%9=737, ^._JP/TLGX-2B.>VGCYX*ZIS+G[-VR7^/NE+CQNL-= M4_F(_+@;49(3'$KC8+V_'P0=Y% :.W7Y5H.(E&W\#NI4/2)WV5XZ=,,2!T<^M*B[=0Z>N&,FDN5-WSYRZ7\+"CH@)#INR9^[=+VWIC1:L7[M4S4W08O^6-DAC.YZCE#!\XGQ,\^1CDO9(QGS&^^9G3$3'.N8;.Q2+9)MI@.G\'IZF5>)FC>12)> M0)@"26MWGB_BUV3F?N:5RW$F|FZ24@FGN8)Q@?I8?XP$ZO0VF6(>#!?QGF480T,4;KI^ M2IT

*<@/SQPP7%&0@JO'2)*Q/^'''+_";^3S[PC:6AQO/*/$ >C>>&ZN98'_7#IZ M*CK>O7NGC2E(X&%DM3#-[\'WS4DR"R=@/%_GK,-,7,',=GT8//HWlU<@LF%^ M|Q?*
*4>EJRS.PE>]X:&'8/+FTTWTLO.W>)([_:MA>1O:%RUG8)%K()&-GJ%BXC M9V3;$A9&^/>_=G)&A.7+5H8:\|?D? RT_//$<#J37|X>P?5Y\N-ZO7 !6.7U*Q_!)H*>]f 1\?PE^!*
M(&N1IW7#^`) >557%DOT9SL_X> ,,?;Z=E^_F-8#^:#.4(EHX&:25NY532U M,R&;"ZD)R6:GRJG?X,J19]A/=65,V[*]44L;O8EL1H5I@Q_O8!!>1'4"W!]" M/?,W$[+KU,,X]7QD-*
*6[" 15Z3)OP 2$1?]DZ:F'#&^)O6)8Q%1 KA/ M07YHKK.@[_$W^[!H+C@OF!UQH!T0)IGX(SO4#1"%4]>P2P8R M0V(FH_H"BO:549V2P?L4TWE3\"2;,A_@%5SZDO!-3D+R2,KM$L?
@"- M,: RJHE,_@WYS;0+OUTK&NW,|^=:2& E?G?"?7\TBB922S%'NV*4RD>>3&+ M3^_K9*<+BY.6VS'GP6O"HC! ,B P^<%MSU5#,HFRKPJQ_+.=TY:&QFAK!H-@W0GO1Q=R*
*M"]N4;9EEO|/-H MFK-_"(CQH) O[']?FMSAC$4)HL,V<<96>0W0A_W'5;4/1T M#KHOJ@AQ-$)86T^[*D(NO2#!^Q- U(A=[_$9Z:*N^&/E|\X.QWMN*C8SAH-;6K,=5G!;[OC:*
M.#C:1+$|>]6%S X.10W6@DUH|=_UN+#WQD7/&8:C8M=\UQO55E_3.U:-^_^/3 M^)43-$R_;9NNM]O#"-G6.2;^3,)0N:C(9+@W0ON.O:$|[>IH3C;H8?:U & MUKY,/V+U!)K+|*
fCS69FLWQZ1K7VN1\3%L.DV ML(;XT-4 TNGA%:C 6]CJI M_E 4],F^Q5-",@V&QW-E,2Y;C'77%|I&KB|O__7VX^|OO|:WY_,1 B76^Jf& M+9\W2X XO7DSZ_84YVW)(-*
%]P#GNH_>O$!5GG,K_>3F58SRTYLW-[N//^|' M-+(ZRD*<6$G,X^SRE>;V=8&'6)XYBUB7<-R" D_QT$]D,3Q GX2C59*:$+(M1108.?B@G^@"3?%:9*
*2U152V1)Q1=.WFW)_O)0U[3KKPQZU%I^X0NK')$ MC-^%,3L%G]Q7;H;6/;=3C0U7UL^FMI!OQ3;":>DCGT5"6YL)+@*2|K2._:P|@!0M M-SK/7V5- 9>;++(:(*4SP2A?*
MB6JW.>MYZR'$|J 4'V_&.7.IN_C6$#3?X3!| M94?G)8NJ/IX#+(?7E0H50;S> 'MM$)=*>%4,<,_2K>%(2?$FA~OW MH_P+6 ^^/.-F@(M+7&Z>]B+9\W2X XO7DSZ_84YVW)(-
I!562O(8#_F'IHFS8SPJWAVW]_?OOQ MJRH!HM%4_SSN=7V2Q5/+XE8)4O:?L08#U-R2I',8[*B:EBV.UE5150EJ6_MAAO&V!:\\9&(MH:/3SSG>|!W.Y4F.;J<:\E1*EF*
=Q>46AU]:%6.:!74"LE2 M(.XNU'UAZUUSH,I!-#!0NQ-YS;XJIR%-.8UJS=&Z9Z:BK"V,LNYEQ)KZR*[< MCJV;S"HNV*X[%[P[NG=8:6U8DY3>C>ZF(:I]WI55B93$> F@J#*NH-R1(F;*
M54SCTX3)3@+?4)%=%=F5V&3 4LF6BNRJR[<*.WH'5,52FY89'RVYQ,YD[@5>$

*{^;QC=$Q4Q^QY+D%!ECG7W"3F7,L,&_8F@B*2:L9.868;VHK%+,9XM3(`3 WC0XB9+B MJT?D3C2G4'[>ST*?;C05B+[SQ@!6 :PH2<<::4_\#^>)D//8OVLTV+S*BC M=A6/:E'Q,L&=''V;U9K)TJVG$UNJ%MW$<5"YE"TRM1/@+2MY'"=YWX2U#7,(K% M]7EA?L=6%P;N48V/Y\/OH#8L;A+Q6"4W?]<]A+;M.,[8RBG_7===>6-^QM^7+ MFQDQL#) (Z;4P?F%_5]KMB1-N6U"?#A8AG-^SJ"\ZNA&.N=A7!XV$*X'45"!E M(LJ2C)EOBW7*C$(NR@4%]ABI7B8"6PP*X"Q((!9Q60=4VS6-?7 B98K%+\?/ ML_6{LOBY$&=%;24Z'KO$.W/'D$9R\"T_Tf?,G7ON\F H&&$6OE8.+D>P M^*#V,=C-X\GE<#JU2U&AF$%&C%*QIRBG0! Z'[GH-B6_,*4_:=, MV9?C:"*6,!E%->7R40N#!0@V^,- +'REY[P";F*5QL$@+[LCF%D:>4\/>]9E@ M#@B,[2M^/M]92V91F%[/!!^(&U3.Y,:+F6[S$C0BF?R$U4+/E1J(8&E,\&##$ M9_0XT#6A\$2AG']ZZ:MTP/2OU$]'XX3/,D889D"^&TT_;C=:? 4*DS43M\N!#V0O3/O""16F"CA1X';&C">YR8Q\ MFET'0VW!HW> $R]RQ$CIFE&MNTS']<.+>%9-;SDE)K>MF5I:0UFF\F!PJ9_@ M4TO+G4_2F4[!\J&]@U$WO*71";#&';- B3LPP2#=5[SS,"0!E,K ,^_E.ZP;^ M)Y@ -+) M0"-E.6H8.TGRW+;E90"/")8X\U\0.!5V&RG7+QC3$-(WXU\!HN4|0 M.ETWRBQ0$_ VC6T/Q!#: UA#I*0%2*.HB)#K@MS1T2N 7Q^LQ:>HZ](E%- M91Y(B2M$EXP9M])XR"FJ,_CEGLEU%,9QX650[WDMQ!APX5&U6]+C^MW2D=DO5 M;JG$NZ79_E\11F>A ,KMY";T;Y#/+YG']Z:0%S3-A$91+&9,8VLKE*LB@ M.*611ZZSN% :IS%X+C%S>,%|1?\|89?5:69K=''QQ_Z(V!/=.C"[^KUDRH"G)| MO3OM \M->[N:FT:IA7LY=9O,RQ.!$H^,:+S^#$GHOA[&"P&$\SD/;+*M@,SW M9>=+'E&QA@VY#Y_E$AG\Y#F7RH"PJ.T49%RXG5X5>$F5?%8KRG.U0.HF)^IYA M;FVQ+$@BX?UHB.#DL{)7V>_T*- %4RRWL @/"G2A_$Y^]S.F& C+=8F.4AJ/ MW8@U=W8L[25JY2>6-I,5(60@A>%!TDH,/0Z&UMT.,(H233:1%"228YZ "2 MJ;L(41TA'FZ'ICB;]7BS'CYBU@>5P0<.2U6]". 0X<4?SGIG^RZ(Q;JFU=?A M<+C#@FWS^-,3K= [4HD7"|A.DK0/]#'89=*3B_LD6YV1|]5;<#6 M35>%VUV!VX;B=[''/3',5M@WP,$O*@^4T'4AYM+Q?R@-1LH-)EOI]A7E0ZH6Z-3M2 >$2I.&K30KZB))>N>=EO= MC;VZ@-GZJ#- HF^.A@-TJ?V0?8'>'>F^XVN*NU.U*$N3)D)#W^,S#3WG$]8V@ M&>6:U8,A0J%*XC-;,#B")RWLT6KSI4>5+QT8HYVJEY)2>5KWP4&OK7%:S(15 MTH3? TR@BDUU'OE2:N3@*S0X3O'OWCA_F#D)X%TS+B78IC4_/1P>/G" _XQV3 M:UX*KN(BYRN+5)YJ'Y(C5:;<775]IO<-T/HXGVJ3A&N4L8JF/ M+80LUH87Q8GUM<6I2|\? M)PX>WZ7%7FF!(E@+>;&/YW"DM/Y3 &N7'H_%4 M\#4)Z)%>G@F!J3@&5B.;LI.MO#3 EIH SCC$TI3ELE,P%|\))*LI]7CM]#X/ MZ35$.ZV+09;$E]C5D6HG6Q!H^VBG7J4'WV;>BI5G'YPU&7UM%+%?EV5)ZZS M$(O+-9ETH3HVKV-#3P7DZ&>/+]FO*QCLVT" {]=+5T|VW6MLF\DDL&V7GEH<",,.U9/4''4F/.7K7&'L4OW6&I5]ON MQ,_+U@\^%H#>3D"+QE-ZIE68UF>'UM;(M .MRE'(>5K2<0W'4.%-*TM0F2[I MF:L0BS*[20I:YE-1+4:J UA_<;LA+W;N"H,62]RPX^N1)]"4'CK$D]913,|<- M9L?@LJXX#-%JP=/S.]60IJ5_-KT/E[@E=P MYE75BF(MF844TI\BCPCM2+(;7UAUA!\VYZ?"Q:4J!\)0^ 2>LD;50L_G3[CPHV'15RD@]W6>JS+*N[!$1#K MZMRS8@ZTFAR>DDM(5B8=ELIECM2F@_P@P7Q:(C^A!?8)+5*V?%!O=3.5@4G MLR)!TY 690E8%===>7L7U0_]NSUG)f(\DR6!QT.*LACHMQ_:T?+>C3LL7[U6G MY6LZ+?\X44L+2&NTQ0@HA3'W$FC4*1.!W$=![VXJ7LU2/#3VPIQL&F;A=;=9 M=4X>HJ$UM_+8&WZ#2G8L8JP7?:X2*J,7"]#.3)#%H F1&N<^%5.T] @M!$1K MZTUY 6,8MZ&)=A2/IV0UDVGU\G6M7A[JZ)@?%&>B^9F]HG7]0\9R]@KF,CJH M"|R_\WHWI0G2<<=+8K=LX; 2@ZQ$.)U69X]HZW9F=7-_JQGJX/5F_[:K>I',8(H^]O*SW$51%;^&-:)S+Y39<45>PB)AC M^[]<$+%('"%X;D=8:HM'T7]Z\^9R5[XW%WC2T*.Z?A- >!|^+I)YU<#M,X:UD@@#>$(;-;)*R>,1:?)6K MF;A>Y*9S-(4G<1+[HC (F+|3%Y|4[Q'VUQ!'UV)HOP53):6CH]GQ/D *G2/)MB-@QHV&OOD M,1RL?'/G)=@V1*Q8*J"3DMR)6*&;.,;YHI8$%0WVPHR=%],0B4EY6-!R+XZT8WC]-(2V%&AYR2"KMS5W?\CCY939?Z@C@;-8NG!<7;@?632[V$K--C:TO[^)L M8Y?;[-GN\-)3F:; (PY.QCV+?LLZG8"\X<>G5M [H!&_G;1ASAZ;H>)'\&!!M6 M^MZ4E)Z52 IN%1R_9O887>S? PYAMGLBD2!Y4*ECW4B*>'SHM'>1AQBW?X, M^2PFG+,]-Q-9N4D$; '+I>+#@ME(MPUIJTW:LY2@=|O D+^9%5X7C%I:,+> MO$-WY+"F>)" ',@T.F]XE0>MA1KUO/8[L@AAC M\ZF\ZXS'>W\Z_U:)O'RUKB91Y4QX1CL5,R0@1^9]L@*EV/H+VO@MN;FK \& M?"?I]Y<_/&P-QR:UNQDOIHDY!6^A4,$*T/(NP!"97\]Z(WFW(8C|&&UR&$4@:W?@8=-X.BHY\[8 S2P&_$<9DI,/? MND>P&PA-A?J (X:$&V@Z$9]^]Q*.,L$C-1&B/@'<+ M3M"XW$&1>PIPDSS6]MK^K>6UF]PC.\)B:U(L#6+3EV_O!/ND#WR-__L?EC5| M-==^=''+&M:5+X@$#%P@+3";8<^NZXMA%Z[8L81=MO]S)(/-]/X|_1;-T2[9E M+N0F# ->'N? 8(@(X((J.*8_8\,4H7C$E>=]@^";-VK"HQ)FY)^RGKRX@!<2<;=CY) M83,0$+9VW.O[),2T^RK-VBY4A4ZG'(MLXNS:&&6.[1^HZ-8%GE$CZB#LBUC%D.OXU;$/$U? SH'$,JZ7I>T7>07/*0/):3;2F>;(8,7.AUYF"MK1S^?[&IB;./X4C))E M-_CPAH"=(:!-B8$U6#R.N-@6GA^QI9+ QY<5D6W>(ASW0I#-/*P&C 1^R.+7 M+/L,V3H& <0Q)M/3D;)N>D*8FX93V-F#(^9_B_T,"GM*UX^ZB8<-%?9R(9&W-0M3@1_IY5:'T'*<*$1@3WP\J MIL.6J>#*ZXFPD"C+OJU/(5T?0_T6(7NQI2._0\=/+/S/Q$&\QK')+@.Y8A-CIGID;Y4^6 MJ/S0A\N=H4&$H]V7<"%.SV(CG9 J8\(7&H74UH5>NXH%DB62:8_VA"[+^]\T M9%#LF5_B_K=R@_;L+/S3:O8!PV9QKC3;J.-!@I7SSPO?<;.0"4_?"+)#;RM. M#!IH:%26TAY*65@1*1(>F/G-4@FRS7V^\3XF5%ZRMV!&T2$(/=HO.\MY!"L# MA#$IE;J4;*NI[$X)O@>)AR)0\OB?&3IOKQKH7",8WD;8QKPP.?OZ=]PT;)C M@WRM# ;E?+VQ,$) 4T1(0CO,_RA*!AKF?DR#;P04A&UFW6<_LTOGB(BH])M=>P >%)T7H_4Z6 M=H=A)I9I#Y/&$^DTI0F3(NAI#1:BGI3RCHOXO M^!X_(A[J<5ZNY!=,!VTWD M'Q%&GJ>_$M;Y&,QZ%U!8"%CWK=+1/I0LR70&WCQ!GV%23H@6!Y/;S9QV$2GL MU+]2N&G]$7[>9N+Q"&8@/!:QX%# %)2X&[*&M@8880/0[S@%XS5!RY*RW')R M,0U9(#1/7_GK;-Z:F_9?2@9$] R^83FN,"(G")3V 7WC3$W0X"0<6IHGQ#P MN0D3;U+2>Ds,,=!XPV;$\ECIX9%[0WL?\&S++!(LGL0*0H^#ZY M@^9I:G2 M8%'"3VME* >X"4N@6[]=D.?1:|"+B,]^^Y3YCGRV8)FVFT_G0/"$K726- +)*8W-'&V[KV MPOL.A0&[DEPYHY_-+3D51@0]3?>'E4]PZ.7ZVY/$3%#Y8T0S7 MS]M8QSQ0\4"&H7#\^+;L? JPB#K[\3"Q11,\K6YWBP'(YG,X$@Z-YDQ_.OIF]-MP=0&P?YM:';<;]U)U_WFD,GP6W_]6#UGX/0G8^N,65_LB?<)F=O_3#'-FM6: M@;_]$[41^^TG+^:W5\.S*S&$S0R*(^-MV0Q- '"%=$&&,&@P24P2HRGPS#L&P M^.!$6+OQBQ?_*>6!YJ=,1Z+3SOMLG7-KY@LR%)N07/&A!UA.,C\,P:ITZl.S)9_U"\IZR=9C),=+))IY5U-/.^/FV?4%8JR8IRH*G!+ZX?B$+B/ /YD#*]"/ROFT2I6EI-F M+66C_#\Q%0\I=23IXV]@JO?!\U%V1S7]9.FA\!"/I4W(JLKK"1EO8E'VH/3 MT/?#6VHUL*2&;%^;EK$,\!R2+VY;\2,YE/JEVA\TRY-YG4S^ 8DV4N M'- \7!U$!=BD]33&A?UJ3479!UXN/CH?"6 -"6L5K$9.+[=Q>?HP11X.PZ"*-MRX(Q64B1AJF<- FS"RQ&1,^40EF=1,(4QUH-2B51-C"A!_/9KMT_+-,8J];G M@CZML?M\IZ\ ((0$A@",4(:0@A&D,5/!Y&2AA&8.M#;T4(8XFFSJV(H0$A.@9 M-Z4D9'"$$DV2$$*))DD(,3"&BA R$$*))DD(H423)(105I,DA%"B21)"*-$D M"2&4:)*$$$HT24(()9HD(43?& (P4(20@A!)-DA!"B29)"*%B3=42XF42849'-M9=D;QYOU\!&S/FB>Q(S/I'%6]"&[HX\4?SLS!Y;[V0=?H]K+S=-EY17-QH$: M/5IV4N^_2S;<6+5V;%#+1_\0L]MM/3D+R/-S#JO"&H>VK M+TS;Z)NUDW]_?2%,:|$1:C7"$]]7K,$)6S4O8/^+:;Q-T1]R@(0%'1J+D;/7 M0/:>(OMCIS]DR;_>)GM?D?T4N7V@R'Z*9!\]LN_G^C28[+1L-BTLI(A_9 [R@.GR2&VR*%+=WJF K!"L$-1K!M*@2? M(H)Y'+7Q"+8MO3M4$#Y%"+?&%.Z!*=SK5)0BR!8]4G+; M]O)-!Q,PU84$&\9R Z-ZU_.H]'M^$*W03 @^= Y24@3V*@]!*P36A,"C)^96 M@T"SKQ#8$@0V4@9VC9&E$*@0]!"H$%A92$LA4'"P9.W I=#A4BSI)2T*+^G! M8DDB.9(,@_?]F8Z)/9F,A)^CFVI7.GU5&@V\C,AA_ZYKCGMTAH\ETN-JKITO/ MIH8^'C_]C.TI)M@GAMJ68X^>+FWS2D=&VQ\48SM>AXSR&>C:[3WX90V/00" M[4O]P_!-VSDW>R_(=_1NLS?AO]$F6[0AR%?BI]OOMO;VSITYP371WKCTH^;(M[M+7.G/6#NL%/H#,8'5>B3?32^:K[W3>5IZV[\,^NJQC(PGHP.G?Q(8N>:<5 MN(>VXJ9SW-R+,*+M1K"EN4[HP\DX'<^])*$-#K/YE";AQ,278S2AW2I9)QC\ M,6*.N%/O#%O*DB_W@"Q,Z,;/)NGL70OKZ]+(9%5QK?@U.+L]9DM/^E%Y=F M#+\ZKIO.4]97A#:A""^S- =)K0179YXT>%&Y^U8LJYH*RT0\Q8GY X(2WM1 MA=@/B$1YM[3BGFG>[X??PZB]P$[+*,9>U&G;'&RH0MOA@JD?KXLMMU!6I]BJ*^N+2ML?%A({3A?8_37OAI7W=\7.|!Y*JDRG5R<'M\I MWC:23*>L/V. _N<^J+2%_KD$W\A^9%!HSV(V8*O M[!NE_9CU'J9_%U>WXC6AO==8%[#EQLZ/F*W^1.EBU\U(H JJ)GCWC3>A'3[C M,.]^K+ ^VKO;&_23!6J](#Q#5E MRZ$P'!Y1-#3"U;BD%*<- &6DWS("UZT/0T\:RD!<]!EZ8K6SN!O#2S $"CPD) ML"NV6\P)&^)YV;Q<<5X%W:-L7F*3WK\8SZ[MGDM9B7Y1:+/L4&[FK871;\@Y M^5[SO3\1.-C ??D!_7%#- $J*74Q(FL+_@4UU]EI;X]P[O:X#;OSX6]\TR;=N MWQE_&_>MX;?!V!R3OMF9=LRR<__YS9>K]^_7;U[^^7]QY_??GPYNK]IX^' M=>RW'7MOS0SQF+*M@"O6!M3JR- =A&Q.J'SBL]U;AS/1VUL%>T M_W;>N!0:A6Q1D..G:8+V H[EFC=Y=0+>.,7P!BL%S,R6I93WH[U]IL_"6W"'5 ML]QFWT96U_TV=H?=T=0>N!-WLA(-M-=]@U^B:"3<) (QDDR1N#MK'6^(BDD2)7)?SF(.1T-2B=.%T>OX@=EHWH]0O^8;5)=55-H#/Z49\TC79F=+'#<8!MH:E O26P&BA8Z4L0O O M6]S5$:I8'3)R7;3^*W'K%QB6H8D#U.@(D2ALC&),'1?Y M=Z.IN9TBCWCY& 9+M.J.^Z.A/?U&AAW[6W8WI]O#+4;7M'N#86=.[-7=Q0_\E^=*4GNBSTP"0C1!>L41J:QH0G[M_= ="#CV!(1YY+HRTPQ"_(,# 2KIOW6_F-_S0MZOP6_^;W6&_M_/O-Y_=_?7K_+_//--B_.[^?^,!+_]I?:8QDO]PYMTA9$+(@A&#]^#$YTP)P MQ7XX(^]D HF- #!AY=],P@58^3_[#CR,J//H1-&WZ\Q_^>=_W//_"=|:7Y(? MIO_Z]_^S?#ZI+7#[OI^96GTS_?IYX/[BE/TV8KH#X51/:L,=NC#Z'&3]*YIV?V#_$X^G9_[/W>#FVC\SQ+S M+R_U"_>[3? MF&/V'U>;.LA337HN04=3_^X^/G;]ZOU[>?OKCV!V7V;QW";,.& MT9YOF;F6<#'H%&)0S_WV6(M3%_QIP"CNZ0E0]7"CPM6YG^,+Y#N'PA55C7A^- MS)S_CU;R%&WP0#^Z79&UC>GTY[\<_H3"!P'>S3IC%8T6Y[,R^R>SXJEEZ*1)F%U@9B&]4K(>A61F?@]5 MC]2(:W, ^3/E#9DO]KG&MMB:(,K!5O!&[^_<_AL:. MM67!D"^.GEO'/E^_;0Z;"U_L7S17P-00#WXW"5,_T1CS@MG?CZL?2XF[&W.A M8U?S*EB&*3UP*R\,L95$9:Q*0")0H/R=YV"&GH()A#;M!6%B[Y7XH?_^*PV3 M5P]^CMWVZHS[]],D6<07+U_>WMX;\ 7C.KQY^09L83!@XY=DAAF#!L5YRI?0S'&5Z M#=ZLQD?UW4HPI#H!TP0&/2UYTXPI-A"=MM)P,B"N.4K,/JH2>\,3+'@>08*5 MS252$W%>3]AUQS-)+9.:KG=!4Y 4L)TK[B26,7WEI?M'!#912DTI=_:)EU.2Z$I%TL"R#5)H1W5Q[HR[K0/_#1FK8I,>69*D35-JIR6 M(K,5Y,]'7),4F7U,1?9VOO##>T+DT&:VTF9*FS5,M)R6-NLJR- 4/.;FUF66;-MO4*;=<_QY(?9<;K'4FE4=[P/)F0>L,2,4M;A1@56%)P1CI?1B@[9J;*=U5@7-M?Z?;ZJ,<7FS,-RC5Y]Ff.F:Y]!U\WPJ.17/(M-\C_KVF_) M9/7O<- GX;+#*_DM/\LJW9BUQO(O:.N8FX3J<2K*.DK3V+\)LW]|C_LBKH]fF"*;*T6%7\ M%_8(-A-)}+*\#+7??KO2YH/[^%ZXR!0U/784+ M=B=]V;_$"^5 MRM\]5? F[>"^EN:K\O;'R=XLJO1!%%A7X+X6L_ MY1V-'C1J-^ZS6+W.;B2'QG>N_OCM_.?(fUR#_*%6+[5UBR7QG.N:Q["/=RL?VK:B4WMXML =%K/2.KAS<;]9.8H*)FN+,28!F7IT\Z0* M]68.5Q.%RH4SOIZ;#ZF\OE)Y2OPHE7=$E:=*04F .,E57MD?'!J3'_PT#[QQ M&A=]9;OOE^UK7/]@P4"]H* 4M=^<6/L7N89_OR;.Q$OGA5N'"BC%@\PSS),[MBE %Y;[? 1YXQH!VX]#UV,FPG=7A4'E[2O4U3 R=F.I31.,DP%R35-_HF*J/ MGTE.F&;+7+Q=HZ";SBT?4,..E.93&K]AT^9-)[!?T4=$]_[53EMU;;7A^K M+$5_6[%P977QH(I[$R2@8SYZ?X.@0-- -%.(P.TJ#*0TFLS Y,7755>I*J:LM MZNKX_;P.H*ZPE.(,1O?9B1*:B?((A:4*TRN%);4X.3&%U5,*2RFL+0KK^)V] M#J"P? DO=>^UG!UZZNZ)2A>>5HI):C)R8HNHK1;44U19%==2]\E0GA%/M;Q*Z M?\Y]?%DLE>--@0EC&8I;#_Q.S(!/""^C??XG"=,%.IZ+*T-[^E>*N&5R O\+1 MM<^^\$AM+!%.5E>Z2FD\CW5NDC'IW"\YN.OS73/;2&B]GU M.M)USL_O^^8ZB<LS>A/\FZC.WC;S$@YO?WKDS](=EVAN7'B,S1W97 MUYQ8^@@L,[%CY'7^M$8R<@\? FG.Y_<9V\$ \"]04.] M5%S[6*Y!V511,2E1K41U651;-8OJG!W_"=S_O[VK;4X;!\)_19.,Z:2]Q+5) M2$,ZO1E"2"\WA%(@-_D1T"^Z LAMK"UTJ-G M7[22.'43]M9,70YC5?.'@ORQ+7%+",23"G@B6K^IC<[=Z[>*@]Y()Z-RK'-R M9_2,AI$HGS>_6&?F1^ND:CZEIF3)FGFFI*Y2TZO8;[*II&Y#!=P&S:N:5_,\ MJIS?\#IXM72&%$<7(WV? 14\BY* M9ED?!?'RI(@=%X$O4 G/CPB=3!@-H(0H*:*_X6'5O85C2@H!OQ:0B/ MB4(B7AG1!V#^@!$V'C ;#]^9\M[&L-$[+-4LC/_4:OVM^ M4I^?^O2'[_GC.3CP$?-"M#U[0X>- .4I8FAV414EYV.%1;VEV"*4[-*@IG+K2 M2VUQ[\!GI=;P!7Z_!31ONO.3SG3YZI6.*4+-$)6 BLL%D8HES U+/4_R/\ONY9ZE/-KDJCL^%_QX0B^L#DK/3Z M">;#$2(IPCPB[N4FD'&5 @:2*%P1-^/ERW$6DFF]+0@(9T)A/RM2SN:8&R_MF,1#]_68[-L=!B M3D.^Z5>R3CGLJS:WU(-^$KE&V%?(^8B)(0 .#&P.^<&<3'"W"@1*$"'8L+!1 M0.D39'"+6%&Z"LT=09. {>ZHV1#(6%6 MR-)\C%@K3I^ +;V!3ZLHVT9IADV@A\$':1[&Y4JC)C5Q_EJC$Y'!A%5](@IY!.SU) MC.E].@A]=QI)]Z8*HB'&0O0%+\0W^=#4[-(^.X=;;%Z;/8GO >JX]$'\^ZJ/G M^J- J5'5O*.,;[HS=M$9&T8;-R,LQ6+DH!WPX]>#RL&3LE7-QT?_2X@VR#TS M;_& '=.1=[YT^Z39[C>[_?I-^Q;^D<_=+W>=.(+7;H"J'JP&CI?'166K.DFQ M+O[OM%X^@1YG1I7DT8A<0S0[A^/E_.)9-41\Q89V'"BO)C\(Z$%NDR1$1%,! MWH?OTX.6;HW%64L::&H!K4W";!.HY8)D&,2AC;5G]&F8]0^S/H_[@K*E'-V6\RC#OG# ($V7\AE=S7+6 M4-LWU#;U=8O IH"OJU&F/,HV=G7ST;N=UK"/.X'4YN?3CTIUZ$]8VQ;Z%1 MIAS*7M)1WZ=?NPJ^HBQU11I5R2EC1=I&)WFN)'F>;S_),YLE%>=7YO*D\M?2 MG,K5W-#O/K?IX8NUD,,?'L.?YQH!/IV+U!+ P04_" #O@199!FZ+O*@(M #/L.P %P '-E9RTR.#(T,#8S,'AE>,#,Q9#$N:'1M!5O-4]NX$OI7!'>S MKW0FCO.%KL6AS$ (K\RTT*/AO;L? %7L3ZR%;/DE.R/OKWZ[D) Y0RK6]7!C" M#$DLK5;[TN?CW56<@W\$P3!/>1Y#PMZ.WK|CB8K+#'++8@W<8NM<1>A]UN\&UW=UE[+V]_MCKK[[- -[MG,U&KQTTB<7@]'O'X9^V@]7Q^_.!JP1A.%_>H,P/!F=^(!=5KO# M1IKG1EBA8(W4VB(^P_E\WIKW6DI/P]%EF-I,[H92*0.MQ":-PP-J MP5?@R>%!!I:S..7:@'W3N!J=!J]1P@HKX? @7+Y[V;%*%H<'B9@Q8Q<2WC0R MK]*