



ALEXANDER & BALDWIN
PARTNERS FOR HAWAII

SUPPLEMENTAL INFORMATION

AS OF AND FOR THE
THREE MONTHS ENDED MARCH 31, 2022



PREMIER HAWAII
REAL ESTATE COMPANY

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Alexander & Baldwin, Inc.

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Forward-Looking Statements

Statements in this Supplemental Information document that are not historical facts are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 and involve a number of risks and uncertainties that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. These forward-looking statements include, but are not limited to, statements regarding possible or assumed future results of operations, business strategies, growth opportunities and competitive positions, as well as the rapidly changing challenges with, and the Company's plans and responses to, the coronavirus pandemic ("COVID-19") and related economic disruptions. Such forward-looking statements speak only as of the date the statements were made and are not guarantees of future performance. Forward-looking statements are subject to a number of risks, uncertainties, assumptions and other factors that could cause actual results and the timing of certain events to differ materially from those expressed in or implied by the forward-looking statements. These factors include, but are not limited to, prevailing market conditions and other factors related to the Company's REIT status and the Company's business, risks associated with COVID-19 and its impact on the Company's businesses, results of operations, liquidity and financial condition, the evaluation of alternatives by the Company related to its materials and construction business, and the risk factors discussed in the Company's most recent Form 10-K, Form 10-Q and other filings with the Securities and Exchange Commission ("SEC"). The information in this Supplemental Information document should be evaluated in light of these important risk factors. We do not undertake any obligation to update the Company's forward-looking statements.

Basis of Presentation

The information contained in this Supplemental Information document does not purport to disclose all items required by accounting principles generally accepted in the United States of America (GAAP).

Company Overview

Alexander & Baldwin, Inc.

Company Overview

Company Profile

Alexander & Baldwin, Inc. ("A&B" or the "Company") is a fully integrated real estate investment trust ("REIT") headquartered in Honolulu, Hawai'i. The Company has a history of over 150 years of being an integral piece of Hawai'i and its economy making it uniquely qualified to create value for shareholders through a strategy focused on asset management and growth primarily in its commercial real estate holdings in Hawai'i.

The Company operates in three reportable segments: Commercial Real Estate ("CRE"); Land Operations; and Materials & Construction ("M&C") and is composed of the following as of March 31, 2022:

- A commercial real estate portfolio composed of 3.9 million square feet of improved properties and 140.7 acres of ground leases throughout the Hawaiian islands, including 2.5 million square feet of largely grocery/drugstore-anchored retail centers;
- Approximately 26,000 acres of landholdings across its three segments, including development-for-hold and development-for-sale activities in select Hawai'i locations; and
- Materials & Construction operations primarily through its wholly owned subsidiary, Grace Pacific LLC ("Grace Pacific").

Throughout this Supplemental Information document, references to "we," "our," "us" and "our Company" refer to Alexander & Baldwin, Inc., together with its consolidated subsidiaries.

Executive Officers

Christopher Benjamin

President & Chief Executive Officer

Lance Parker

Executive Vice President & Chief Operating Officer

Jerrod Schreck

Executive Vice President, A&B & President, Grace Pacific

Brett Brown

Executive Vice President & Chief Financial Officer

Meredith Ching

Executive Vice President, External Affairs

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Other Company Information

Stock exchange listing:

NYSE: ALEX

Corporate website:

www.alexanderbaldwin.com

Grace Pacific website:

www.gracepacific.com

Market capitalization
at March 31, 2022:

\$1.7B

3-month average trading volume:

294K

Independent auditor:

Deloitte & Touche LLP

Alexander & Baldwin, Inc.

Company Overview

Glossary of Terms

ABR	Annualized Base Rent ("ABR") is the current month's contractual base rent multiplied by 12. Base rent is presented without consideration of percentage rent that may, in some cases, be significant.
Backlog	Backlog represents the total amount of revenue that Grace Pacific, Maui Paving, LLC ("Maui Paving") and Goodfellow Grace Pacific A J.V. ("Goodfellow Grace Pacific") expect to realize on contracts awarded. Both Maui Paving and Goodfellow Grace Pacific are 50-percent-owned unconsolidated affiliates. Backlog primarily consists of asphalt paving and, to a lesser extent, Grace Pacific's consolidated revenue from its construction-and traffic control-related products and services. Backlog includes estimated revenue from the remaining portion of contracts not yet completed, as well as revenue from approved change orders. The length of time that projects remain in backlog can span from a few days for a small volume of work to 36 months, or longer, for large paving contracts and contracts performed in phases. This amount includes opportunity backlog consisting of contracts in which Grace Pacific has been confirmed to be the lowest bidder at the time of this disclosure. Circumstances outside the Company's control such as procurement or technical protests, and/or changes in the availability of project funding, among others, may arise that prevent the finalization of such contracts.
Comparable Lease	Comparable Leases are either renewals (executed for the same units) or new leases (executed for units that have been vacated in the previous 12 months) for comparable space and comparable lease terms. Expansions, contractions and strategic short-term renewals are excluded from the Comparable Lease pool.
CRE Portfolio	Composed of (1) retail, industrial and office improved properties subject to operating leases ("Improved Portfolio") and (2) assets subject to ground leases ("Ground Leases") within the CRE segment.
Debt-service Coverage Ratio	The ratio of Consolidated Adjusted EBITDA to the sum of debt service – which includes interest expense, principal payments for financing leases and term debt, as well as principal amortization of mortgage debt, but excludes balloon payments – for the trailing twelve months.
EBITDA	<p>Earnings Before Interest, Taxes, Depreciation and Amortization ("EBITDA") is calculated on a consolidated basis ("Consolidated EBITDA") by adjusting the Company's consolidated net income (loss) to exclude the impact of interest expense, income taxes and depreciation and amortization.</p> <p>EBITDA is calculated for each segment ("Segment EBITDA" or "Commercial Real Estate EBITDA," "Land Operations EBITDA" and "Materials & Construction EBITDA") by adjusting segment operating profit (which excludes interest expense and income taxes) to add back depreciation and amortization recorded at the respective segment.</p>
FFO	<p>Funds From Operations ("FFO") is presented by the Company as a widely used non-GAAP measure of operating performance for real estate companies. FFO is defined by the National Association of Real Estate Investment Trusts ("Nareit") December 2018 Financial Standards White Paper as follows: net income (calculated in accordance with GAAP), excluding (1) depreciation and amortization related to real estate, (2) gains and losses from the sale of certain real estate assets, (3) gains and losses from change in control and (4) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. The Company presents different forms of FFO:</p> <ul style="list-style-type: none">• "Core FFO" represents a non-GAAP measure relevant to the operating performance of the Company's commercial real estate business (i.e., its core business). Core FFO is calculated by adjusting CRE operating profit to exclude items noted above (i.e., depreciation and amortization related to real estate included in CRE operating profit) and to make further adjustments to include expenses not included in CRE operating profit but that are necessary to accurately reflect the operating performance of its core business (i.e., corporate expenses and interest expense attributable to this core business) or to exclude items that are non-recurring, infrequent, unusual and unrelated to the core business operating performance (i.e., not likely to recur within two years or has not occurred within the prior two years).• FFO represents the Nareit-defined non-GAAP measure for the operating performance of the Company as a whole. The Company's calculation refers to net income (loss) available to A&B common shareholders as its starting point in the calculation of FFO. <p>The Company presents both non-GAAP measures and reconciles each to the most directly-comparable GAAP measure as well as reconciling FFO to Core FFO. The Company's FFO and Core FFO may not be comparable to FFO non-GAAP measures reported by other REITs. These other REITs may not define the term in accordance with the current Nareit definition or may interpret the current Nareit definition differently.</p>
GAAP	Generally accepted accounting principles in the United States of America.
GLA	Gross leaseable area ("GLA") measured in square feet ("SF"). GLA is periodically adjusted based on remeasurement or reconfiguration of space and may change period over period for these remeasurements.
Maintenance Capital Expenditures	As it relates to CRE segment capital expenditures (i.e., capitalizable costs on a cash basis), expenditures necessary to maintain building value, the current income stream and position in the market. Such expenditures may include building/area improvements and tenant space improvements.

Net Debt	Net Debt is calculated by adjusting the Company's total debt to its notional amount (by excluding unamortized premium, discount and capitalized loan fees) and by subtracting cash and cash equivalents recorded in the Company's consolidated balance sheets.
NOI	Net Operating Income ("NOI") represents total Commercial Real Estate contract-based operating revenue that is realizable (i.e., assuming collectability is deemed probable) less the direct property-related operating expenses paid or payable in cash. The calculation of NOI excludes the impact of depreciation and amortization (e.g., depreciation related to capitalized costs for improved properties, other capital expenditures for building/area improvements and tenant space improvements, as well as amortization of leasing commissions); straight-line lease adjustments (including amortization of lease incentives); amortization of favorable/unfavorable lease assets/liabilities; lease termination income; interest and other income (expense), net; selling, general, administrative and other expenses (not directly associated with the property); and impairment of commercial real estate assets.
Occupancy	<p>The Company has historically (through the period ended December 31, 2020) reported occupancy on a physical basis (i.e., based on timing of when the lessee has physical access to the space, henceforth, "Physical Occupancy"). The Company presents two additional types of occupancy ("Leased Occupancy" and "Economic Occupancy").</p> <p>The Leased Occupancy percentage calculates the square footage leased (i.e., the space has been committed to by a lessee under a signed lease agreement) as a percentage of total available improved property square footage as of the end of the period reported.</p> <p>The Economic Occupancy percentage calculates the square footage under leases for which the lessee is contractually obligated to make lease-related payments (i.e., subsequent to the rent commencement date) to total available improved property square footage as of the end of the period reported.</p>
Rent Spread	Percentage change in ABR in the first year of a signed lease relative to the ABR in the last year of the prior lease.
Same-Store	The Company reports NOI and Occupancy on a Same-Store basis, which includes the results of properties that were owned and operated for the entirety of the prior calendar year and current reporting period, year-to-date. The Same-Store pool excludes properties under development or redevelopment and also excludes properties acquired or sold during either of the comparable reporting periods. While there is management judgment involved in classifications, new developments and redevelopments are moved into the Same-Store pool after one full calendar year of stabilized operation. Properties included in held for sale are excluded from Same-Store.
Segment (or Consolidated) Adjusted EBITDA	Segment Adjusted EBITDA (or Consolidated Adjusted EBITDA) is calculated by adjusting Segment EBITDA (or Consolidated EBITDA) for items identified as non-recurring, infrequent or unusual that are not expected to recur in the segment's normal operations (or in the Company's core business). Segment Adjusted EBITDA may also be referred to as CRE Adjusted EBITDA, Land Operations Adjusted EBITDA or M&C Adjusted EBITDA (when applicable). In addition to the aforementioned adjustments, the Company further adjusts Materials & Construction EBITDA to exclude income attributable to noncontrolling interests as presented in its consolidated statements of operations to arrive at M&C Adjusted EBITDA.
Stabilization	New developments and redevelopments are generally considered stabilized upon the initial attainment of 90% occupancy.
Straight-line Rent	Non-cash revenue related to a GAAP requirement to average tenant rents over the life of the lease, regardless of the actual cash collected in the reporting period.
TTM	Trailing twelve months.
Year Built	Year of most recent repositioning/redevelopment or year built if no repositioning/redevelopment has occurred.

Alexander & Baldwin, Inc.

Company Overview

Statement on Management's Use of Non-GAAP Financial Measures

The Company presents the following non-GAAP financial measures in this Supplemental Information document:

- Consolidated EBITDA
- Consolidated Adjusted EBITDA
- FFO
- Core FFO
- Commercial Real Estate NOI and Same-Store NOI
- Commercial Real Estate EBITDA
- Land Operations EBITDA
- Materials & Construction EBITDA and M&C Adjusted EBITDA

The Company uses non-GAAP measures when evaluating operating performance because management believes that they provide additional insight into the Company's and segments' core operating results, and/or the underlying business trends affecting performance on a consistent and comparable basis from period to period. These measures generally are provided to investors as an additional means of evaluating the performance of ongoing core operations. The non-GAAP financial information presented herein should be considered supplemental to, and not as a substitute for or superior to, financial measures calculated in accordance with GAAP.

The Company may report various forms of EBITDA (e.g., Segment EBITDA — also referred to as Commercial Real Estate EBITDA, Land Operations EBITDA and Materials & Construction EBITDA — and Consolidated EBITDA) as non-GAAP measures used by the Company in evaluating the segments' and Company's operating performance on a consistent and comparable basis from period to period. The Company provides this information to investors as an additional means of evaluating the performance of the segments' and Company's ongoing operations.

The Company also adjusts Segment EBITDA or Consolidated EBITDA to arrive at Segment Adjusted EBITDA or Consolidated Adjusted EBITDA for items identified as non-recurring, infrequent or unusual that are not expected to recur in the segment's normal operations (or in the Company's core business). Segment Adjusted EBITDA may also be referred to as CRE Adjusted EBITDA, Land Operations Adjusted EBITDA or M&C Adjusted EBITDA (when applicable). In addition to the aforementioned adjustments, the Company further adjusts Materials & Construction EBITDA to exclude income attributable to noncontrolling interests as presented in its consolidated statements of operations to arrive at M&C Adjusted EBITDA.

As illustrative examples, the Company has historically identified non-cash long-lived asset impairments recorded in different businesses within the M&C segment as non-recurring, infrequent or unusual items that are not expected to recur in the segment's normal operations (or in the Company's core business). By excluding these items from Segment EBITDA and Consolidated EBITDA to arrive at Segment Adjusted EBITDA or Consolidated Adjusted EBITDA, the Company believes it provides meaningful supplemental information about its core operating performance and facilitates comparisons to historical operating results. Such non-GAAP measures should not be viewed as a substitute for, or superior to, financial measures calculated in accordance with GAAP.

FFO is presented by the Company as a widely used non-GAAP measure of operating performance for real estate companies. The Company believes that, subject to the following limitations, FFO provides a supplemental measure to net income (calculated in accordance with GAAP) for comparing its performance and operations to those of other REITs. FFO does not represent an alternative to net income calculated in accordance with GAAP. In addition, FFO does not represent cash generated from operating activities in accordance with GAAP, nor does it represent cash available to pay distributions and should not be considered as an alternative to cash flow from operating activities, determined in accordance with GAAP, as a measure of the Company's liquidity. The Company presents different forms of FFO:

- Core FFO represents a non-GAAP measure relevant to the operating performance of the Company's commercial real estate business (i.e., its core business). Core FFO is calculated by adjusting CRE operating profit to exclude items in a manner consistent with FFO (i.e., depreciation and amortization related to real estate included in CRE operating profit) and to make further adjustments to include expenses not included in CRE operating profit but that are necessary to accurately reflect the operating performance of its core business (i.e., corporate expenses and interest expense attributable to this core business) or to exclude items that are non-recurring, infrequent, unusual and unrelated to the core business operating performance (i.e., not likely to recur within two years or has not occurred within the prior two years). The Company believes such adjustments facilitate the comparable measurement of the Company's core operating performance over time. The Company believes that Core FFO, which is a supplemental non-GAAP financial measure, provides an additional and useful means to assess and compare the operating performance of REITs.
- FFO represents the Nareit-defined non-GAAP measure for the operating performance of the Company as a whole. The Company's calculation refers to net income (loss) available to A&B common shareholders as its starting point in the calculation of FFO.

The Company presents both non-GAAP measures and reconciles each to the most directly-comparable GAAP measure as well as reconciling FFO to Core FFO. The Company's FFO and Core FFO may not be comparable to FFO non-GAAP measures reported by other REITs. These other REITs may not define the term in accordance with the current Nareit definition or may interpret the current Nareit definition differently.

NOI is a non-GAAP measure used internally in evaluating the unlevered performance of the Company's Commercial Real Estate portfolio. The Company believes NOI provides useful information to investors regarding the Company's financial condition and results of operations because it reflects only the contract-based income and cash-based expense items that are incurred at the property level. When compared across periods, NOI can be used to determine trends in earnings of the Company's properties as this measure is not affected by non-contract-based revenue (e.g., straight-line lease adjustments required under GAAP); by non-cash expense recognition items (e.g., the impact of depreciation and amortization expense or impairments); or by other expenses or gains or losses that do not directly relate to the Company's ownership and operations of the properties (e.g., indirect selling, general, administrative and other expenses, as well as lease termination income). The Company believes the exclusion of these items from operating profit (loss) is useful because the resulting measure captures the contract-based revenue that is realizable (i.e., assuming collectability is deemed probable) and the direct property-related expenses paid or payable in cash that are incurred in operating the Company's Commercial Real Estate portfolio, as well as trends in occupancy rates, rental rates and operating costs. NOI should not be viewed as a substitute for, or superior to, financial measures calculated in accordance with GAAP.

The Company reports NOI and Occupancy on a Same-Store basis, which includes the results of properties that were owned and operated for the entirety of the prior calendar year and current reporting period, year-to-date. The Company believes that reporting on a Same-Store basis provides investors with additional information regarding the operating performance of comparable assets separate from other factors (such as the effect of developments, redevelopments, acquisitions or dispositions).

The calculations of these financial measures are described in the Glossary of Terms of this Supplemental Information document. To emphasize, the Company's methods of calculating non-GAAP measures may differ from methods employed by other companies and thus may not be comparable to such other companies.

Required reconciliations of these non-GAAP financial measures to the most directly comparable financial measure calculated and presented in accordance with GAAP are set forth in the following tables of this Supplemental Information document:

- Refer to Table 7 – Consolidated Metrics for a reconciliation of consolidated net income to Consolidated EBITDA and Consolidated Adjusted EBITDA, a reconciliation of consolidated net income (loss) available to A&B common shareholders to FFO and Core FFO, as well as a reconciliation of Commercial Real Estate operating profit to Core FFO.
- Refer to Table 8 – CRE Metrics for a reconciliation of Commercial Real Estate operating profit to NOI and Same-Store NOI and a reconciliation of Commercial Real Estate operating profit to Commercial Real Estate EBITDA.
- Refer to Table 18 – Statement of Operating Profit, EBITDA and Adjusted EBITDA for a reconciliation of Land Operations operating profit to Land Operations EBITDA.
- Refer to Table 21 – Statement of Operating Profit, EBITDA and Adjusted EBITDA for a reconciliation of Materials & Construction operating profit to Materials & Construction EBITDA and M&C Adjusted EBITDA.

Financial Summary

Alexander & Baldwin, Inc.**Financial Summary**

Table 1 – Condensed Consolidated Balance Sheets

(amounts in millions; unaudited)

	March 31, 2022	December 31, 2021
ASSETS		
Real estate investments		
Real estate property	\$ 1,590.9	\$ 1,588.2
Accumulated depreciation	(187.8)	(180.5)
Real estate property, net	1,403.1	1,407.7
Real estate developments	61.9	65.0
Investments in real estate joint ventures and partnerships	8.8	8.8
Real estate intangible assets, net	49.4	51.6
Real estate investments, net	1,523.2	1,533.1
Cash and cash equivalents	33.7	70.0
Restricted cash	1.0	1.0
Accounts receivable and retention, net	37.6	28.9
Inventories	26.1	20.3
Other property, net	83.8	83.5
Operating lease right-of-use assets	19.3	20.1
Goodwill	8.7	8.7
Other receivables, net	13.1	11.6
Prepaid expenses and other assets	108.1	102.6
Total assets	<u>\$ 1,854.6</u>	<u>\$ 1,879.8</u>
LIABILITIES AND EQUITY		
Liabilities:		
Notes payable and other debt	\$ 522.2	\$ 532.7
Accounts payable	13.2	9.9
Operating lease liabilities	18.9	19.4
Accrued pension and post-retirement benefits	56.1	56.3
Deferred revenue	70.0	68.5
Accrued and other liabilities	96.4	119.5
Total liabilities	<u>776.8</u>	<u>806.3</u>
Commitments and Contingencies		
Redeemable Noncontrolling Interest	7.4	6.9
Equity:		
Common stock - no par value; authorized, 150.0 million shares; outstanding, 72.7 million and 72.5 million shares at March 31, 2022 and December 31, 2021, respectively	1,809.6	1,810.5
Accumulated other comprehensive income (loss)	(72.8)	(80.7)
Distributions in excess of accumulated earnings	(666.4)	(663.2)
Total equity	<u>1,070.4</u>	<u>1,066.6</u>
Total liabilities and equity	<u>\$ 1,854.6</u>	<u>\$ 1,879.8</u>

Alexander & Baldwin, Inc.
Financial Summary

Table 2 – Condensed Consolidated Statements of Operations

(amounts in millions, except per share data; unaudited)

	Three Months Ended March 31,	
	2022	2021
Operating Revenue:		
Commercial Real Estate	\$ 46.1	\$ 39.9
Land Operations	12.9	17.1
Materials & Construction	39.2	24.0
Total operating revenue	98.2	81.0
Operating Costs and Expenses:		
Cost of Commercial Real Estate	24.0	23.4
Cost of Land Operations	9.3	8.1
Cost of Materials & Construction	34.1	23.7
Selling, general and administrative	12.4	12.2
Total operating costs and expenses	79.8	67.4
Gain (loss) on disposal of commercial real estate properties, net	—	0.2
Gain (loss) on disposal of non-core assets, net	—	0.1
Total gain (loss) on disposal of assets, net	—	0.3
Operating Income (Loss)	18.4	13.9
Other Income and (Expenses):		
Income (loss) related to joint ventures	1.6	3.4
Pension and postretirement benefit (expense)	(3.4)	(0.6)
Interest and other income (expense), net	0.1	0.3
Interest expense	(5.7)	(7.0)
Income (Loss) from Continuing Operations Before Income Taxes	11.0	10.0
Income tax benefit (expense)	—	(0.1)
Income (Loss) from Continuing Operations	11.0	9.9
Net Income (Loss)	11.0	9.9
Loss (income) attributable to noncontrolling interest	(0.5)	—
Net Income (Loss) Attributable to A&B Shareholders	\$ 10.5	\$ 9.9
Earnings (Loss) Per Share Available to A&B Shareholders:		
Basic Earnings (Loss) Per Share of Common Stock:		
Continuing operations available to A&B shareholders	\$ 0.14	\$ 0.14
Net income (loss) available to A&B shareholders	\$ 0.14	\$ 0.14
Diluted Earnings (Loss) Per Share of Common Stock:		
Continuing operations available to A&B shareholders	\$ 0.14	\$ 0.14
Net income (loss) available to A&B shareholders	\$ 0.14	\$ 0.14
Weighted-Average Number of Shares Outstanding:		
Basic	72.6	72.5
Diluted	72.8	72.6
Amounts Available to A&B Common Shareholders:		
Continuing operations available to A&B common shareholders	\$ 10.5	\$ 9.9
Net income (loss) available to A&B common shareholders	\$ 10.5	\$ 9.9

Alexander & Baldwin, Inc.
Financial Summary

Table 3 – Segment Results

(amounts in millions; unaudited)

	Three Months Ended March 31,	
	2022	2021
Operating Revenue:		
Commercial Real Estate	\$ 46.1	\$ 39.9
Land Operations	12.9	17.1
Materials & Construction	39.2	24.0
Total operating revenue	98.2	81.0
Operating Profit (Loss):		
Commercial Real Estate ¹	20.6	15.4
Land Operations ²	(0.1)	11.4
Materials & Construction	3.2	(4.0)
Total operating profit (loss)	23.7	22.8
Gain (loss) on disposal of commercial real estate properties, net	—	0.2
Interest expense	(5.7)	(7.0)
Corporate and other expense	(7.0)	(6.0)
Income (Loss) from Continuing Operations Before Income Taxes	11.0	10.0
Income tax benefit (expense)	—	(0.1)
Income (Loss) from Continuing Operations	11.0	9.9
Net Income (Loss)	11.0	9.9
Loss (income) attributable to noncontrolling interest	(0.5)	—
Net Income (Loss) Attributable to A&B Shareholders	\$ 10.5	\$ 9.9

¹ Commercial Real Estate segment operating profit (loss) includes intersegment operating revenue, primarily from the Materials & Construction segment, and is eliminated in the consolidated results of operations.

² Land Operations segment operating profit (loss) includes equity in earnings (losses) from the Company's various real estate joint ventures and non-cash reductions related to the Company's solar tax equity investments.

	March 31, 2022	December 31, 2021
Accounts receivable and contracts retention, net by segment:		
Commercial Real Estate	\$ 2.3	\$ 1.6
Land Operations	0.7	0.6
Materials & Construction	34.6	26.7
Total	\$ 37.6	\$ 28.9

	March 31, 2022	December 31, 2021
Identifiable Assets:		
Commercial Real Estate	\$ 1,501.2	\$ 1,499.5
Land Operations	118.0	121.0
Materials & Construction ¹	188.2	178.2
Corporate	47.2	81.1
Total assets	<u>\$ 1,854.6</u>	<u>\$ 1,879.8</u>
Book value by segment:		
Commercial Real Estate	\$ 1,263.3	\$ 1,260.3
Land Operations	17.3	20.2
Materials & Construction ^{1,2}	141.8	132.3
Corporate ³	(344.6)	(339.3)
Total ⁴	<u>\$ 1,077.8</u>	<u>\$ 1,073.5</u>

¹ Such amounts are inclusive of the carrying value of the Company's unconsolidated investment in Pohaku Pa'a LLC, a materials company, which was \$25.1 million and \$23.4 million as of March 31, 2022 and December 31, 2021, respectively.

² Excludes redeemable noncontrolling interest of \$7.4 million and \$6.9 million as of March 31, 2022 and December 31, 2021, respectively.

³ Primarily composed of corporate debt, partially offset by other assets and liabilities, net.

⁴ Equals the sum of consolidated total equity and the redeemable noncontrolling interest presented on the consolidated balance sheets.

Alexander & Baldwin, Inc.
Financial Summary

Table 4 – Condensed Consolidated Statements of Cash Flows

(amounts in millions; unaudited)

	Three Months Ended March 31,	
	2022	2021
Cash Flows from Operating Activities:		
Net income (loss)	\$ 11.0	\$ 9.9
Adjustments to reconcile net income (loss) to net cash provided by (used in) operations:		
Depreciation and amortization	11.3	12.6
Loss (gain) from disposals and asset transactions, net	—	(0.3)
Share-based compensation expense	1.5	1.4
Equity in (income) loss from affiliates, net of operating cash distributions	(1.6)	(2.1)
Settlement charge related to pension plan termination	3.2	—
Changes in operating assets and liabilities:		
Trade, contracts retention, and other contract receivables	(6.8)	5.4
Inventories	(5.8)	(8.8)
Prepaid expenses, income tax receivable and other assets	(5.7)	(1.0)
Development/other property inventory	3.1	2.2
Accrued pension and post-retirement benefits	0.8	0.9
Accounts payable	2.5	0.8
Accrued and other liabilities	(6.2)	(0.4)
Net cash provided by (used in) operations	7.3	20.6
Cash Flows from Investing Activities:		
Capital expenditures for property, plant and equipment	(3.8)	(5.2)
Proceeds from disposal of assets	—	0.5
Payments for purchases of investments in affiliates and other investments	(0.1)	(0.6)
Distributions of capital and other receipts from investments in affiliates and other investments	—	15.7
Net cash provided by (used in) investing activities	(3.9)	10.4
Cash Flows from Financing Activities:		
Payments of notes payable and other debt and deferred financing costs	(10.5)	(37.7)
Borrowings (payments) on line-of-credit agreement, net	—	4.0
Cash dividends paid	(27.0)	(21.8)
Proceeds from issuance (repurchase) of capital stock and other, net	(2.2)	(0.7)
Net cash provided by (used in) financing activities	(39.7)	(56.2)
Cash, Cash Equivalents and Restricted Cash		
Net increase (decrease) in cash, cash equivalents and restricted cash	(36.3)	(25.2)
Balance, beginning of period	71.0	57.4
Balance, end of period	<u>\$ 34.7</u>	<u>\$ 32.2</u>

Alexander & Baldwin, Inc.
Financial Summary

Table 5 – Debt Summary

As of March 31, 2022

(dollars in millions; unaudited)

Debt	Interest Rate (%)	Weighted-average Interest Rate (%)	Maturity Date	Weighted-average Maturity (Years)	Scheduled Principal Payments							Total Principal	Premium (discount/ debt issuance costs), net	Total
					2022	2023	2024	2025	2026	Thereafter				
Secured:														
Heavy Equipment Financing	(1)	2.77%	(1)	1.0	\$ 0.7	\$ 0.8	\$ 0.2	\$ —	\$ —	\$ —	\$ 1.7	\$ —	\$ 1.7	
Laulani Village	3.93%	3.93%	2024	2.0	0.9	1.2	57.8	—	—	—	59.9	(0.3)	59.6	
Pearl Highlands	4.15%	4.15%	2024	2.6	1.6	2.2	75.1	—	—	—	78.9	0.4	79.3	
Manoa Marketplace	(2)	3.14%	2029	6.5	1.3	1.8	1.8	1.9	2.0	47.0	55.8	(0.2)	55.6	
Subtotal / Wtd Avg		3.78%		3.5	\$ 4.5	\$ 6.0	\$134.9	\$ 1.9	\$ 2.0	\$ 47.0	\$ 196.3	\$ (0.1)	\$ 196.2	
Unsecured:														
Series A Note	5.53%	5.53%	2024	1.3	\$ 7.1	\$ 7.1	\$ 7.1	\$ —	\$ —	\$ —	21.3	\$ —	\$ 21.3	
Series J Note	4.66%	4.66%	2025	3.1	—	—	—	10.0	—	—	10.0	—	10.0	
Series B Note	5.55%	5.55%	2026	2.2	—	9.0	9.0	16.0	2.0	—	36.0	—	36.0	
Series C Note	5.56%	5.56%	2026	2.7	2.0	2.0	2.0	3.0	4.0	—	13.0	—	13.0	
Series F Note	4.35%	4.35%	2026	2.8	—	5.5	2.4	3.3	4.0	—	15.2	—	15.2	
Series H Note	4.04%	4.04%	2026	4.7	—	—	—	—	50.0	—	50.0	—	50.0	
Series K Note	4.81%	4.81%	2027	5.1	—	—	—	—	—	34.5	34.5	(0.1)	34.4	
Series G Note	3.88%	3.88%	2027	3.1	6.0	5.0	1.5	6.0	7.0	2.6	28.1	—	28.1	
Series L Note	4.89%	4.89%	2028	6.1	—	—	—	—	—	18.0	18.0	—	18.0	
Series I Note	4.16%	4.16%	2028	6.7	—	—	—	—	—	25.0	25.0	—	25.0	
Term Loan 5	4.30%	4.30%	2029	7.7	—	—	—	—	—	25.0	25.0	—	25.0	
Subtotal / Wtd Avg		4.63%		4.3	\$ 15.1	\$ 28.6	\$ 22.0	\$ 38.3	\$ 67.0	\$ 105.1	\$ 276.1	\$ (0.1)	\$ 276.0	
Revolving Credit Facilities:														
GLP Asphalt revolving credit facility	(3)	2.04%	2022	—	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	
A&B Revolver	(4)	2.40%	2025	3.4	—	—	—	50.0	—	—	50.0	—	50.0	
Subtotal / Wtd Avg		2.40%		3.4	\$ —	\$ —	\$ —	\$ 50.0	\$ —	\$ —	\$ 50.0	\$ —	\$ 50.0	
Total / Wtd Avg		4.10%		3.9	\$ 19.6	\$ 34.6	\$156.9	\$ 90.2	\$ 69.0	\$ 152.1	\$ 522.4	\$ (0.2)	\$ 522.2	

(1) Loans have a weighted average stated interest rate of approximately 2.77% and stated maturity dates ranging from 2022 to 2024.

(2) Loan has a stated interest rate of LIBOR plus 1.35%, but is swapped through maturity to a 3.14% fixed rate.

(3) Loan has a stated interest rate of SOFR plus 1.75%.

(4) Loan has a stated interest rate of LIBOR plus 1.05% based on a pricing grid. \$50 million is swapped through February 2023 to a 2.40% fixed rate.

Alexander & Baldwin, Inc.**Financial Summary**

Table 6 – Capitalization & Financial Ratios

As of March 31, 2022

(dollars in millions, except stock price; unaudited)

Debt	
Secured debt	\$ 196.2
Unsecured term debt	276.0
Unsecured revolving credit facility	50.0
Total debt (A)	\$ 522.2
Add: Net unamortized deferred financing cost / discount (premium)	0.2
Less: Cash and cash equivalents	(33.7)
Net Debt	\$ 488.7

	Shares	Stock Price	Market Value
Common stock (NYSE:ALEX)	72,680,364	\$23.19	\$ 1,685.5
Total equity market capitalization (B)			\$ 1,685.5
Total Market Capitalization (C) = (A) + (B)			\$ 2,207.7
Total Debt to Total Market Capitalization (A) / (C)			23.7 %

Liquidity	
Cash on hand	\$ 33.7
Unused committed line of credit	448.9
Total liquidity	\$ 482.6

Financial Ratios	
Net Debt to TTM Consolidated Adjusted EBITDA ¹	3.4
Debt-service Coverage Ratio ²	2.3
Fixed-rate debt to total debt	100.0%
Unencumbered CRE Property Ratio ³	77.7%

¹ Consolidated Adjusted EBITDA for the trailing twelve months is \$143.1 million and is calculated on Table 7.² The ratio of Consolidated Adjusted EBITDA (\$143.1 million) to the sum of debt service (\$62.4 million) – which includes interest expense, principal payments for financing leases and term debt, as well as principal amortization of mortgage debt, but excludes balloon payments – for the trailing twelve months.³ Measured using gross book value, represents unencumbered CRE property (\$1,222.1 million) as a percent of total CRE property (\$1,573.4 million).

Alexander & Baldwin, Inc.
Financial Summary

Table 7 – Consolidated Metrics

(amounts in millions, except per share data; unaudited)

Consolidated EBITDA & Consolidated Adjusted EBITDA

	Three Months Ended March 31,		TTM March 31,
	2022	2021	2022
Net Income (Loss)	\$ 11.0	\$ 9.9	\$ 36.9
Adjustments:			
Depreciation and amortization	11.3	12.6	49.1
Interest expense	5.7	7.0	25.0
Income tax expense (benefit)	—	0.1	(0.1)
Consolidated EBITDA	\$ 28.0	\$ 29.6	\$ 110.9
Asset impairments related to the Materials & Construction Segment	—	—	26.1
Equity method investment impairment related to the Materials & Construction Segment	—	—	2.9
Settlement costs related to pension plan termination	3.2	—	3.2
Consolidated Adjusted EBITDA	\$ 31.2	\$ 29.6	\$ 143.1
Other discrete items impacting the respective periods - income/(loss):			
Income (loss) attributable to noncontrolling interest	\$ 0.5	\$ —	\$ 0.9
Income (loss) from discontinued operations before interest, income taxes and depreciation and amortization	—	—	(1.1)
Goodwill and other long-lived asset impairments	—	—	(26.1)
Impairment of equity method investment	—	—	(2.9)
Gain (loss) on disposal of commercial real estate properties, net	—	0.2	2.6
Gain (loss) on disposal of non-core assets, net	—	0.1	0.1
Gain (loss) on bulk agricultural land sale	—	—	8.8

Consolidated SG&A

	Three Months Ended March 31,	
	2022	2021
Commercial Real Estate	\$ 1.6	\$ 1.5
Land Operations	1.2	0.9
Materials & Construction	3.6	3.9
Corporate	6.0	5.9
Selling, general and administrative	\$ 12.4	\$ 12.2

FFO & Core FFO

	Three Months Ended March 31,	
	2022	2021
Net income (loss) available to A&B common shareholders	\$ 10.5	\$ 9.9
Depreciation and amortization of commercial real estate properties	9.2	9.5
Gain on the disposal of commercial real estate properties, net	—	(0.2)
FFO	\$ 19.7	\$ 19.2
Exclude items not related to core business:		
Land Operations Operating (Profit) Loss	0.1	(11.4)
Materials & Construction Operating (Profit) Loss	(3.2)	4.0
Income (loss) attributable to noncontrolling interest	0.5	—
Income tax expense (benefit)	—	0.1
Non-core business interest expense	2.8	3.5
CRE and Corporate settlement costs related to pension plan termination	0.9	—
Core FFO	<u>\$ 20.8</u>	<u>\$ 15.4</u>
Commercial Real Estate Operating Profit (Loss)	\$ 20.6	\$ 15.4
Depreciation and amortization of commercial real estate properties	9.2	9.5
Corporate and other expense	(7.0)	(6.0)
Core business interest expense	(2.9)	(3.5)
CRE and Corporate settlement costs related to pension plan termination	0.9	—
Core FFO	<u>\$ 20.8</u>	<u>\$ 15.4</u>
Net income available to A&B common shareholders per diluted share	\$ 0.14	\$ 0.14
FFO per diluted share	\$ 0.27	\$ 0.26
Core FFO per diluted share	\$ 0.29	\$ 0.21
Weighted average diluted shares outstanding (FFO/Core FFO)	72.8	72.6

Other Discrete Items

	Three Months Ended March 31,	
	2022	2021
Other discrete items impacting the respective periods - income/(loss):		
CRE segment straight-line lease adjustments	\$ 1.4	\$ 0.8
CRE segment favorable/(unfavorable) lease amortization	\$ 0.2	\$ 0.2
Consolidated share-based compensation	\$ (1.5)	\$ (1.4)

Commercial Real Estate

Alexander & Baldwin, Inc.
Commercial Real Estate

Table 8 – CRE Metrics

(dollars in millions; unaudited)

<i>NOI and Same-Store NOI</i>	Three Months Ended March 31,	
	2022	2021
Operating Revenue:		
Base rental income, net	\$ 31.8	\$ 26.6
Recoveries from tenants	9.7	9.5
Other revenue	4.6	3.8
Total Commercial Real Estate operating revenue	\$ 46.1	\$ 39.9
Operating Costs and Expenses:		
Property operations	11.4	9.3
Property taxes	3.4	4.6
Depreciation and amortization	9.2	9.5
Total Commercial Real Estate operating costs and expenses	\$ 24.0	\$ 23.4
Selling, general and administrative	(1.6)	(1.5)
Intersegment operating revenues ¹	0.1	0.3
Interest and other income (expense), net	—	0.1
Operating Profit (Loss)	\$ 20.6	\$ 15.4
Plus: Depreciation and amortization	9.2	9.5
Less: Straight-line lease adjustments	(1.4)	(0.8)
Less: Favorable/(unfavorable) lease amortization	(0.2)	(0.2)
Plus: Other (income)/expense, net	—	(0.1)
Plus: Selling, general, administrative and other expenses	1.6	1.5
NOI	\$ 29.8	\$ 25.3
Less: NOI from acquisitions, dispositions and other adjustments	(0.2)	—
Same-Store NOI	\$ 29.6	\$ 25.3
Occupancy:		
Leased Occupancy	94.5 %	93.8 %
Physical Occupancy	94.1 %	93.1 %
Economic Occupancy	92.0 %	92.4 %

¹ Primarily intersegment operating revenue (e.g., base rental income and expense recoveries) from leases with entities that are part of Materials & Construction. Such operating revenue (and also the related expense recorded by these entities in other segments) is eliminated in the consolidated results of operations.

Other Discrete Items

	Three Months Ended March 31,	
	2022	2021
CRE segment capital expenditures:		
Development and redevelopment	\$ 1.1	\$ 3.2
CRE building/area improvements (Maintenance Capital Expenditures)	0.5	1.2
CRE tenant space improvements (Maintenance Capital Expenditures)	0.2	0.2
Total CRE capital expenditures	\$ 1.8	\$ 4.6
Leasing commissions paid:	\$ 0.4	\$ 0.3

Commercial Real Estate EBITDA

	Three Months Ended March 31,	
	2022	2021
Commercial Real Estate Operating Profit (Loss)	\$ 20.6	\$ 15.4
Depreciation and amortization	9.2	9.5
Commercial Real Estate EBITDA	<u>\$ 29.8</u>	<u>\$ 24.9</u>

Alexander & Baldwin, Inc.
Commercial Real Estate

Table 9 – Occupancy

(unaudited)

Leased Occupancy

	As of March 31, 2022	As of March 31, 2021	Basis Point Change
Retail	93.1%	91.9%	120
Industrial	98.0%	97.8%	20
Office	87.7%	93.0%	(530)
Total Leased Occupancy	94.5%	93.8%	70

Economic Occupancy

	As of March 31, 2022	As of March 31, 2021	Basis Point Change
Retail	89.7%	89.9%	(20)
Industrial	97.3%	97.7%	(40)
Office	85.9%	91.2%	(530)
Total Economic Occupancy	92.0%	92.4%	(40)

Same-Store Leased Occupancy

	As of March 31, 2022	As of March 31, 2021	Basis Point Change
Retail	93.1%	91.9%	120
Industrial	98.0%	97.8%	20
Office	87.7%	93.0%	(530)
Total Same-Store Leased Occupancy	94.4%	93.8%	60

Same-Store Economic Occupancy

	As of March 31, 2022	As of March 31, 2021	Basis Point Change
Retail	89.7%	89.9%	(20)
Industrial	97.2%	97.7%	(50)
Office	85.9%	91.2%	(530)
Total Same-Store Economic Occupancy	92.0%	92.4%	(40)

Alexander & Baldwin, Inc.**Commercial Real Estate**

Table 10 – NOI and Same-Store NOI by Type

(dollars in thousands; unaudited)

NOI

	Three Months Ended March 31,		Percentage Change	Q1 2022 as a % of NOI	Q1 2021 as a % of NOI
	2022	2021			
Retail	\$ 19,457	\$ 15,391	26.4%	65.4%	60.7%
Industrial	4,966	4,542	9.3%	16.7%	17.9%
Ground	4,335	4,359	(0.6)%	14.6%	17.2%
Office	1,009	1,065	(5.3)%	3.3%	4.2%
Total Hawai'i Portfolio	29,767	25,357	17.4%	100.0%	100.0%
Other	—	(19)	NM	—%	—%
Total CRE Portfolio	\$ 29,767	\$ 25,338	17.5%	100.0%	100.0%

Same-Store NOI

	Three Months Ended March 31,		Percentage Change	Q1 2022 as a % of NOI	Q1 2021 as a % of NOI
	2022	2021			
Retail	\$ 19,457	\$ 15,391	26.4%	65.7%	60.8%
Industrial	4,884	4,541	7.6%	16.5%	17.9%
Ground	4,264	4,310	(1.1)%	14.4%	17.0%
Office	1,009	1,065	(5.3)%	3.4%	4.3%
Total CRE Portfolio	\$ 29,614	\$ 25,307	17.0%	100.0%	100.0%

Changes in the Same-Store portfolio as it relates to the comparable prior period and the current period are as follows:

Additions	
Date	Property
1/22	Ho'okele Shopping Center

Alexander & Baldwin, Inc.
Commercial Real Estate

Table 11 – Improved Property Report

(dollars in thousands; unaudited)

									Q1 2022 % NOI to Improved Portfolio NOI	Retail Anchor Tenants	
Property		Island	Year Built/ Renovated	Current GLA (SF)	Leased / Economic Occupancy		ABR	ABR PSF	Q1 2022 NOI		
Retail:											
1	Pearl Highlands Center	Oahu	1992-1994	411,400	99.8%	95.3%	\$10,567	\$26.96	\$2,290	9.0%	Sam's Club, Regal Cinemas, 24 Hour Fitness, Ulta Salon
2	Kailua Retail	Oahu	1947-2014	326,200	95.1%	94.2%	11,674	38.15	3,092	12.2%	Whole Foods Market, Foodland, CVS/ Longs Drugs, Ulta Salon
3	Laulani Village	Oahu	2012	175,600	97.3%	96.5%	6,613	39.01	1,853	7.3%	Safeway, Ross, Walgreens, Petco
4	Waianae Mall	Oahu	1975	170,800	96.0%	82.9%	3,300	23.52	696	2.7%	CVS/Longs Drugs, City Mill
5	Manoa Marketplace	Oahu	1977	141,900	92.2%	87.9%	4,265	34.43	1,153	4.5%	Safeway, CVS/Longs Drugs
6	Queens' MarketPlace	Hawai'i Island	2007	134,000	83.6%	81.6%	4,057	45.96	1,408	5.5%	Island Gourmet Market
7	Kaneohe Bay Shopping Center (Leasehold)	Oahu	1971	125,400	98.6%	96.6%	3,126	25.81	663	2.6%	Safeway, CVS/Longs Drugs
8	Hokulei Village	Kauai	2015	119,200	97.8%	97.8%	4,329	37.14	1,204	4.7%	Safeway, Petco
9	Pu'unene Shopping Center	Maui	2017	118,000	72.9%	68.1%	3,888	48.39	1,042	4.1%	Planet Fitness, Petco, Ulta Salon, Target (shadow-anchored)
10	Waipio Shopping Center	Oahu	1986, 2004	113,800	100.0%	99.3%	3,457	30.58	941	3.7%	Foodland
11	Aikahi Park Shopping Center	Oahu	1971	97,500	88.1%	86.8%	2,877	33.95	718	2.8%	Safeway
12	Lanihau Marketplace	Hawai'i Island	1987	88,300	96.9%	91.6%	1,520	18.79	426	1.7%	Sack N Save, CVS/ Longs Drugs
13	The Shops at Kukui'ula	Kauai	2009	85,900	89.5%	84.2%	3,049	47.31	716	2.8%	CVS/Longs Drugs, Eating House
14	Ho'okele Shopping Center	Maui	2019	71,400	96.1%	91.2%	2,678	41.15	611	2.4%	Safeway
15	Kunia Shopping Center	Oahu	2004	60,600	98.3%	93.9%	2,029	40.12	593	2.3%	
16	Waipouli Town Center	Kauai	1980	56,600	37.6%	35.0%	430	21.73	166	0.7%	Autozone
17	Kahului Shopping Center	(2) Maui	1951	50,900	94.3%	94.3%	812	16.90	141	0.6%	
18	Lau Hala Shops	Oahu	2018	46,300	100.0%	100.0%	2,758	59.61	662	2.6%	UFC Gym, Down to Earth
19	Napili Plaza	Maui	1991	45,600	85.8%	83.1%	1,117	29.47	330	1.3%	Napili Market
20	Gateway at Mililani Mauka	Oahu	2008, 2013	34,900	95.4%	93.7%	1,934	59.18	508	2.0%	CVS/Longs Drugs (shadow-anchored)
21	Port Allen Marina Center	Kauai	2002	23,600	96.0%	96.0%	648	28.66	180	0.7%	
22	The Collection	Oahu	2017	5,900	100.0%	72.9%	254	59.07	64	0.3%	
Subtotal – Retail				2,503,800	93.1%	89.7%	\$75,382	\$34.14	\$19,457	76.5%	

									Q1 2022 % NOI to Improved Portfolio NOI	
Property	Island	Year Built/ Renovated	Current GLA (SF)	Leased / Economic Occupancy		ABR	ABR PSF	Q1 2022 NOI		Retail Anchor Tenants
Industrial:										
23	Komohana Industrial Park	Oahu	1990	238,300	100.0%	100.0%	\$3,481	\$14.61	\$1,396	5.5%
24	Kaka’ako Commerce Center	Oahu	1969	201,900	94.6%	93.5%	2,783	14.74	549	2.2%
25	Waipio Industrial	Oahu	1988-1989	158,400	100.0%	100.0%	2,611	16.49	691	2.7%
26	Opule Industrial	Oahu	2005-2006, 2018	151,500	100.0%	100.0%	2,550	16.83	646	2.5%
27	P&L Warehouse	Maui	1970	104,100	100.0%	100.0%	1,575	15.12	396	1.6%
28	Kapolei Enterprise Center	Oahu	2019	93,000	100.0%	100.0%	1,580	16.98	402	1.6%
29	Honokohau Industrial	Hawai’i Island	2004-2006, 2008	86,500	98.0%	98.0%	1,257	14.84	308	1.2%
30	Kailua Industrial/Other	Oahu	1951-1974	69,000	92.1%	92.1%	1,175	18.94	189	0.7%
31	Port Allen	Kauai	1983, 1993	64,600	90.2%	79.4%	622	12.14	158	0.6%
32	Harbor Industrial	(2) Maui	1930	51,100	99.5%	99.5%	614	12.09	149	0.6%
33	Kahai Street Industrial	(1) Oahu	1973	27,900	100.0%	100.0%	353	12.66	82	0.3%
Subtotal – Industrial				1,246,300	98.0%	97.3%	\$18,601	\$15.36	\$4,966	19.5%
Office:										
34	Kahului Office Building	Maui	1974	59,100	86.5%	85.6%	\$1,489	\$29.41	\$321	1.3%
35	Gateway at Mililani Mauka South	Oahu	1992, 2006	37,100	100.0%	97.8%	1,672	46.04	438	1.7%
36	Kahului Office Center	(2) Maui	1991	35,800	86.7%	83.2%	933	31.30	229	0.9%
37	Lono Center	Maui	1973	13,700	61.7%	61.7%	269	31.91	21	0.1%
Subtotal – Office				145,700	87.7%	85.9%	\$4,363	\$34.85	\$1,009	4.0%
Total – Hawai’i Improved Portfolio				3,895,800	94.5%	92.0%	\$98,346	\$27.75	\$25,432	100.0%

(1) Property is currently not included in the Same-Store pool.

(2) Includes leases that were previously classified as ground leases and presented in Table 12 – Ground Lease Report.

Alexander & Baldwin, Inc.
Commercial Real Estate
Table 12 – Ground Lease Report

(dollars in thousands; unaudited)

	Property Name ¹	Location (City, Island)	Acres	Property Type	Exp. Year	Current ABR	Q1 2022 NOI	Next Rent Step	Step Type	Next ABR (\$ in \$000)	Previous Rent Step	Previous Step Type	Previous ABR (\$ in \$000)
1	Owner/Operator	Kapolei, Oahu	36.4	Industrial	2025	\$ 3,203	\$ 801	2023	Fixed Step	\$3,300	2022	Fixed Step	\$3,110
	Windward City Shopping Center	Kaneohe, Oahu	15.4	Retail	2035	2,800	702	2023	FMV Reset	FMV	2017	Fixed Step	2,100
3	Owner/Operator	Honolulu, Oahu	9.0	Retail	2045	2,075	529	2025	Fixed Step	2,283	2020	Fixed Step	1,886
	Kaimuki Shopping Center	Honolulu, Oahu	2.8	Retail	2040	1,728	436	2022	Fixed Step	2,039	2020	FMV Reset	1,344
5	S&F Industrial	Pu'unene, Maui	52.0	Heavy Industrial	2059	1,275	383	2024	Fixed Step	1,433	2019	Fixed Step	751
6	Owner/Operator	Kaneohe, Oahu	3.7	Retail	2048	990	249	2023	Fixed Step	1,059	2018	Option	694
	Windward Town and Country Plaza I	Kailua, Oahu	3.4	Retail	2062	753	193	2022	Fixed Step	963	2012	FMV Reset	160
	Windward Town and Country Plaza II	Kailua, Oahu	2.2	Retail	2062	485	123	2022	Fixed Step	621	2012	FMV Reset	485
9	Owner/Operator	Kailua, Oahu	1.9	Retail	2034	450	95	2024	Fixed Step	470	2019	*Negotiated	641
10	Owner/Operator	Honolulu, Oahu	0.5	Retail	2028	375	95	2023	Fixed Step	385	2022	Fixed Step	366
11	Owner/Operator	Honolulu, Oahu	0.5	Parking	2023	339	86	2022	Fixed Step	349	2021	Fixed Step	329
12	Owner/Operator (2)	Honolulu, Oahu	0.7	Industrial	—	296	71	—	—	—	2020	Fixed Step	296
13	Seven-Eleven Kailua	Kailua, Oahu	0.9	Retail	2033	258	65	2023	Fixed Step	263	2022	Fixed Step	253
14	Owner/Operator	Kahului, Maui	0.8	Retail	2026	257	58	2022	Fixed Step	264	2021	Fixed Step	249
15	Owner/Operator	Kailua, Oahu	1.2	Retail	2022	237	56	—	—	—	2013	FMV Reset	120
16	Owner/Operator	Kahului, Maui	0.8	Industrial	2025	218	57	2022	Fixed Step	228	2021	Option	209
17	Pali Palms Plaza	Kailua, Oahu	3.3	Office	2037	200	61	2022	FMV Reset	FMV	2012	*Negotiated	259
18	Owner/Operator	Kailua, Oahu	0.4	Retail	2022	174	43	—	—	—	2022	Fixed Step	166
19	Owner/Operator	Kahului, Maui	0.4	Retail	2027	158	65	2022	Fixed Step	181	2017	*Negotiated	128
20	Owner/Operator	Kahului, Maui	0.9	Retail	2025	142	39	2023	Fixed Step	146	2022	Fixed Step	138
	Remainder	Various	3.5	Various	Various	886	128	Various	Various	—	—	—	—
Total - Ground Leases			140.7			\$ 17,299	\$ 4,335						

(1) Excludes intercompany ground leases which are eliminated in the consolidated results of operations.

(2) Ground lease is currently not included in the Same-Store pool.

Alexander & Baldwin, Inc.**Commercial Real Estate**

Table 13 – Top 10 Tenants Ranked by ABR

As of March 31, 2022

(dollars in thousands; unaudited)

Tenant¹	Number of Leases	ABR	% of Total Improved Portfolio ABR	GLA (SF)	% of Total Improved Portfolio GLA
Albertsons Companies (including Safeway)	7	\$ 7,598	7.7%	286,024	7.3%
Sam's Club	1	3,308	3.4%	180,908	4.6%
CVS Corporation (including Longs Drugs)	6	2,752	2.8%	150,411	3.8%
Foodland Supermarket & related companies	7	2,100	2.2%	113,725	2.9%
Ross Dress for Less	2	1,992	2.0%	65,484	1.7%
Coleman World Group	2	1,946	2.0%	115,495	3.0%
GP/RM Prestress, LLC ²	1	1,690	1.7%	N/A	N/A
24 Hour Fitness USA	1	1,513	1.5%	45,870	1.2%
Ulta Salon, Cosmetics, & Fragrance, Inc.	3	1,508	1.5%	33,985	0.9%
Petco Animal Supplies Stores	3	1,358	1.4%	34,282	0.9%
Total	33	\$ 25,765	26.2%	1,026,184	26.3%

¹ The table excludes ground leases as such leases would not be comparable from a GLA perspective.² The leased premises in the GP/RM Prestress, LLC lease includes warehouse and yard space. Due to the yard space, GLA is not presented due to lack of comparability.

Alexander & Baldwin, Inc.
Commercial Real Estate

Table 14 – Lease Expiration Schedule

As of March 31, 2022

(dollars in thousands; unaudited)

Total Improved Portfolio

Expiration Year	Number of Leases	Square Footage of Expiring Leases	% of Total Improved Portfolio Leased GLA	ABR Expiring	% of Total Improved Portfolio Expiring ABR
2022	138	356,489	9.7%	\$ 8,994	9.1%
2023	160	365,582	10.0%	10,563	10.7%
2024	139	604,065	16.5%	15,962	16.2%
2025	79	398,989	10.9%	9,847	10.0%
2026	77	267,686	7.3%	7,399	7.5%
2027	54	205,839	5.6%	5,877	6.0%
2028	44	235,550	6.4%	8,317	8.4%
2029	36	175,247	4.8%	6,902	7.0%
2030	18	144,363	3.9%	3,286	3.3%
2031	10	91,362	2.5%	2,231	2.3%
Thereafter	42	663,604	18.2%	15,869	16.0%
Month-to-month	104	155,492	4.2%	3,425	3.5%
Total	901	3,664,268	100.0%	\$ 98,672	100.0%

Retail Portfolio

Expiration Year	Number of Leases	Square Footage of Expiring Leases	% of Total Retail Leased GLA	ABR Expiring	% of Total Retail Expiring ABR
2022	83	161,337	7.0%	\$ 5,736	7.6%
2023	111	218,937	9.5%	8,432	11.2%
2024	92	402,354	17.4%	12,232	16.2%
2025	63	160,841	6.9%	5,828	7.7%
2026	60	76,170	3.3%	3,858	5.1%
2027	47	120,063	5.2%	4,446	5.9%
2028	40	190,642	8.2%	7,527	10.0%
2029	32	155,386	6.7%	6,205	8.2%
2030	14	62,048	2.7%	1,789	2.4%
2031	9	63,482	2.7%	1,878	2.5%
Thereafter	39	644,354	27.8%	15,596	20.5%
Month-to-month	49	60,650	2.6%	2,086	2.7%
Total	639	2,316,264	100.0%	\$ 75,613	100.0%

Industrial Portfolio

Expiration Year	Number of Leases	Square Footage of Expiring Leases	% of Total Industrial Leased GLA	ABR Expiring	% of Total Industrial Expiring ABR
2022	45	176,041	14.4%	\$ 2,718	14.5%
2023	42	138,556	11.3%	1,888	10.1%
2024	32	162,197	13.3%	2,520	13.5%
2025	14	230,960	18.9%	3,785	20.2%
2026	13	173,566	14.2%	2,668	14.3%
2027	2	78,055	6.4%	1,138	6.0%
2028	1	40,505	3.3%	664	3.6%
2029	2	8,431	0.7%	146	0.8%
2030	1	74,990	6.1%	1,282	6.9%
2031	1	27,880	2.3%	354	1.9%
Thereafter	3	19,250	1.6%	272	1.5%
Month-to-month	52	91,123	7.5%	1,258	6.7%
Total	208	1,221,554	100.0%	\$ 18,693	100.0%

Alexander & Baldwin, Inc.
Commercial Real Estate

Table 15 – New & Renewal Lease Summary

As of March 31, 2022

(unaudited)

						Comparable Leases Only ¹				
Total - New and Renewal Leases ³	Leases	GLA	New ABR/SF	TI / SF	Wtd Avg Lease Term (Years)	Leases	GLA	New ABR/SF	Old ABR/SF	Rent Spread ²
1st Quarter 2022 ⁴	74	369,292	\$ 23.12	\$ 54.98	11.8	42	283,123	\$ 23.10	\$ 22.39	3.2%
4th Quarter 2021	65	162,481	\$ 29.60	\$ 1.97	3.8	39	98,615	\$ 30.01	\$ 28.49	5.4%
3rd Quarter 2021	80	220,692	\$ 26.81	\$ 2.73	3.1	46	128,832	\$ 26.90	\$ 26.28	2.3%
2nd Quarter 2021	75	145,851	\$ 29.62	\$ 8.35	5.3	29	55,142	\$ 32.75	\$ 29.37	11.5%
Trailing four quarters	294	898,316	\$ 26.25	\$ 24.99	7.2	156	565,712	\$ 26.11	\$ 25.02	4.4%

Total - New Leases	Leases	GLA	New ABR/SF	TI / SF	Wtd Avg Lease Term (Years)	Leases	GLA	New ABR/SF	Old ABR/SF	Rent Spread ²
1st Quarter 2022	21	65,154	\$ 15.69	\$ 8.18	17.5	5	12,250	\$ 22.11	\$ 20.33	8.8%
4th Quarter 2021	18	48,748	\$ 23.01	\$ 3.70	7.2	8	11,723	\$ 29.85	\$ 27.10	10.1%
3rd Quarter 2021	34	90,935	\$ 27.16	\$ 5.50	3.7	10	47,713	\$ 21.85	\$ 20.10	8.7%
2nd Quarter 2021	32	54,861	\$ 28.05	\$ 20.36	9.2	7	8,831	\$ 26.68	\$ 25.82	3.3%
Trailing four quarters	105	259,698	\$ 23.69	\$ 8.97	9.0	30	80,517	\$ 23.59	\$ 21.78	8.3%

Total - Renewal Leases ³	Leases	GLA	New ABR/SF	TI / SF	Wtd Avg Lease Term (Years)	Leases	GLA	New ABR/SF	Old ABR/SF	Rent Spread ²
1st Quarter 2022 ⁴	53	304,138	\$ 24.71	\$ 65.01	10.6	37	270,873	\$ 23.14	\$ 22.48	2.9%
4th Quarter 2021	47	113,733	\$ 32.42	\$ 1.23	2.3	31	86,892	\$ 30.04	\$ 28.67	4.8%
3rd Quarter 2021	46	129,757	\$ 26.56	\$ 0.79	2.6	36	81,119	\$ 29.87	\$ 29.92	(0.2)%
2nd Quarter 2021	43	90,990	\$ 30.57	\$ 1.10	2.9	22	46,311	\$ 33.91	\$ 30.05	12.8%
Trailing four quarters	189	638,618	\$ 27.29	\$ 31.50	6.4	126	485,195	\$ 26.53	\$ 25.56	3.8%

Three Months Ended March 31, 2022					TTM Ended March 31, 2022				
	Leases	GLA	ABR/SF	Rent Spread ²		Leases	GLA	ABR/SF	Rent Spread ²
Retail	55	271,439	\$ 26.60	2.6%	Retail	208	527,300	\$ 32.75	4.0%
Industrial	15	93,771	\$ 12.56	6.6%	Industrial	67	333,253	\$ 14.81	5.7%
Office	4	4,082	\$ 34.01	4.7%	Office	19	37,763	\$ 36.45	3.4%

¹ Per Glossary of Terms, Comparable Leases are either renewals (executed for the same units) or new leases (executed for units that have been vacated in the previous 12 months) for comparable space and comparable lease terms. Expansions, contractions and strategic short-term renewals are excluded from the Comparable Lease pool.

² Rent Spread is calculated for Comparable Leases, a subset of the total population of leases for the period presented.

³ During the second, third, and fourth quarters of 2021 and first quarter of 2022, there were 16, 3, 15, and 5 COVID-related lease modification extensions, respectively, included in the totals herein (generally shorter-term, in nature). Note that, by definition, only extensions that cover comparable space and comparable lease terms are included in the Comparable Lease pool.

⁴ The first quarter of 2022 includes a 15-year renewal lease consisting of 180,908 GLA and \$3.4 million ABR with a \$19.7 million allowance for TIs.

Alexander & Baldwin, Inc.

Commercial Real Estate

Table 16 – Portfolio Repositioning, Redevelopment & Development Summary

As of March 31, 2022

(dollars in millions; unaudited)

										Leasing Activity		
Project	Phase	Target In-service	Target Stabilization	Book Value of Land & Related Costs	Total Estimated Project Capital Costs	Project Capital Costs Incurred to Date	Estimated Incremental Stabilized NOI	Estimated Stabilized Yield on Total Project Capital Costs	Projected GLA (SF)	% Leased	% Under Letter of Intent	Total
Redevelopment												
Manoa Marketplace	Design	3Q2023	3Q2024 ¹	N/A	\$8.0 - \$8.8	\$0.8	\$0.6 - \$0.7	8.0 - 8.5%	141,900	92.2%	6.0%	98.2%
Aikahi Park Shopping Center	Construction	2Q2022	4Q2022	N/A	\$18.0 - \$18.8	\$15.6	\$1.5 - \$1.7	8.2 - 9.0%	97,500	88.1%	2.6%	90.7%

¹ Property stabilized at over 90% leased prior to project commencement. The Company anticipates full incremental stabilized NOI in 2026.

Alexander & Baldwin, Inc.**Commercial Real Estate**

Table 17 – Transactional Activity (2021 - 2022)

As of March 31, 2022

(dollars in millions; unaudited)

Dispositions

Property	Type	Location	Date (Month/Year)	Sales Price	GLA (SF)
Residual Maui land	Land	Maui, HI	2/21	\$ 0.3	N/A
Residual Maui land	Land	Maui, HI	11/21	2.7	N/A
Total				\$ 3.0	—

Acquisitions

Property	Type	Location	Date (Month/Year)	Purchase Price	GLA (SF)
228 Kalihi Street	Ground Lease	Oahu, HI	10/21	\$ 4.4	N/A
Kahai Street Industrial	Industrial	Oahu, HI	10/21	6.4	27,900
Total				\$ 10.8	27,900

Land Operations

Alexander & Baldwin, Inc.**Land Operations**

Table 18 – Statement of Operating Profit, EBITDA and Adjusted EBITDA

(amounts in millions; unaudited)

	Three Months Ended March 31,	
	2022	2021
Development sales revenue	\$ 6.3	\$ —
Unimproved/other property sales revenue	1.8	11.3
Other operating revenue ¹	4.8	5.8
Total Land Operations operating revenue	\$ 12.9	\$ 17.1
Land Operations operating costs and expenses ²	(9.3)	(8.2)
Selling, general and administrative	(1.2)	(0.9)
Gain (loss) on disposal of assets, net	—	0.1
Earnings (loss) from joint ventures	(0.2)	3.6
Pension and postretirement benefit (expense)	(2.4)	(0.5)
Interest and other income (expense), net	0.1	0.2
Total Land Operations operating profit (loss)	\$ (0.1)	\$ 11.4

	Three Months Ended March 31,		TTM March 31,
	2022	2021	2022
Land Operations Operating Profit (Loss)²	\$ (0.1)	\$ 11.4	\$ 43.9
Land Operations depreciation and amortization	0.6	0.3	1.4
Land Operations EBITDA	\$ 0.5	\$ 11.7	\$ 45.3
Land Operations settlement costs related to pension plan termination	2.3	—	2.3
Land Operations Adjusted EBITDA	\$ 2.8	\$ 11.7	\$ 47.6

¹ Other operating revenue includes revenue related to trucking, renewable energy and diversified agriculture.² Includes intersegment operating charges primarily from CRE that are eliminated in the consolidated results of operations.

Alexander & Baldwin, Inc.
Land Operations

Table 19 – Key Active Development-for-sale Projects and Investments

As of March 31, 2022

(dollars in millions, except per square foot and per unit amounts; unaudited)

Project	Location	Product Type	Est. Economic Interest ¹	Planned Units or Saleable Acres	Avg Size of Remaining Units (SF) or Lots (Acres)	Units / Acres Closed	Unit / Acres Remaining	Target Sales Price Range per SF / per Unit for Remaining	Est. Total Project Cost / Investment Cost ²	A&B Projected Capital Commitment	Total Project Costs Incurred to Date	A&B Gross Investment (Life to Date)	A&B Net Book Value	Construction Timing		Sales Closing Timing	
														Start / Est. Start	Est. Substantial Completion	Start / Est. Start	Est. End
Maui Business Park (Phase II)	Kahului, Maui	Light industrial lots	100%	116.7 acres	1.2 acres	63.2 acres	53.5 acres	\$38-\$55 per SF	\$ 89	N/A	\$ 65	\$ 65	\$ 23	2011	2021	2012	2030+

¹ Includes land cost at book value, including capitalized interest, but excluding sales commissions and closing costs.

² Includes land cost at contribution value and total expected A&B capital to be contributed. The estimate includes due diligence costs and capitalized interest, but excludes capital projected to be contributed by equity partners, third-party debt, and amounts expected to be funded from project cash flows and/or buyer deposits.

Alexander & Baldwin, Inc.**Land Operations**

Table 20 – Landholdings at March 31, 2022

As of March 31, 2022

(in acres; unaudited)

Type	Kauai	Maui	Oahu	Total Acres
Land used in other operations	—	21	3	24
Urban land, not in active development/use				
Urban Developable, with full or partial infrastructure	2	116	—	118
Urban Developable, with limited or no infrastructure	29	81	—	110
Urban Other	1	17	—	18
Subtotal - Urban land, not in active development/use	32	214	—	246
Agriculture-related				
Agriculture/Other	6,151	4,124	75	10,350
Urban entitlement process	260	—	—	260
Conservation & preservation	12,487	355	509	13,351
Subtotal - Agriculture-related	18,898	4,479	584	23,961
Total Land Operations Landholdings	18,930	4,714	587	24,231

Materials & Construction

Materials & Construction

(dollars in millions; unaudited)

¹ Primarily intersegment rent expense from leases with the CRE segment. Such operating charges (and also the related revenue recorded by the other segments) are eliminated in the consolidated results of operations.

² Includes the results of GLP Asphalt, a 70%-owned, consolidated joint venture.

³ Includes backlog from 50-percent-owned unconsolidated affiliates. Total joint venture backlog as of March 31, 2022, December 31, 2021 and March 31, 2021 was \$36.5 million, \$34.8 million and \$3.7 million, respectively.

⁴ Book value as of March 31, 2022 and December 31, 2021 of \$116.9 million and \$110.1 million, respectively, less redeemable noncontrolling interest of \$7.4 million and \$6.9 million, respectively.