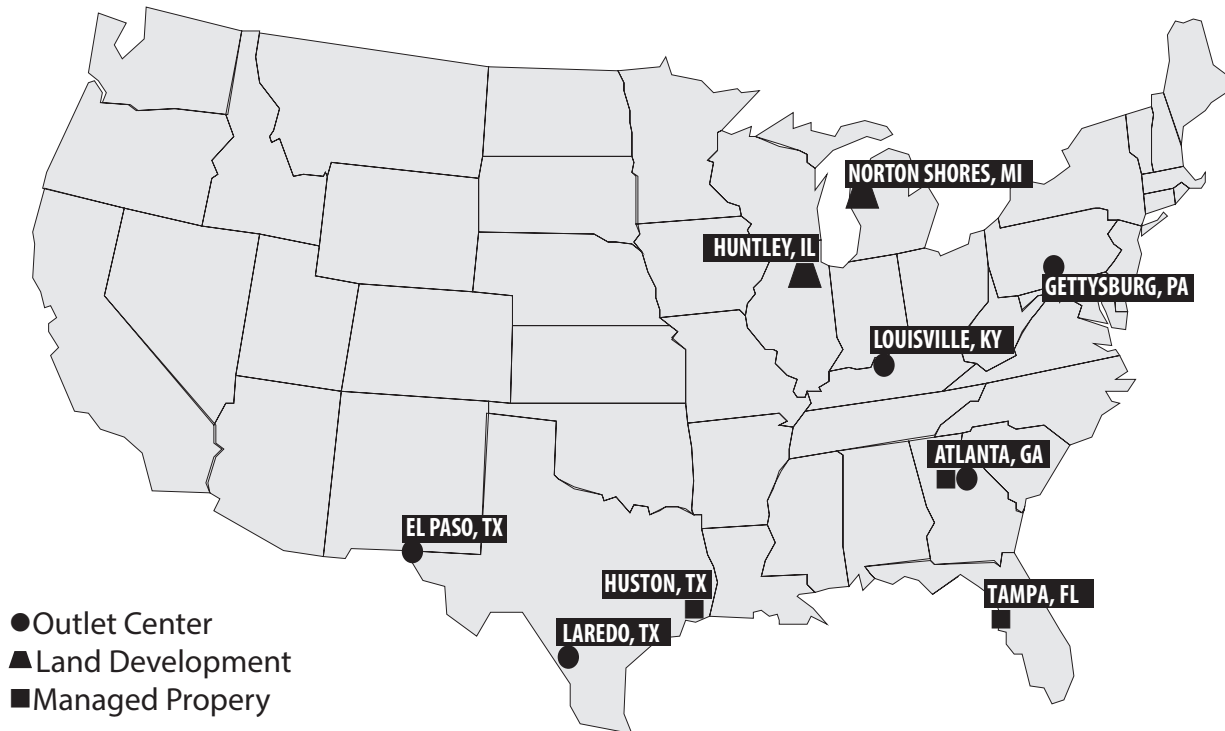


STABILITY. RESILIENCE. OUTLETS.



Portfolio



Horizon Group Properties, Inc.

Horizon Group Properties, Inc. is a developer, owner and manager of outlet shopping centers and developer of a master planned community in Suburban Chicago.

Cover Photo; The Outlet Shoppes at Atlanta

Dear Stockholder,

It is a relief to be writing a letter to you with little focus on the pandemic and its impact on our business. The ongoing impact of COVID-19 on our shopping centers dissipated over the course of 2022. Store closings related to infections declined markedly during the year, and traffic vagaries diminished. By the beginning of 2023, The Company had received the bulk of the COVID relief from the government, with the exception of employee retention credits. We received those throughout the year and have a small balance to receive in 2023.

The post-pandemic news at our centers is mainly good. Sales are at or above 2019 at most of our centers. Leasing activity for national tenants has been strong after being all but nonexistent. We are now replacing local tenants who pay significantly less rent that we sought out to fill pandemic-induced vacancies with better national brands paying higher rents. Occupancies at most of our centers have improved, as well as NOIs (net operating incomes) which, in most instances, exceed pre-pandemic levels.

One lingering impact of the pandemic is an attitudinal change concerning the operation of stores by retailers. We have a continual battle with certain retailers to honor shopping center hours established by the Company. While it is true that labor shortages have contributed to the desire for reduced hours, it appears that well-staffed stores are those which pay the prevailing wage rates. It often appears the real reason for the reduction in hours is the desire by retailers to trim overhead.

The reduced hours by some retailers, as well as sporadic closings blamed on staffing shortages, present two problems. First, customers get very annoyed to arrive at a center during posted hours only to find that their retailer of choice closed early. Second, the Company faces the potential loss of revenue from those tenants paying percentage rent if they are not selling for as many hours as required.

We have taken a very aggressive stance with certain retailers to remedy this problem.

We share the concern that most businesses have about the economy. It is very difficult to get a good feel for where the economy headed. Higher interest rates will have an impact on the new loans required as discussed below as well as on property valuations based on capitalization rates. Yet there are as many rate forecasts as there are economists. Consumer spending continues to be quite strong. We see this reflected in sales at most of our centers. However, that could all change if the economy heads into recession.

Just as with interest rates, the forecasts regarding a possible recession vary widely, ranging from none to mild and shallow to long and deep. There will be very different effects on our business depending on which these different scenarios come to fruition.

CENTERS

Over the past three years, we aggressively approached tenants in enclosed malls located in our markets to gauge their interest in moving to our open-air settings. We were successful in leasing to a number of retailers. We believe that our open-air centers are more appealing to shoppers who are concerned about the issue of being in enclosed spaces during the pandemic and perhaps

beyond. We believe we have exhausted most of these opportunities in the markets in which our centers are located.

Our team also worked hard to find tenants outside the outlet sector or malls to fill vacant space. Many of the leases with these tenants were short-term with below-average rents. A few have been successful, and we are converting them to normal rent, or their percentage rent is good owing to strong sales.

As national tenants are becoming more active, again, we are going through the process of weeding out those tenants that have weak sales or do not add to the merchandise mix and replacing them with stronger tenants.

Over the last eighteen months, we have witnessed more national tenants who had not previously operated in outlet centers now considering locating to them. This is likely the result of the post-pandemic surge in sales at outlets. Several retailers that are new to our centers have recently or are about to open, including Hey Dude, Psycho Bunny, Box Lunch, and Lacoste. We have also had tenants, most notably Columbia, who have operated in outlets add additional space for clearance operations. Columbia has opened this concept in all but one of our centers.

Same-store sales at our centers have rebounded and, in most instances, are above the calendar year 2019. The Outlet Shoppes at El Paso (“El Paso”) was the strongest, with sales approaching \$600 per square foot and which, through April of this year, are up 29% over calendar year 2019. At each of our centers, we look to create an environment that improves the overall experience and increases shopper dwell time, which we hope, will in turn increase sales. On-site experiences set our centers apart from the competition and online shopping. Traffic building and community events are integral parts of our ongoing marketing strategy. Many of the events, like a Christmas tree lighting ceremony, have become community traditions that garner significant unpaid media coverage. We also enlist local organizations and schools to participate in events and entertainment. It provides entertainment or activities for the shoppers while benefiting the groups that participate.

The Company constantly refines its marketing programs to drive traffic to the centers. Billboards and electronic digital ads tended to dominate outlet marketing in years past. While billboards and electronic media are still part of the advertising mix, the amount of mobile digital ads and social media advertising has increased exponentially. We are also finding success utilizing social media influencers in certain markets.

The Outlet Shoppes at Atlanta (“Atlanta”) continues to be a terrific center in terms of both sales and tenant mix. It is a dominant center in the region. Our leasing team has signed leases with some great new tenants for the center, including Simply Southern, Vera Bradley, and Lee Wrangler, which are already open, and Champion, The North Face and Lacoste, which will open over the next several months. We are particularly excited about an Athleta store opening in July, as it will be the only store at the center exclusively focused on the very popular athleisure and yoga gear. It fits well with the demographic that lives in proximity to the center.

During the pandemic, Atlanta lost several tenants due to bankruptcy, and occupancy dipped below 90%. The current occupancy is 96%, the highest it has been since we opened the center.

Including tenants with signed leases that are not yet in occupancy, the rate will be 98%. We are negotiating with tenants that should bring the occupancy to nearly 100% when we consummate the deals. In addition, the quality of the tenants that comprise this occupancy has never been better.

Atlanta is a gorgeous shopping center. In 2021 we updated the food court. We have recently added pizza to the mix of food offerings, are adding more television and digital options to the space, and are negotiating a lease with a new alcohol and wine vendor. “Sip and Shop” is a very important part of the Atlanta experience. We continue to upgrade our landscaping, further enhancing the center’s beauty. Finally, we added twelve Tesla Superchargers for the convenience of our customers.

The border between the US and Mexico was closed during the pandemic and only reopened in November 2021. The Outlet Shoppes at Laredo (“Laredo”) and El Paso suffered from the loss of Mexican shoppers.

This was especially true in Laredo, which is located directly adjacent to a major port of entry, I am pleased to report that El Paso has made great strides since I wrote to you last year. The re-opening of the border, the strong Mexican peso, the increased development in the area, and road access to the center from the full market have all contributed to the improvement. As mentioned above, sales continue to rise.

We have started the process of weeding out tenants that we brought to the center to fill the spaces vacated by pandemic-related tenant departures and are filling them with some great brands. Hey Dude recently opened in the center and will soon be joined by Cole Hahn, Kate Spade, Vineyard Vines, Psycho Bunny, and Box Lunch. These great brands will further solidify the center as the preeminent outlet and regional shopping destination.

In 2022, the Company completed a major renovation of the food court. The renovation gave it an appealing contemporary vibe. It is at full occupancy with some great food vendors. We are in the process of leasing to a bar operation that will provide service both inside and outside the food court, further enhancing the environment and, like Atlanta, providing our customers the opportunity to “Sip and Shop” ---a very popular activity.

The Outlet Shoppes of the Bluegrass (“Bluegrass”) is another beautiful outlet shopping center with many terrific brands. The architecture and landscaping make it a wonderful spot to shop. To keep the center fresh, it is currently undergoing a complete repainting.

Hey Dude, a Columbia Clearance store and Spencer’s Gifts have all opened since the start of 2022. Palmetto Moon and Lacoste will soon open at the center, the latter having a twelve-month lease that we hope will convert to a longer term.

Roman’s Asian Kitchen opens in June. Owned and operated by an experienced regional restaurant company, it will offer seafood and sushi.

We are enthused by the growth and development occurring in Shelby County. This includes commercial with job-producing industrial facilities under construction as well as residential growth. The City of Simpsonville was recently identified as the most expensive neighborhood in the state of Kentucky, a fitting home for the center.

While sales at the center continue to be strong and the occupancy is good, we continue experimenting with our marketing efforts because we feel sales should be even stronger. These efforts focus on the unique brands found nowhere else in the market, the easy drive from upper-income areas to the center, and the center's value proposition.

The border closure caused by the pandemic as well as the very strict restrictions imposed by the City of Laredo, severely affected The Outlet Shoppes at Laredo ("Laredo"). Trailing twelve-month sales from March 2019 to March 2020 declined by 48.1 percent! Since the border reopened, sales at the center have rebounded. Trailing twelve-month same-store sales as of the end of April were up 17.3% over the preceding twelve-month period.

We have worked very diligently over the past several years to maintain occupancy levels at the center by leasing to local tenants and being flexible with existing tenants' rental rates. Now that sales are on a strong upward trajectory, we see new retailer interest in the center. A Forever 21 clearance store opened, Maidenform is converting its store to a Champion store -- a very strong brand in the market -- and Hugo Boss will be opening in the center in the fall. The Laredo Event Center has recently commenced operations at the center. It offers banquet-style facilities for hosting weddings, parties, and civic functions.

While the end of the pandemic has been a huge boon to the center, we believe our marketing activity has played a big role in the sales increases. The center has the strongest social media program of any center we own. We focus on events that involve community engagement. The monthly Pop Up Market and the events with the Sister Cities program are just a couple of the activities that we promote at the center.

The Company continues to pursue the development of the vacant land it owns at the western end of the center. We are talking to several big-box concepts about possible deployments on this land.

The Outlet Shoppes at Gettysburg ("Gettysburg") was the hardest hit by bankruptcies resulting from the pandemic. It lost some key national brands and continued to do so over the past year. The Company has worked hard to backfill these brands with local and regional tenants that can help keep the center vibrant. The biggest addition to the center will be GB Performance Gym, a successful local gym, which will open in July. It will occupy a 10,000-square-foot space. The same company also recently opened GB Smoothies, which is off to a strong start. Bargain Bin, a regional clearance store, will open in the center in a few weeks, and a Columbia Clearance store opened earlier this year.

We continue our efforts to maintain the property with the resources at hand. We recently completed rebuilding half of the Main Street that runs through the center. Storm damage required

us to repair and replace extensive areas of the center's roofs. Insurance paid for the majority of this work.

DEVELOPMENT AND ACQUISITIONS

No new outlet centers have been developed and opened over the last four years. There currently are two under construction nationally, but there are mixed reports on the success that the developers are having leasing these centers. It is very likely that the centers will be both smaller and have a lower concentration of true outlet tenants. Developing new centers is more challenging than ever because fewer brands are opening new stores in outlet centers, construction costs remain high, and financing options are limited and expensive.

The Company's last outlet development – Laredo – opened in 2017. Since then, we worked on a new outlet development in Cleveland, Ohio but stopped this effort with the onset of the pandemic. We continue to explore opportunities for development since well-executed projects are very profitable to the Company and provide fees that support the Company's overhead, but we are not currently working on any projects.

During 2022 and 2023, the Company made offers to purchase three properties and looked at a number of others for which we declined to make offers. In each instance, the prices that the sellers accepted were significantly above the prices we had offered. In our view, the amounts we offered were not "lowball" offers.

It is hard for us to make any sense of the prices that cleared the market. Nonetheless, we continue to search out opportunities. We are currently beginning the process of doing due diligence on an outlet center located in the Midwest and re-evaluating a center in the Pacific Northwest.

THIRD-PARTY MANAGEMENT

As I wrote last year, I believe we have reduced the Company's overhead to a point where further reductions would prevent us from operating our properties in a first-class manner. Further, the team in place is one of the best in the outlet industry, with skills applicable to managing all classes of retail properties. Over the past several years, we have promoted our team to real estate owners as a third-party manager as a means to close the gap between overhead costs and fee income.

Until 2022, we were unsuccessful in finding any third-party management assignments. In March of last year, we signed the first of two agreements to manage a 147,715-square-foot power center in the Tampa market. In May, we signed an agreement to manage an 89,826-square-foot power center in the Houston market. We anticipate earning annual fees totaling more than \$330,000 for these assignments.

This year we are ramping up our effort to seek other opportunities to manage retail properties for other owners. We are using more of our staff to market our services and are attending trade shows where we might make connections required to succeed. The business is highly competitive.

It is my hope that demonstrating our core competency on these assignments will result in additional opportunities for the Company.

LAND SALES

At the beginning of 2022, the Company owned 386 acres of land in Huntley, Illinois. As I reported to you last year, our successful rezoning of a portion of the land to industrial in 2021 allowed the sale of 44 acres of land for a distribution center in June 2022. The sale provided proceeds to pay off the balance of the loan on the land of \$2,436,833 and netted \$3,436,978 to the Company. The balance of the Huntley land comprising 326 acres, of which 150 are developable, is now unencumbered.

Unrelated to the rezoning, the Company sold 10.1 acres of land in the area zoned for the auto mall in January 2022. After paying the then-existing loan down by \$768,824, the net proceeds to the Company were \$1,937,703.

The Company constantly evaluates the market to determine the highest and best use of the land in order to maximize its value. The high demand for industrial land has cooled significantly since we concluded the sale of the distribution center.

There continues to be strong demand in the market for housing, in part because of the new industrial development that has occurred. We are in the process of speaking to homebuilders to understand demand.

We continue to market and sell the land acquired in connection with the land we acquired for the development of our outlet center in Atlanta. Last December, we closed on the sale of 4.4 acres of land for the development of a liquor store.

Net proceeds from the sale were \$1,153,904. In April of this year, we entered into a purchase and sale agreement for 3.8 acres of land for the development of a self-storage facility. Pending due diligence and city approvals, we expect the sale to close in October, yielding approximately \$1,701,000 of net proceeds.

At The Outlet Shoppes of El Paso, we completed the sale of 26.4 acres of excess land in December. The total net proceeds from the sale were \$2,873,049 of which the Company received \$1,244,000. The land will be used for a mixed-use development which will include multifamily residential, which we think will be of benefit to the shopping center.

Finally, we sold a 1.1 acre out lot in El Paso in October. The net proceeds were \$575,423 of which the Company received \$267,000.

FINANCING

The loan secured by Phase II of Bluegrass matured in April of this year. The existing lender had offered to extend the loan for six months at a rate that the partners felt was prohibitive. The Phase I loan matures in December 2024, and the partners will seek a loan secured by both phases of the center when that loan matures. Given the high rate for the loan extension and the ability to

finance both phases of the property in a little more than a year, the Company and CBL decided to pay off the loan on Phase II. The total paydown was \$6,220,259, of which the Company's share was \$981,952.

There are currently two loans secured by Atlanta. The loan secured by Phase I of the center matures in October 2023, with the window for prepayment available commencing on August 6. The loan secured by Phase I will have a balance of \$65,508,857. The loan secured by Phase II will have a balance of \$4,330,903 on August 6 and is pre-payable without penalty. The Company has retained a mortgage brokerage firm to arrange replacement financing for both loans.

Provided the capital markets remain stable, we are confident that we can secure a loan adequate to retire the existing loans to the center based on the strength of the center, including high sales and occupancy as well as a rising NOI.

CBL BANKRUPTCY

In November 2021, CBL, our partner in all of our outlet centers, emerged from Chapter 11 bankruptcy protection. It emerged with a substantial reduction in debt and a far stronger balance sheet.

The emergence from bankruptcy allowed us to work with CBL to reinstate the loans that were in default because of the bankruptcy.

In October 2022, the reinstatement of the Gettysburg loan was completed. While this was the last of the defaults to be resolved, it was also the most critical because it was the only default that caused the loan to become fully recourse, both joint and several, to the Company and CBL. The terms of the reinstatement included the lender receiving a \$20,000,000 claim in the CBL bankruptcy case and a reduction in the loan balance from \$35,208,850 to \$21,000,000. As part of this transaction, the Company agreed that CBL would have a preference equal to the pay down for any proceeds from a sale or refinancing of the property.

CONCLUSION

As we look to the future, we continue to market our third-party management services. We continue to believe that we would be a valuable asset to passive investors in need of high-quality shopping center management and leasing. We are also looking at distressed properties that can be purchased at a deep discount and provide value-add opportunities for the Company.

For the first time in several years, we have started to look at opportunities to develop new outlet centers.

Many factors will affect the Company as we have moved past the pandemic. The first will be the strength of the retailers we depend on at our centers. We believe the tenants at most risk of bankruptcy or closures have already taken one of these actions. There are only a couple of tenants on our watch list. While we have negotiated new terms with lower rental rates for many of our tenants with kick-out provisions or lease expirations, we do not believe that there are many leases remaining to be renegotiated in order to get occupancy costs in line with sales. To the extent there are, it will have a further negative impact on net operating income.

The increase in leasing activity is helping to make up for some of the declines in operating income. Across the board, revenue in 2022 came in above projections because rising sales drove increases in fixed percentage and overage rent. We believe that the improved sales that have occurred will result in higher future fixed rents. Many leases have been negotiated for shorter terms, so as we return to normal and if sales are strong, there might be a shift from retailers to landlords having negotiating leverage as these leases come up for renewal.

We continue to believe our open-air centers have an advantage over enclosed shopping venues for the foreseeable future. We also think we have a competitive advantage during the current economic uncertainty and inflation-driven price increases as shoppers turn to the values they find at outlet shopping centers as they did during past downturns and times of uncertainty.

In closing, I would like to thank the staff at Horizon for their efforts during the past year. We cannot control the lingering impact from the pandemic, economic downturns, inflation, or the macro changes to the retail sector. But we can control our efforts, focus, and creativity to do all in our power to improve the value of Horizon.

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. Skoien', with a stylized, flowing script.

Gary J. Skoien
President & CEO
Chairman of the Board

Consolidated Financial Statements

Horizon Group Properties, Inc.

For the years ended December 31, 2022 and 2021

Horizon Group Properties, Inc.
Consolidated Financial Statements
For the years ended December 31, 2022 and 2021

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Independent Auditors' Report

Board of Directors
Horizon Group Properties, Inc. and Subsidiaries

Opinion

We have audited the accompanying consolidated financial statements of Horizon Group Properties, Inc. and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2022 and 2021, and the related consolidated statements of operations, stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Horizon Group Properties, Inc. and Subsidiaries as of December 31, 2022 and 2021, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Horizon Group Properties, Inc. and Subsidiaries and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Adoption of New Accounting Standard

As discussed in Note 2 to the consolidated financial statements, in 2022, the Company adopted Accounting Standards Codification 842, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Horizon Group Properties, Inc. and Subsidiaries' ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Horizon Group Properties, Inc. and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Horizon Group Properties, Inc. and Subsidiaries' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Cohen & Company Ltd.

Akron, Ohio
March 28, 2023

HORIZON GROUP PROPERTIES, INC.
Consolidated Balance Sheets

	December 31, 2022	December 31, 2021
	(In thousands)	
ASSETS		
Real estate		
Land	\$ 565	\$ 565
Buildings and improvements	3,172	3,154
Less accumulated depreciation	(1,121)	(950)
	2,616	2,769
Construction in progress	3	3
Land held for investment	24,016	28,606
Total net real estate	26,635	31,378
Investment in and advances to joint ventures	19,014	13,757
Investment in and advances to joint ventures, at fair value	48,188	50,912
Cash and cash equivalents	6,219	1,464
Restricted cash	152	261
Tenant and other accounts receivable, net	667	1,302
Deferred costs, (net of accumulated amortization of \$58 and \$60, respectively)	92	116
Other assets	1,357	450
Total assets	\$ 102,324	\$ 99,640
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Mortgage and other debt (net of unamortized debt issuance costs of \$85 and \$179, respectively)	\$ 2,219	\$ 8,308
Accounts payable and other accrued expenses	10,284	10,218
Prepaid rents and other tenant liabilities	141	148
Investment in and commitments to joint ventures	-	10,918
Total liabilities	12,644	29,592
Commitments and contingencies		
Stockholders' equity:		
Common stock (\$.01 par value, 50,000 shares authorized, 9,799 and 8,742 shares issued and outstanding, respectively)	98	98
Preferred stock (\$.01 par value, 50,000 shares authorized, 2 and 0 shares issued and outstanding, respectively)	-	-
Additional paid-in capital	113,043	79,295
Accumulated deficit	(40,555)	(46,377)
Total stockholders' equity attributable to the controlling interest	72,586	33,016
Noncontrolling interests in consolidated subsidiaries	17,094	37,032
Total stockholders' equity	89,680	70,048
Total liabilities and stockholders' equity	\$ 102,324	\$ 99,640

The accompanying notes are an integral part of these consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Consolidated Statements of Operations

	Year Ended December 31, 2022	Year Ended December 31, 2021
	<i>(In thousands)</i>	
REVENUE		
Base rent	\$ 447	\$ 394
Expense recoveries	100	109
Management, development, and leasing fees	2,521	1,891
Other	10	567
Total revenue	<u>3,078</u>	<u>2,961</u>
EXPENSES		
Property operating	508	355
Real estate taxes	92	74
Other operating	10	(3)
Depreciation and amortization	197	205
General and administrative	3,571	4,732
Interest	259	403
Total expenses	<u>4,637</u>	<u>5,766</u>
OTHER INCOME AND EXPENSE		
Income (loss) from investment in joint ventures	4,936	(9,233)
Loss on abandonment of assets	-	(665)
Employee retention credits	-	1,858
Gain on sale of real estate	4,573	1,835
Gain on extinguishment of debt	-	2,699
Total other income and expense	<u>9,509</u>	<u>(3,506)</u>
DISCONTINUED OPERATIONS		
Net income from operations of the discontinued components, including gain on the disposal of \$0 and \$12,742, respectively	<u>-</u>	<u>11,838</u>
Consolidated net income	7,950	5,527
Less net income attributed to the noncontrolling interests	<u>(1,131)</u>	<u>(3,021)</u>
Net income attributable to the Company	<u>\$ 6,819</u>	<u>\$ 2,506</u>

The accompanying notes are an integral part of these consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Consolidated Statements of Stockholders' Equity
(In thousands)

	Common and Preferred Stock	Additional Paid-In Capital	Accumulated Deficit	Total Stockholders' Equity Attributable to the Controlling Interest	Noncontrolling Interests in Consolidated Subsidiaries	Total Stockholders' Equity
Balance, January 1, 2022	\$ 98	\$ 79,295	\$ (46,377)	\$ 33,016	\$ 37,032	\$ 70,048
Net income	-	-	6,819	6,819	1,131	7,950
Transfer of noncontrolling interests (See Note 9)	-	33,748	-	33,748	(20,026)	13,722
Dividends	-	-	(997)	(997)	-	(997)
Distributions to noncontrolling interests	-	-	-	-	(1,043)	(1,043)
Balance, December 31, 2022	<u>\$ 98</u>	<u>\$ 113,043</u>	<u>\$ (40,555)</u>	<u>\$ 72,586</u>	<u>\$ 17,094</u>	<u>\$ 89,680</u>

	Common and Preferred Stock	Additional Paid-In Capital	Accumulated Deficit	Total Stockholders' Equity Attributable to the Controlling Interest	Noncontrolling Interests in Consolidated Subsidiaries	Total Stockholders' Equity
Balance, January 1, 2021	\$ 98	\$ 79,295	\$ (48,883)	\$ 30,510	\$ 35,543	\$ 66,053
Net income	-	-	2,506	2,506	3,021	5,527
Contributions from noncontrolling interests	-	-	-	-	3	3
Distributions to noncontrolling interests	-	-	-	-	(1,535)	(1,535)
Balance, December 31, 2021	<u>\$ 98</u>	<u>\$ 79,295</u>	<u>\$ (46,377)</u>	<u>\$ 33,016</u>	<u>\$ 37,032</u>	<u>\$ 70,048</u>

The accompanying notes are an integral part of these consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Consolidated Statements of Cash Flows

	Year Ended December 31, 2022	Year Ended December 31, 2021
	<i>(In thousands)</i>	
Cash flows provided by (used in) operating activities:		
Net income	\$ 7,950	\$ 5,527
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Operating distributions from joint ventures	2,945	1,442
(Income) loss from investment in joint ventures	(4,936)	9,233
Gain from sale of real estate	(4,573)	(1,835)
Gain on disposal of discontinued operations	-	(12,742)
Gain on extinguishment of debt	-	(2,699)
Abandonment of future development	-	665
Depreciation	171	194
Amortization	11	2
Interest expense from deferred finance costs	96	88
Changes in assets and liabilities:		
Tenant and other accounts receivable, net	635	(1,008)
Deferred costs, net, and other assets	(233)	(158)
Accounts payable and other accrued expenses	(1,592)	(92)
Prepaid rents and other tenant liabilities	(7)	(57)
Assets and liabilities from discontinued operations	-	1,433
Net cash provided by (used in) operating activities	<u>467</u>	<u>(7)</u>
Cash flows provided by investing activities:		
Investment in future developments	-	(20)
Net proceeds from sale of real estate	9,192	2,413
Distributions from joint ventures, return of capital	2,839	1,306
Contributions to joint ventures	(577)	(291)
Expenditures for real estate	(47)	(167)
Net cash provided by investing activities	<u>11,407</u>	<u>3,241</u>
Cash flows used in financing activities:		
Distributions to noncontrolling interests	(1,043)	(1,535)
Contributions from noncontrolling interests	-	3
Net proceeds from borrowing	-	1,405
Principal payments on mortgages and other debt	(6,185)	(1,428)
Principal payments on mortgages from discontinued operations	-	(720)
Net cash used in financing activities	<u>(7,228)</u>	<u>(2,275)</u>
Net increase in cash, cash equivalents, and restricted cash	4,646	959
Cash, cash equivalents, and restricted cash:		
Beginning of year	<u>1,725</u>	<u>766</u>
End of year	<u>\$ 6,371</u>	<u>\$ 1,725</u>

The accompanying notes are an integral part of these consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
Consolidated Statements of Cash Flows, continued

	Year Ended December 31, 2022	Year Ended December 31, 2021
	<i>(In thousands)</i>	
Reconciliation from consolidated statements of cash flows to consolidated balance sheets:		
Cash and cash equivalents	\$ 6,219	\$ 1,464
Restricted cash	152	261
Cash, cash equivalents, and restricted cash, End of year	<u><u>\$ 6,371</u></u>	<u><u>\$ 1,725</u></u>
Supplemental information:		
Noncash activity related to the stock issued for the exchange of noncontrolling interest in consolidated entities and joint ventures:		
Noncontrolling interest in consolidated subsidiaries	\$ 20,026	\$ -
Investment in joint ventures	13,722	-
Additional paid-in capital	(33,748)	-
	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Noncash activity related to Right-of-use Assets obtained in exchange for lease liabilities:	<u><u>\$ 661</u></u>	<u><u>\$ -</u></u>
Noncash activity related to accrued dividends payable to shareholder:	<u><u>\$ 997</u></u>	<u><u>\$ -</u></u>

The accompanying notes are an integral part of these consolidated financial statements.

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Note 1 - Organization and Principles of Consolidation

Horizon Group Properties, Inc. (“HGPI” or, together with its subsidiaries “HGP” or the “Company”) is a Maryland corporation that was established on June 15, 1998. The Company conducts operations primarily through a subsidiary limited partnership, Horizon Group Properties, L.P. (“HGP LP”) of which HGPI is the sole general partner. As of December 31, 2022 and 2021, HGPI owned approximately 87% of the partnership interests (the “Common Units”) of HGP LP. In general, Common Units are exchangeable for shares of Common Stock (or for an equivalent cash amount at HGPI’s election).

The Company’s primary assets are its investments in subsidiary entities that own real estate. HGPI consolidates the results of operations and the balance sheets of those entities of which the Company owns the majority interest and of those variable interest entities of which the Company is the primary beneficiary. The Company accounts for its investments in entities that do not meet these criteria using the cost or equity methods. The entities referred to herein are consolidated subsidiaries of the Company excluding the entities discussed in Note 4; those entities are accounted for using the equity method of accounting.

Note 2 - Summary of Significant Accounting Policies

Principles of Consolidation

The consolidated financial statements include the accounts of HGPI and all subsidiaries that HGPI controls, including HGP LP. The Company considers itself to control an entity if it is the majority owner of or has voting control over such entity. All significant intercompany balances and transactions are eliminated in consolidation.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (“GAAP”) requires management to make estimates and assumptions that affect the amounts reported and disclosed in the financial statements and accompanying notes. Actual results could differ from those estimates that were used and such differences may be material.

Investment in Real Estate

The Company allocates the purchase price of properties to net tangible and intangible assets acquired based on their fair values in accordance with the provisions of GAAP. In making estimates of fair values for purposes of allocating purchase price, the Company utilizes a number of sources, including independent appraisals obtained in connection with the acquisition or financing of the respective property and other market data. The Company also considers information obtained about each property from its pre-acquisition due diligence, marketing, and leasing activities, in estimating the fair value of the tangible and intangible assets acquired.

The Company allocates a portion of the purchase price to above-market and below-market lease values for acquired properties based on the present value (using an interest rate which reflects the risks associated with the leases acquired) of the difference between: (i) the contractual amounts to be paid pursuant to the in-place leases and (ii) management’s estimate of fair market lease rates for the corresponding in-place leases, measured over the remaining non-cancelable term of the lease. In the case of below market leases, the Company considers the remaining contractual lease period and renewal periods, taking into consideration the likelihood of the tenant exercising its renewal options. The capitalized above/below-market lease values (included in Deferred Costs or Prepaid Rents and Other Tenant Liabilities on the consolidated balance sheets) are amortized as either a reduction of, or addition to, rental income over the remaining noncancelable terms of the respective leases. Should a tenant terminate its lease prior to its scheduled expiration, the unamortized portion of the related lease intangibles would be added to income or charged to expense, as applicable.

The Company allocates a portion of the purchase price to the value of leases acquired based on the difference between: (i) the property valued with existing in-place leases adjusted to market rental rates and (ii) the property valued as if vacant. The Company utilizes independent appraisals or its internally developed estimates to determine the respective in-place lease values. The Company makes estimates of fair value using methods similar to those used by independent appraisers. Factors management considers in its analysis include an estimate of carrying costs during the expected lease-up periods considering current market conditions and costs to execute similar leases

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

including leasing commissions, legal and other related expenses.

The value of in-place leases (included in Buildings and Improvements on the consolidated balance sheets) is amortized over the remaining initial terms of the respective leases. Should a tenant terminate its lease prior to its scheduled expiration, the unamortized portion would be charged to expense.

Real Estate and Depreciation

Costs incurred for the acquisition, development, construction and improvement of properties, as well as significant renovations and betterments to the properties, are capitalized. Maintenance and repairs are charged to expense as incurred. Interest costs incurred with respect to qualified expenditures relating to the construction of assets are capitalized during the construction period.

Amounts included under Buildings and Improvements on the consolidated balance sheets include the following types of assets, which are depreciated on the straight-line method over estimated useful lives, which are:

Buildings and improvements	31.5 years
Tenant improvements / origination costs	10 years or lease term, if less
Furniture, fixtures, and equipment	3 – 7 years

In accordance with GAAP, the Company records impairment losses on long-lived assets used in operations when events and circumstances indicate that the assets might be impaired and the undiscounted cash flows estimated to be generated over their expected holding periods are less than the carrying amounts of those assets. For assets held in the portfolio, impairment losses are measured as the difference between carrying value and fair value. For assets to be sold, impairment is measured as the difference between carrying value and fair value, less cost to dispose. Fair value is based upon estimated cash flows discounted at a risk-adjusted rate of interest, comparable or anticipated sales in the marketplace, or estimated replacement cost, as adjusted to consider the costs of retreating and repositioning those properties which have significant vacancy issues, depending on the facts and circumstances of each property.

Pre-Development Costs

The pre-development stage of a project involves certain costs to ascertain the viability of a potential project and to secure the necessary land. Direct costs to acquire the assets are capitalized once the acquisition becomes probable. These costs are carried in Other Assets until conditions are met that indicate that development is forthcoming, at which point the costs are reclassified to Construction in Progress. In the event a development is no longer deemed probable and costs are deemed to be non-recoverable, the applicable costs previously capitalized are expensed when the project is abandoned or the costs are determined to be non-recoverable.

At December 31, 2022 and 2021, pre-development costs classified as Other Assets included projects totaling \$20,000. During 2021, the Company determined that the Cleveland development was no longer probable and wrote off \$665,000 of pre-development costs.

Cash Equivalents

The Company considers all liquid investments with a maturity of three months or less when purchased to be cash equivalents. The Company's cash is held in accounts with balances, which at times, exceed federally insured limits. The Company has not experienced any losses on such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

Restricted Cash

Restricted Cash consists of amounts deposited in accounts with the Company's primary lenders in connection with certain loans and funds escrowed to be used for the development of the Ridgewalk property in Woodstock, GA (see Notes 4 & 7). At December 31, 2022 and 2021, the escrow accounts related to the Company's primary lenders included approximately \$76,000 and \$185,000 in real estate tax and insurance escrows, respectively, and approximately \$70,000 for cash collateral accounts. At December 31, 2022 and 2021, the Ridgewalk development escrow totaled \$6,000.

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Tenant Accounts Receivable

Management regularly reviews accounts receivable and estimates the necessary amounts to be recorded as an allowance for uncollectability. These reserves are established on a tenant-specific basis and are based upon, among other factors, the period of time an amount is past due and the financial condition of the obligor. Balances that are still outstanding after management has used reasonable collection efforts are written off against the allowance.

At December 31, 2022 and 2021, total tenant accounts receivable is reflected net of reserves of \$0 and \$6,000, respectively.

Forgivable Loans and Employee Retention Credit Funds

Absent specific guidance in GAAP, the Company accounts for forgivable loans as debt in accordance with ASC 470 and accrues interest in accordance with the interest method under ASC 835-30. Accordingly, proceeds from such loans are recorded as a liability until either the loans are in part or wholly forgiven and the debt has been legally released or the loan is paid off. The Company accounts for Employee Retention Credit Funds as a conditional contribution in accordance with ASC 958-605. Credits are earned and recognized when conditions are substantially met and qualifying expenses are incurred. During 2021, approximately \$1.9 million in credits were earned and are included in other income on the consolidated statement of operations.

Deferred Costs

Deferred costs consist of fees and direct internal costs incurred to initiate and renew tenant operating leases and are amortized over the life of the lease.

Revenue Recognition

Revenue from Leasing Arrangements

The Company's revenues primarily result from revenue from leasing arrangements. Effective January 1, 2022, the Company adopted the accounting guidance under the Accounting Standards Codification [ASC] 842, Leases, which did not have a material effect on the financial statements related to lessor accounting (see Note 6 for discussion of lessee effects). Leases with tenants are accounted for as operating leases. Lease revenues included minimum rent, percentage rent, other rents and reimbursements from tenants for real estate taxes, insurance, CAM and other operating expenses as provided in these lease agreements. Minimum annual rentals are recognized on a straight-line basis over the terms of the respective leases. As a result of recording rental revenue on a straight-line basis, tenant accounts receivable include \$22,000 and \$11,000 as of December 31, 2022 and 2021, respectively, which is expected to be collected over the remaining lives of the leases. Rents that represent basic occupancy costs, including fixed amounts and amounts computed as a function of sales, are classified as base rent. Amounts which may become payable in addition to base rent and which are computed as a function of sales in excess of certain thresholds are classified as percentage rents and are accrued after the reported tenant sales exceed the applicable thresholds. Expense recoveries based on common area maintenance expenses and certain other expenses are accrued in the period in which the related expense is incurred.

Management, Development and Leasing Fees

The Company earns revenue from contracts with third parties and unconsolidated affiliates for property management, leasing, development and other services. These contracts are accounted for on a month-to-month basis. Management fees are charged as a percentage of revenues and recognized as revenue over time as services are provided. Leasing fees are charged for newly executed leases and lease renewals and are recognized as revenue upon lease execution, when the performance obligation is completed. Development fees are set as a fixed rate in a separate agreement.

Development and leasing fees received from an unconsolidated affiliate are recognized as revenue only to the extent of the third-party partner's ownership interest. The Company's share of such fees are recorded as a reduction to the Company's investment in the unconsolidated affiliate. Fees received from consolidated joint ventures are eliminated in consolidation.

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Income Taxes

Deferred income taxes are recorded based on enacted statutory rates to reflect the tax consequences in future years of the differences between the tax bases of assets and liabilities and their financial reporting amounts. Deferred tax assets, such as net operating loss carryforwards which will generate future tax benefits, are recognized to the extent that realization of such benefits through future taxable earnings or alternative tax strategies in the foreseeable future is more likely than not.

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was enacted on March 27, 2020, and the Consolidated Appropriations Act, 2021 (CAA Act) was enacted on December 27, 2020, and includes several provisions related to income taxes. The Company has evaluated the impact of the legislation and determined that while there is an impact on the timing of cash flow, there is no material impact to the Company's financial results, other than allowing the expenses funded by the loan received under the Paycheck Protection Program to be deductible.

As of December 31, 2022 and 2021, and for the years then ended, the Company did not have a net liability for any unrecognized tax benefits. The Company recognizes interest and penalties, if any, related to unrecognized tax benefits as interest or general and administrative expense in the consolidated statements of operations. During 2022 and 2021, the Company did not incur any interest or penalties.

Investments in Joint Ventures

The Company uses the equity method of accounting for its investments in Joint Ventures, as the Company can significantly influence the operations of the underlying investment, but does not have the ability to control the underlying investment. The investments are recorded at initial cost and adjusted for the Company's proportionate share of income or loss. Contributions and distributions are treated as additions or reductions of the investments' cost basis.

The Company elected the fair value option for its investments in Horizon Atlanta and Horizon Louisville (see Note 4). Due to the nature of these investments, the Company elected the fair value option to more accurately present the Company's portion of the value and changes thereof in the underlying investments. Changes in the fair value of the joint ventures are recorded as a component of income from investment in joint ventures on the consolidated statements of operations.

Distributions are reported in cash flows from operations unless the facts and circumstances of a specific distribution clearly indicate that it is a return of capital, which would then be presented as cash flows from investing activities.

The Company evaluates the recoverability of long-lived assets, including investments in joint ventures, whenever events or changes in circumstances may indicate that the carrying value of the assets are not recoverable or are less than fair value. Due to the impact of the COVID-19 pandemic on our operating results and uncertainties associated with the recovery from the pandemic in future periods, we determined that it was appropriate to test long-lived assets for impairment as of December 31, 2021. No such impairment test was deemed necessary during 2022.

As a result of the test performed, impairment charges of \$9.9 million were recorded related to the investment in Gettysburg (see Note 4) during 2021.

Adoption of New Accounting Pronouncement - Leases

In February 2016, the Financial Accounting Standards Board (FASB) issued ASC 842 to increase transparency and comparability among organizations by requiring the recognition of right-of-use (ROU) assets and lease liabilities on the balance sheet. Most prominent among the changes in ASC 842 is the recognition of ROU assets and lease liabilities by lessees for those leases classified as operating leases. Under the standard, expanded disclosures are required about the nature and terms of lease agreements to enable users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from leases. The comparative information presented in the accompanying financial statements continues to be reported under prior lease guidance in accordance with ASC 840.

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The Company adopted the provisions of ASC 842 effective January 1, 2022, and recognized and measured leases existing at, or entered into after the beginning of the period of adoption, with certain practical expedients available. Lease disclosures for the year ended December 31, 2021, are made under prior lease guidance in ASC 840. The adoption of ASC 842 had a material impact on the Company's balance sheet, but did not have a material impact on the Company's statements of income and cash flows. No cumulative adjustment to retained earnings was needed upon adoption. The most significant impact was the recognition of ROU assets and lease liabilities for operating leases. The Company has no material finance leases.

Concurrent with the adoption of ASC 842, the Company elected the following implementation package of practical expedients: to account for existing capital leases and operating leases as finance leases and operating leases, respectively, under the new guidance, without reassessing (a) whether the contracts contain leases under the new standard, (b) whether classification of capital leases or operating leases would be different in accordance with the new guidance, or (c) whether the unamortized initial direct costs before transition adjustments would have met the definition of initial direct costs in the new guidance at lease commencement.

As a result of the adoption of ASC 842, on January 1, 2022, the Company recognized operating lease liabilities of \$855,000, which represents the present value of the remaining operating lease payments of \$881,000, discounted using the risk-free rate, and related ROU assets of \$855,000.

Leases

The Company determines if an arrangement is, or contains, a lease at the inception date. In evaluating contracts to determine if they qualify as a lease, the Company considers factors such as if the Company has obtained substantially all of the rights to the underlying asset through exclusivity, if the Company can direct the use of the asset by making decisions about how and for what purpose the asset will be used, and if the lessor has substantive substitution rights. This evaluation may require significant judgment.

ROU assets represent the right to use an underlying asset for the lease term and lease liabilities represent the obligation to make lease payments arising from the lease. Operating lease ROU assets and lease liabilities are recognized at the commencement date based primarily on the present value of lease payments over the lease term. In determining the discount rate used to measure the ROU assets and lease liabilities, the Company uses rates implicit in the lease, when available. If the rate implicit in the lease is not readily available, the Company has elected to use a risk-free rate for all classes of assets. The risk-free rate used is the "U.S. Treasury Bill Rate" in effect at the commencement of the lease for a similar term. The operating lease ROU assets also include any lease payments made at commencement and exclude lease incentives. Lease terms may include options to extend or terminate the lease when it is reasonably certain that the Company will exercise that option. Lease expense is recognized on a straight-line basis over the lease term.

The Company elected to apply the short-term lease exemption. Under this exemption, ROU assets and lease liabilities are not recognized for leases with an initial term of 12 months or less. There were no short-term leases during 2022.

Leases Prior to the Adoption of ASC 842

Prior to the adoption of ASC 842, under ASC 840, lease expense related to operating leases was recognized on a straight-line basis over the lease term with disclosures made regarding future minimum payments. Prior to the adoption of ASC 842, there was no recognition of operating leases on the consolidated balance sheet.

Subsequent Events

Management has evaluated subsequent events through March 28, 2023, the date the consolidated financial statements were available to be issued.

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Note 3 - Investment in Real Estate

The following table contains information on the operating properties and land held for investment owned by the Company and for which the Company consolidates the results of operations and the assets and liabilities as of December 31, 2022.

<u>Property Name</u>	<u>Location</u>	<u>Property Type</u>	<u>Gross Leasable Area (Sq. Ft.)</u>	<u>Net Carrying Value (in thousands)</u>	<u>Ownership Percentage</u>
Village Green Center	Huntley, IL	Retail	22,204	\$2,606	100.00%
Corporate Office	Chicago, IL	Various	<u>N/A</u>	<u>10</u>	100.00%
	Total		<u>22,204</u>	<u>\$2,616</u>	
			<u>Acres</u>		
Laredo Phase II Land	Laredo, TX	Land	2	\$ 900	60.80%
Land held for Investment	Fruitport, MI	Land	6	156	100.00%
Ridgewalk Land	Woodstock, GA	Land	81	6,194	100.00%
Land Held for Investment	Huntley, IL	Land	<u>327</u>	<u>16,766</u>	100.00%
	Total		<u>416</u>	<u>\$ 24,016</u>	

The portion of the net income or loss of HGPI's subsidiaries owned by parties other than HGPI is reported as Net income or loss attributable to the noncontrolling interests on the Company's consolidated statements of operations and such parties' portion of the net equity in such subsidiaries is reported on the Company's consolidated balance sheets as Noncontrolling interests in consolidated subsidiaries.

Note 4 - Investment in Joint Ventures

The following table contains information and the effective ownership percentage attributable to the Company for the joint venture outlet centers in operation or development as of December 31, 2022. In addition, the joint ventures own outparcels and other land for development.

<u>Property Name</u>	<u>Location</u>	<u>Property Type</u>	<u>Leasable Area (Sq. Ft.)</u>	<u>Ownership Percentage</u>
The Outlet Shoppes at El Paso	El Paso, TX	Outlet Retail	433,045	49.41%
The Outlet Shoppes at Gettysburg	Gettysburg, PA	Outlet Retail	249,937	48.90%
The Outlet Shoppes at Atlanta	Woodstock, GA	Outlet Retail	413,969	48.52%
The Outlet Shoppes of the Bluegrass	Louisville, KY	Outlet Retail	428,060	47.79%
The Outlet Shoppes at Laredo	Laredo, TX	Outlet Retail	<u>357,866</u>	33.29%
	Total		<u>1,882,877</u>	

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

El Paso Entities

During 2012, the Company sold a portion of its interest in El Paso Outlet Holdings, LLC (“El Paso Holding”) to an affiliate of CBL & Associates Properties, Inc. (“CBL”) for the outlet shopping mall in El Paso, Texas. El Paso Holding owns an entity that owns the outlet shopping center in El Paso, TX (“the El Paso Center”). During 2014, additional retail space owned by El Paso Outlet Center II Expansion, LLC, was developed at the El Paso Center. El Paso Outlet Center II Expansion is 100% owned by El Paso Outlet Center II, LLC (“El Paso II”). At December 31, 2021, El Paso Holding was owned 50% by CBL, 25% by Horizon El Paso, LLC (“Horizon El Paso”), 17.625% by Pleasant Lake Apts., LP (“PLA”), an entity owned by Howard Amster, majority shareholder and director of the Company, 5.9% by the Company, and 1.495% by Pleasant Lake Skoien Investments, LLC (“PL Skoien”), an entity owned by Howard Amster and Gary Skoien, the Chairman of the Board, Chief Executive Officer (“CEO”), President, and a shareholder of the Company. During 2022, PLA contributed its 17.625% ownership interest to PL Skoien and PL Skoien contributed this interest together with its 1.495% interest to PLS-Exchange, LLC (“PLS-X”). PL Skoien exchanged its ownership of PLS-X for shares of the Company’s Series A and Series B preferred stock (see Note 9). At December 31, 2022, El Paso Holdings was owned 50% by CBL, 25% by Horizon El Paso, and 25% by the Company.

On September 10, 2018, El Paso Holding and El Paso II refinanced Phase I and Phase II of the shopping center with the proceeds of a \$75 million loan originated by Deutsche Bank. In conjunction with the refinancing, each of El Paso Holding and El Paso II contributed its interest in Phase I and Phase II, respectively, to El Paso Outlet Center CMBS, LLC (“El Paso CMBS”). El Paso CMBS is owned by an entity that is owned by El Paso Holding. Phase I and Phase II of the shopping center secure the loan. The annual interest rate is 5.103%. Payments are \$407,350 per month, based on a 30-year amortization. The loan matures on October 6, 2028. The principal balance at December 31, 2022 and 2021, was \$70.1 million and \$71.3 million, respectively. On November 2, 2020, an affiliate of CBL, the guarantor entity of certain aspects of the loan, filed Chapter 11 bankruptcy, which was a technical event of default under the loan agreement. CBL emerged from bankruptcy on November 1, 2021. CBL, the Company and the lender executed a limited default waiver agreement on December 23, 2021, pursuant to which the lender waived the default caused by CBL’s bankruptcy.

El Paso Outlet Outparcels, LLC (the “Outparcels”) owns several outparcels adjacent to The Outlet Shoppes at El Paso. At December 31, 2022 and 2021, Outparcels was owned 50% by Horizon El Paso, 33.3333% by CBL, 11.75% by PLA, and 4.9167% by PL Skoien.

El Paso Outlet Outparcels II, LLC (the “Outparcels II”), formed in 2019, owns ancillary land adjacent to the shopping center. At December 31, 2022 and 2021, Outparcels II was owned 50% by CBL and 50% by Horizon El Paso. On December 15, 2022, Outparcels II sold approximately 26.34 acres of vacant land for approximately \$3 million.

At December 31, 2022 and 2021, the Company owned 97.4% of the preferred interests and 92.8% of the common interest in Horizon El Paso.

As of December 31, 2022 and 2021, the Company’s investment in the entities that own The Outlet Shoppes at El Paso, Outparcels, and Outparcels II exceeded its proportional share of the underlying equity as reflected in the entities financial statements by approximately \$11.2 million and \$11.7 million, respectively. Such difference is primarily related to the increased value in real estate and is being amortized over a period of 30 years.

The Company received management, leasing and similar fees from El Paso Center that totaled \$898,000 and \$701,000 million during the years ended December 31, 2022 and 2021, respectively.

Summary financial information (stated at 100%) for the El Paso entities as of December 31, 2022 and 2021, and for the years ended December 31, 2022 and 2021, are as follows (in thousands):

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

	As of December 31, 2022	As of December 31, 2021
Assets		
Real estate - net	\$ 74,747	\$ 79,311
Cash and cash equivalents	826	656
Restricted cash	2,036	3,450
Other assets	2,256	2,242
Total assets	<u>\$ 79,865</u>	<u>\$ 85,659</u>
Liabilities and members' equity		
Mortgages and other debt	\$ 70,086	\$ 71,362
Other liabilities	1,325	3,460
Members' equity	8,454	10,837
Total liabilities and members' equity	<u>\$ 79,865</u>	<u>\$ 85,659</u>

	Year Ended December 31, 2022	Year Ended December 31, 2021
Statements of Operations		
Revenue	<u>\$ 16,577</u>	<u>\$ 14,528</u>
Operating expenses	5,822	5,123
General and administrative expenses	1,065	933
Depreciation and amortization expense	3,735	3,907
Interest expense	3,697	3,168
Total expenses	<u>14,319</u>	<u>13,131</u>
Gain on sale of assets	1,861	206
Net income	<u>\$ 4,119</u>	<u>\$ 1,603</u>

Gettysburg Entities

During 2012, an entity owned by an affiliate of CBL and an affiliate of Howard Amster and Gary Skoien converted a mezzanine loan into equity ownership in Gettysburg Outlet Center Holding, LLC and Gettysburg Outlet Center LLC (the "Gettysburg entities"). At December 31, 2022 and 2021, the Gettysburg entities are owned 50% by CBL, 48.9% by the Company, and 1.1% by other entities. Gettysburg Outlet Center Holding, LLC, owns Gettysburg Outlet Center, LP, which owns the shopping center. Gettysburg Outlet Center LLC owns vacant land around the shopping center. The members of the Gettysburg entities accrue a 10% preferred return on capital invested.

The mortgage loan for Gettysburg Outlet Center, LP is secured by the shopping center, had an initial balance of \$38.5 million, bears interest at 4.8% and matures in 2025. On August 17, 2020, in response to the COVID-19 outbreak, the lender consented to a deferred principal period commencing with the July 2020 payment date through the December 2020 payment date, with the deferred principal to be repaid during 2021. The mortgage balance was \$21.0 and \$35.8 million at December 31, 2022 and 2021, respectively. On November 2, 2020, an affiliate of CBL, one of the guarantors of the loan, filed Chapter 11 bankruptcy, which is a technical event of default under the loan agreement. The Company is also a guarantor of the loan. CBL emerged from bankruptcy on November 1, 2021. CBL, the Company, and the lender executed a settlement, consent, and loan modification agreement on October 12, 2022. The agreement gave the lender a \$20.0 million proof of claim in CBL's bankruptcy case and reduced the

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

outstanding principal balance of the loan to \$21.0 million. The agreement also cured the event of default and restored the non-recourse status of the loan. Default interest had been accrued but not paid since the date of the bankruptcy filing and was waived pursuant to the agreement. At December 31, 2021, the Gettysburg entities accrued default interest of \$2.1 million, which was reversed, and offset interest expense in 2022.

Since 2020, the property failed to meet the Debt Service Coverage Ratio which triggers a Sweep Event Period and continues pursuant to the terms of the waiver agreement. During a Sweep Event Period, the borrower is required to establish a Clearing Account under the control of the Lender.

During 2021, the Outlet Shoppes at Gettysburg was deemed to be impaired and was written down to the fair value. Fair value was determined based on a recent appraisal that valued the property at \$16.7 million. The carrying value exceed the fair value by \$20.5 million which was recorded as an impairment loss during the year ended December 31, 2021.

The Company received leasing and similar fees from the Gettysburg Entities that totaled \$16,000 and \$67,000 during the years ended December 31, 2022 and 2021, respectively. Since 2020, the Company evaluated the collectability of accrued management fees and determined these were not collectible and no longer accrues those fees going forward. The Company continues to earn leasing fees.

Summary financial information (stated at 100%) of the Gettysburg entities as of December 31, 2022 and 2021, and for the years ended December 31, 2022 and 2021, are as follows (in thousands):

	As of December 31, 2022	As of December 31, 2021
Assets		
Real estate - net	\$ 11,315	\$ 12,685
Cash and cash equivalents	33	8
Restricted cash	1,840	1,146
Other assets	3,537	5,427
Total assets	<u>\$ 16,725</u>	<u>\$ 19,266</u>
Liabilities and members' deficit		
Mortgages and other debt	\$ 20,974	\$ 35,804
Other liabilities	2,828	4,384
Members' deficit	(7,077)	(20,922)
Total liabilities and members' equity	<u>\$ 16,725</u>	<u>\$ 19,266</u>

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

	Year Ended December 31, 2022	Year Ended December 31, 2021
Statements of Operations		
Revenue	\$ 2,792	\$ 4,497
Operating expenses	2,781	2,652
General and administrative expenses	321	303
Depreciation and amortization expense	1,507	1,549
Provision for impairment	-	20,491
Interest expense (income)	(518)	3,617
Total expenses	4,091	28,612
Net loss	\$ (1,299)	\$ (24,115)

Atlanta Entities

During 2012, the Company entered into a joint venture (the “Atlanta JV”) with an affiliate of CBL to develop The Outlet Shoppes at Atlanta in Woodstock, Georgia. At December 31, 2021, the Atlanta JV was owned 50% by CBL, 35% by Horizon Atlanta Outlet Shoppes, LLC (“Horizon Atlanta”), 7.611% by PLA, and 7.389% by PL Skoien. During 2022, PLA contributed its 7.611% ownership interest to PL Skoien and PL Skoien contributed this interest together with its 7.389% interest to PLS-X. PL Skoien exchanged its ownership of PLS-X for shares of the Company’s Series A and Series B preferred stock (see Note 9). At December 31, 2022, the Atlanta JV was owned 50% by CBL, 35% by Horizon Atlanta, and 15% by the Company. At December 31, 2021, the Company owned 48.3% of the preferred interests and 44.3% of the common interests in Horizon Atlanta, and maintains voting control over Horizon Atlanta. During 2022, PL Skoien contributed its 45.76% interest in Horizon Atlanta to PLS-X. PL Skoien exchanged its ownership of PLS-X for shares of the Company’s Series A and Series B preferred stock (see Note 9). At December 31, 2022, the Company owned 94.1% of the preferred interests and 90.1% of the common interests in Horizon Atlanta. The Company is responsible for the leasing and management of the center.

On October 11, 2013, the Atlanta JV obtained an \$80.0 million loan from an affiliate of Goldman Sachs (the “Atlanta Loan”). The Atlanta Loan has a term of 10 years and bears interest at 4.9%. Payments are based on a 30-year amortization. The Atlanta Loan is secured by a mortgage on The Outlet Shoppes at Atlanta and had a balance of \$66.6 million and \$68.4 million at December 31, 2022 and 2021, respectively.

On May 13, 2015, the Atlanta JV closed on a \$6,200,000 construction loan for Atlanta Outlet Shoppes Phase II. The loan carries an initial interest rate of LIBOR plus 2.5%, and matured on February 28, 2020, extended from December 19, 2019. On February 6, 2020, this loan was refinanced with the proceeds of a \$4,680,000 loan from Cadence Bank, N.A. The loan carries an interest rate of LIBOR plus 2.5%, payments based on a 25-year amortization and matures on November 5, 2023. On April 6, 2020, the loan was amended in response to the COVID-19 outbreak to include a deferred payment period including principal and interest from April 10, 2020 through June 10, 2020, with deferred interest amounts added to the outstanding principal balance of the loan and due at maturity. The loan balance was \$4.4 million and \$4.5 million at December 31, 2022 and 2021, respectively.

On November 2, 2020, an affiliate of CBL, the guarantor entity of certain aspects of the loans, filed Chapter 11 bankruptcy, which is a technical default under the loan agreements. CBL emerged from bankruptcy on November 1, 2021. CBL, the Company, and the servicer for the Deutsche Bank loan executed a forbearance and loan modification agreement on February 15, 2022, pursuant to which the default was waived. Because of the event of default, default interest was accrued but not paid since the date of CBL’s bankruptcy filing. This default interest was waived pursuant to the modification agreement. At December 31, 2021, the Atlanta entities accrued default interest of \$2.4 million, which was reversed and offset interest expense in 2022. On July 29, 2021, the lender on the Phase II loan executed a waiver and forbearance agreement contingent on CBL’s emergence from bankruptcy.

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The Company received development, management, leasing, and similar fees from Atlanta JV that totaled \$553,000 and \$463,000 for the years ended December 31, 2022 and 2021, respectively.

Summary financial information (stated at 100%) of the Atlanta entities as of December 31, 2022 and 2021, for the years ended December 31, 2022 and 2021, are as follows (in thousands):

	As of December 31, 2022	As of December 31, 2021
Assets		
Real estate - net	\$ 40,627	\$ 42,886
Cash and cash equivalents	1,796	1,605
Restricted cash	1,121	365
Other assets	2,322	2,657
Total assets	<u>\$ 45,866</u>	<u>\$ 47,513</u>
Liabilities and members' deficit		
Mortgages and other debt	\$ 70,974	\$ 72,846
Other liabilities	907	3,459
Members' deficit	(26,015)	(28,792)
Total liabilities and members' deficit	<u>\$ 45,866</u>	<u>\$ 47,513</u>
	Year Ended December 31, 2022	Year Ended December 31, 2021
Statements of Operations		
Revenue	<u>\$ 14,245</u>	<u>\$ 13,181</u>
Operating expenses	3,331	2,956
General and administrative expenses	623	674
Depreciation and amortization expense	3,358	3,243
Interest expense	1,207	5,699
Total expenses	<u>8,519</u>	<u>12,572</u>
Net income	<u>\$ 5,726</u>	<u>\$ 609</u>

Bluegrass Entities

During 2013, the Company entered into a joint venture (the "Louisville JV") with an affiliate of CBL to develop The Outlet Shoppes of the Bluegrass in Louisville, Kentucky. At December 31, 2022 and 2021, the Louisville JV was owned 65% by CBL and 35% by Horizon Louisville Outlets, LLC ("Horizon Louisville"). At December 31, 2021, the Company owned 44.7% of the preferred interests and 34.4% of the common interests in Horizon Louisville, and maintains voting control over Horizon Louisville. During 2022, PL Skoien contributed its 48.59% interest in Horizon Louisville to PLS-X. PL Skoien exchanged its ownership of PLS-X for shares of the Company's Series A and Series B preferred stock (see Note 9). At December 31, 2022, the Company owned 93.69% of the preferred interests and 89.97% of the common interests in Horizon Louisville.

In May of 2013, and again in December of 2014, Horizon Louisville met certain return of investment and internal rate of return criteria stipulated in the joint venture agreement with CBL; therefore, the Company's share of

HORIZON GROUP PROPERTIES, INC.
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distributions from the Louisville JV increased from 35% to 50%. The Company is responsible for the leasing and management of the center.

On November 24, 2014, the Louisville JV obtained a \$77.5 million loan from JP Morgan (the “Louisville Loan”). The Louisville Loan has a term of 10 years and bears interest at 4.045%. Payments are based on a 30 year amortization. The Louisville Loan is secured by a mortgage on Phase I of The Outlet Shoppes of the Bluegrass. The loan balance was \$65.0 million and \$66.8 million at December 31, 2022 and 2021, respectively.

During 2015, the Louisville JV established Bluegrass Outlet Shoppes II, LLC and closed on an \$11.3 million construction loan to develop additional retail space at the Outlet Shoppes of the Bluegrass. The loan has a term of 60 months and an interest rate of LIBOR plus 2.35%. On April 20, 2020, the loan was amended in response to the COVID-19 outbreak to include an interest-only period from April 1, 2020 through June 1, 2020, with principal installments deferred until the maturity date. On July 15, 2020, the loan was amended to extend the maturity date to October 15, 2020. On October 8, 2020, the loan was amended again to extend the maturity date to October 15, 2021. On December 16, 2021, the loan was amended for a fourth time to extend the maturity date to October 15, 2022 and an interest rate of SOFR plus 2.95% from October 16, 2021 through March 31, 2022, SOFR plus 3.5% from April 1, 2022 through October 14, 2022, and SOFR plus 4% thereafter. The amendment included a Borrower’s election to further extend to April 15, 2023, which Borrower has elected. On The loan balance was \$7.4 million and \$8.1 million, at December 31, 2022 and 2021, respectively.

On November 2, 2020, an affiliate of CBL, the guarantor entity of the loans, filed Chapter 11 bankruptcy, which is a technical default under the loan agreements. CBL emerged from bankruptcy on November 1, 2021. CBL, the Company and the servicer of the JP Morgan loan executed a forbearance and consent agreement on May 13, 2022, waiving the default. Because of the event of default, default interest was accrued but not paid since the date of CBL’s bankruptcy filing. The accrued default interest was waived pursuant to the terms of the forbearance and consent agreement. At December 31, 2021, the Bluegrass entities accrued default interest of \$3.2 million which was reversed and offset interest expense in 2022. The CBL and lender on Phase II executed a limited waiver agreement related to CBL’s bankruptcy on October 8, 2020.

The Company received development, management, leasing, and similar fees from the Louisville JV that totaled \$566,000 and \$447,000 for the years ended December 31, 2022 and 2021, respectively.

Summary financial information (stated at 100%) of the Bluegrass entities as of December 31, 2022 and 2021, and for the years ended December 31, 2022 and 2021, is as follows (in thousands):

	As of December 31, 2022	As of December 31, 2021
Assets		
Real estate - net	\$ 46,847	\$ 49,815
Cash and cash equivalents	1,360	559
Restricted cash	1,633	3,399
Other assets	2,599	3,093
Total assets	<u>\$ 52,439</u>	<u>\$ 56,866</u>
Liabilities and members' deficit		
Mortgages and other debt	\$ 72,366	\$ 74,862
Other liabilities	867	3,869
Members' deficit	(20,794)	(21,865)
Total liabilities and members' deficit	<u>\$ 52,439</u>	<u>\$ 56,866</u>

HORIZON GROUP PROPERTIES, INC.
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	Year Ended December 31, 2022	Year Ended December 31, 2021
Statements of Operations		
Revenue	\$ 12,763	\$ 11,599
Operating expenses	3,395	3,256
General and administrative expenses	573	587
Depreciation and amortization expense	3,714	3,780
Interest expense	208	5,924
Total expenses	7,890	13,547
Gain on sale of assets	-	1
Net income (loss)	\$ 4,873	\$ (1,947)

Laredo Outlet Shoppes

On May 10, 2016, the Company, CBL, and Lawrence Friedman formed a joint venture, Laredo Outlet JV, LLC (“Laredo JV”) to develop an outlet shopping center in Laredo, Texas. At December 31, 2022 and 2021, Laredo JV is owned 65% by CBL and 35% by Horizon El Portal, LLC (“Horizon El Portal”). During 2022, PLA contributed its 19.6% interest in Horizon El Portal to PLS-X. PLA exchanged its ownership of PLS-X for shares of the Company’s Series B preferred stock (see Note 9). At December 31, 2022 and 2021, the Company owns 95.1% and 75.5%, respectively of Horizon El Portal (see Note 9). Lawrence Friedman is a Class B member and is entitled to participate in distributions after certain internal rate of return hurdles are met.

On May 13, 2016, Laredo JV closed on a construction loan to finance the construction of the center. The loan has a maximum principal balance of \$91.3 million, a 36-month term and one 24-month extension option, subject to certain conditions. Interest accrues on the loan at LIBOR and 2.5% until the development reaches 90% occupancy, at which time the interest rate will drop to LIBOR plus 2.25%. Monthly principal payments of \$150,000 began on October 1, 2018. The loan contains certain provisions requiring principal pay-downs subject to certain conditions. In May of 2019, the loan was extended through May 2021. As a condition of the extension Horizon El Portal and its partner, CBL, made a \$10.8 million principal payment through capital contribution on the construction loan. Horizon El Portal’s share of the payment was \$3.8 million. On April 20, 2020, the loan was amended in response to the COVID-19 outbreak to include an interest-only period from April 1, 2020 through June 1, 2020, with principal installments deferred until the maturity date. At December 31, 2022 and 2021, the loan balance was \$38.3 million and \$39.5 million, respectively.

On November 2, 2020, an affiliate of CBL, the guarantor of the loan filed Chapter 11 bankruptcy, which was a technical event of default under the loan agreement. In May 2021, the lender moved to appoint a receiver for the Laredo property and, thereafter, Laredo Outlet Shoppes, LLC filed Chapter 11 bankruptcy. At a hearing on June 2, 2021, the court suggested mediation to reach a consensual resolution. On July 26, 2021, a comprehensive settlement was reached including a two-year extension of the loan, with an option for a third year, an agreed-upon maximum unsecured \$5 million deficiency claim, certain agreed-upon covenants and defaults and mutual releases. Interest accrues on the loan at LIBOR and 3.25%. Monthly principal payments of \$100,000 began on July 1, 2021. The Laredo Chapter 11 case has been dismissed.

The Company received management, leasing development and similar fees from the Laredo JV that totaled \$277,000 and \$192,000 for the years ended December 31, 2022 and 2021, respectively.

Summary financial information (stated at 100%) of the Laredo JV as of December 31, 2022 and 2021, and for the years ended December 31, 2022 and 2021, is as follows (in thousands):

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

	As of December 31, 2022	As of December 31, 2021
Assets		
Real estate - net	\$ 37,399	\$ 39,404
Cash and cash equivalents	2,014	1,548
Restricted cash	416	344
Other assets	1,623	2,102
Total assets	<u>\$ 41,452</u>	<u>\$ 43,398</u>
Liabilities and members' equity (deficit)		
Mortgages and other debt	\$ 38,250	\$ 39,450
Other liabilities	3,318	3,650
Members' equity (deficit)	(116)	298
Total liabilities and members' equity	<u>\$ 41,452</u>	<u>\$ 43,398</u>
	Year Ended December 31, 2022	Year Ended December 31, 2021
Statements of Operations		
Revenue	<u>\$ 8,563</u>	<u>\$ 8,292</u>
Operating expenses	3,874	3,486
General and administrative expenses	419	439
Depreciation and amortization expense	2,542	3,105
Interest expense	2,135	1,437
Total expenses	<u>8,970</u>	<u>8,467</u>
Loss on sale of assets	(8)	-
Net loss	<u>\$ (415)</u>	<u>\$ (175)</u>

HORIZON GROUP PROPERTIES, INC.
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Note 5 - Income Taxes

HGPI is taxable as a corporation under the provisions of Subchapter C of the Internal Revenue Code. There were no net provision for income taxes after the change in the valuation reserve for the years ended December 31, 2022 and 2021.

For federal income tax purposes, HGPI had net operating loss carryforwards (“NOLs”) of approximately \$68.4 million and \$80.9 million at December 31, 2022 and 2021, respectively. Of the \$68.4 million available at December 31, 2022, approximately \$50.9 million are set to expire from 2023 to 2033 and the remainder are available indefinitely.

Deferred income tax liabilities and assets are determined based on the temporary differences between the financial statement and tax basis of assets and liabilities. The components of the Company’s gross deferred tax assets and liabilities are as follows of December 31, 2022 and 2021, (in thousands):

Deferred Tax Assets:	<u>2022</u>	<u>2021</u>
NOL carryforwards – federal and state	\$15,355	\$17,126
Tax basis of assets in excess of book basis:		
Other	27	-
Book basis of liabilities in excess of tax basis:		
Prepaid rental revenue	<u>8</u>	<u>102</u>
Gross deferred tax assets	15,390	17,228
Less: valuation allowance	<u>(5,259)</u>	<u>(9,210)</u>
Gross deferred tax assets	<u>10,131</u>	<u>8,018</u>
Deferred Tax Liabilities:		
Book basis of assets in excess of tax basis:		
Fixed/intangible assets	(2)	(223)
Investments in and advances to joint ventures	<u>(10,129)</u>	<u>(7,795)</u>
Gross deferred tax liabilities	<u>(10,131)</u>	<u>(8,018)</u>
Net deferred tax asset	<u>\$ -</u>	<u>\$ -</u>

The valuation allowance related to the net deferred tax assets decreased by approximately \$3.9 million and increased by \$201,000 in 2022 and 2021, respectively.

The Company’s effective tax rate in 2022 and 2021 is lower than if the federal statutory rate was applied to net income before income tax primarily due to the change in valuation allowance.

HORIZON GROUP PROPERTIES, INC.
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Note 6 - Leases

Lessor

Space in the Company's centers is leased to various tenants under operating leases, which are generally for one to five year periods. Some leases contain renewal options and may also provide for the payment of a tenant's share of certain operating expenses. Leases may also obligate a tenant to pay rent based on a percentage of sales in excess of certain thresholds. Minimum future rentals to be received under non-cancelable leases are summarized as follows (in thousands):

2023	\$ 196
2024	190
2025	149
2026	96
2027	49
Thereafter	<u>-</u>
	<u>\$ 680</u>

The above scheduled rentals are subject to the usual business risks associated with collection.

Lessee Operating Leases Under ASC 842

The Company maintains operating leases for office spaces. These leases have remaining lease terms expiring through 2026. During 2022, the Company had approximately \$203,000 of operating lease expense and \$183,000 of lease cash payments. At December 31, 2022, other information related to the Company's leases consisted of the following:

Weighted average remaining lease term:	3.63 years
Weighted average discount rate:	1.30%

At December 31, 2022, future minimum lease payments under non-cancellable leases are approximately as follows (in thousands):

2023	\$ 198
2024	187
2025	157
2026	<u>145</u>
Total undiscounted cash flows	687
Less: Present value discount	<u>(15)</u>
Total lease liabilities	<u>\$ 672</u>

At December 31, 2022, lease components included in the consolidated balance sheet consisted of the following (in thousands):

ROU Assets:

Operating ROU Assets (included in Other assets)	<u>\$ 661</u>
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Lease Liabilities:

Operating (included in Accounts payable and other accrued expenses)	<u>\$ 672</u>
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HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Note 7 - Mortgages and Other Debt

Principal Balance as of:

December 31, 2022 December 31, 2021

Mortgage loan to Village Green Associates, LLC, from Peoples Bank SB, formerly First Personal Bank, (lender) with an interest rate of 6.5%, a maturity date of March 1, 2019, amended and extended to April 1, 2027, with an interest rate of 6.25%, secured by the shopping center in Huntley, Illinois and guaranteed by the Company. On April 1, 2020, the loan was amended in response to the COVID-19 outbreak to include a deferred payment period including principal and interest from April 1, 2020 through June 1, 2020, with deferred principal amounts added to the outstanding principal balance of the loan and due at maturity. The loan will be paid through 59 monthly payments of \$23,633, and 93 monthly payments of \$23,063, including interest, and one balloon payment of \$22,944.

\$ 1,139 \$ 1,339

Promissory revolving draw note of \$5 million to Horizon Group Properties, LP, from Pleasant Lake Apts., LP bearing interest at prime per annum and maturing on May 28, 2024. Beginning February 1, 2021, interest was amended to 1.0%. Payments consist of monthly interest payments beginning August 2019 with a balloon payment on May 28, 2024. The note is guaranteed by the Company and secured by its pledged membership interest in Horizon Louisville and in Horizon El Paso as it relates to the outparcels and ancillary land in El Paso.

1,000 3,500

Promissory note to Horizon Group Properties, LP, from Gary J. Skoien bearing interest at 1.00%, maturing on June 1, 2025, secured by the Promissory Note dated September 30, 2020 from Phillip Waters, an officer of the Company. Payments are due in the same aggregate amounts as due from Phillip Waters.

165 244

Notes, repaid during 2022

- 3,406

Unamortized debt issuance costs

2,304 8,489
(85) (181)
\$ 2,219 \$ 8,308

Cash interest payments for the years ended December 31, 2022 and 2021, totaled \$141,000 and \$308,000, of which \$18,000 and \$42,000, respectively, was paid to a related party.

During 2020, the Company received proceeds from US Bank of approximately \$1.4 million as guaranteed by the Small Business Administration's (SBA) Paycheck Protection Program (PPP) and were included in debt at December 31, 2020. During 2021, the Company received additional proceeds from US Bank of \$1.4 million as guaranteed by the SBA's Paycheck Protection Program 2 (PPP2). The Company secured these funds in order to help keep their workforce employed during the COVID-19 crisis (see Note 8). During 2021, the Company applied for and received loan forgiveness from the SBA for both PPP and PPP2 loans. At December 31, 2021, the Company recognized a gain on the extinguishment of debt of approximately \$2.7 million.

As part of the revolving draw note transaction with PLA (see Note 9), 41,667 and 541,667 warrants to purchase units or shares were issued to PLA during 2020 and 2019, respectively. The warrants have an exercise price of \$3.00 per share and expire on May 29, 2024. The fair value of the warrants was estimated based on a Black-Scholes model. At December 31, 2022 and 2021, decrease in debt and \$75,000 and \$132,000, respectively, and amortization expense of \$56,000 for each year then ended.

HORIZON GROUP PROPERTIES, INC.
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Debt Maturities

Debt maturities and principal payments due subsequent to December 31, 2022, are as follows (in thousands):

Due in:	
2023	\$ 267
2024	1,280
2025	297
2026	256
2027	204
Thereafter	-
Total	<u>\$ 2,304</u>

The Company's ability to secure new loans is limited by the fact that most of the Company's real estate assets are currently pledged as collateral for its current loans.

Huntley Net Profits Interests

Gary J. Skoien was formerly the Executive Vice President and Chief Operating Officer of The Prime Group, Inc. ("Prime Group"). In connection with his employment with Prime Group, Mr. Skoien was previously granted an interest (the "Skoien Net Profits Interest") in the net profits generated by HDLP, an entity which owns approximately 135 usable acres of land in Huntley, Illinois (the "Huntley Project"). The Company assumed this obligation in connection with the purchase of the Huntley Project from Prime Group. The Skoien Net Profits Interest consists of a 9.675% participation in the Net Cash Flow (as defined in Mr. Skoien's Net Profits Agreement) distributed to the Company (excluding distributions of all amounts contributed or advanced by the Company to the Huntley Project plus interest per the terms of the agreement) from the Huntley Project. There was no liability at December 31, 2022 and 2021.

Note 8 - Fair Value Measurements

The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy are described as follows:

- | | |
|---------|---|
| Level 1 | Inputs are unadjusted quoted prices for identical assets or liabilities in active markets that the Company has the ability to access |
| Level 2 | Other significant observable inputs including: quoted prices for similar assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in inactive markets; inputs other than quoted prices that are observable for the asset or liability; or inputs that are derived principally from or corroborated by observable market data by correlation or other means |
| Level 3 | Inputs are significant and unobservable (including the Company's own assumptions used to determine value) |

The assets' fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used maximize the use of observable inputs and minimize the use of unobservable inputs.

Investment In Joint Ventures:

The Company prepares detailed valuations based on their evaluations of financial and operating data, specific operating developments for the investment, market valuations of comparable properties and transactions, changes in key observable inputs, as well as changes in economic and other factors.

At December 31, 2022 and 2021, the Company used a discounted cash flow approach to estimate fair value of joint ventures and considers significant unobservable inputs such as discount rates. The methodologies utilized by the Company to estimate fair value may produce a fair value calculation that may not be indicative of net realizable

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

value or reflective of future fair values. Furthermore, although the Company believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the report date.

Assets measured at fair value by level, in thousands, within the fair value hierarchy, are comprised of the following at December 31, 2022:

<u>Description</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments in Joint Ventures	\$ <u> </u>	\$ <u> </u>	\$ <u>48,188</u>

Assets measured at fair value by level, in thousands, within the fair value hierarchy, are comprised of the following at December 31, 2021:

<u>Description</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments in Joint Ventures	\$ <u> </u>	\$ <u> </u>	\$ <u>50,912</u>

Following is a reconciliation of activity, in thousands, for the years ended December 31, 2022 and 2021, for the fair value of the Company's Level 3 assets:

	<u>2022</u>	<u>2021</u>
Balance, beginning of year	\$ 50,912	\$ 49,780
Unrealized gains (losses)	(7,208)	2,575
Contributions	7,429	-
Distributions	<u>(2,945)</u>	<u>(1,443)</u>
Balance, end of year	<u>\$ 48,188</u>	<u>\$ 50,912</u>

Quantitative information about the Company's Level 3 inputs for the years ended December 31, 2022 and 2021, are as follows:

<u>Valuation Technique</u>	<u>Significant Unobservable Inputs</u>
Discounted cash flow approach	Discount rate – 9.50% at 12/31/22 and 8.25% at 12/31/21 Terminal capitalization rate – 7.50% at 12/31/22 and 12/31/21 Market rent growth rate – 2.75% at 12/31/22 and 12/31/21

Note 9 - Related Party Transactions

At December 31, 2022 and 2021, PLA owned (1) 0% and 17.625%, respectively of interest in El Paso Holding, (2) 11.75%, of El Paso Outparcels, and (3) 0% and 7.611%, respectively of interest in Atlanta JV.

At December 31, 2022 and 2021, PL Skoien, owned (1) 0% and 46.4%, respectively of Horizon Atlanta, (2) 0% and 47.54%, respectively of Horizon Louisville, (3) 0% and 1.495%, respectively of El Paso Holding, (4) 4.9167%, of El Paso Outparcels, and (5) 0% and 7.389%, respectively of interest in Atlanta JV.

At December 31, 2022 and 2021, David Tinkham, an officer of the Company, owned 1.27% of Horizon Atlanta, and 3.24% of Horizon Louisville.

At December 31, 2022 and 2021, Andrew Pelmoter, an officer of the Company, owned 2.12% of Horizon Atlanta, and 4.31% of Horizon Louisville, in addition to the Net Profits Interests discussed below.

The Company has granted Common interests in Horizon El Paso, Horizon OKC, Horizon Atlanta, and Horizon Louisville (the "Net Profits Interests") to certain officers of the Company. Holders of the Net Profits Interests are not entitled to any distributions until the holders of the preferred interests have received their capital and a 12% return thereon.

HORIZON GROUP PROPERTIES, INC.
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Net Profits Interests are recorded as a component of accounts payable and other accrued expenses on the accompanying balance sheet. The Net Profits Interests associated with Horizon Atlanta and Horizon Louisville continue to be adjusted associated with the Company's fair value election on these investments discussed in Note 1. As of December 31, 2022 and 2021, the Net Profits Interest liability approximated \$6.4 million and \$7.9 million, respectively.

Net profits interests have been granted to officers of the Company as follows: (1) Horizon El Paso - 3.5%, to Andrew Pelmoter, (2) Horizon OKC - 2.5%, 2.5% and 3% to Gary Skoien, Tom Rumptz and Andrew Pelmoter, respectively; (3) Horizon Atlanta, - 1.25%, 1.25%, 1.25% and .0375% to Messrs. Skoien, Rumptz, Pelmoter and James Harris, respectively, (4) Horizon Louisville, - 1.25%, 1.25%, 1.25% and .0375% to Messrs. Skoien, Rumptz, Pelmoter and Harris, respectively, and (5) Horizon El Portal, - 1.52%, 1.52%, 1.22% and .61% to Messrs. Skoien, Pelmoter, Rumptz and Harris, respectively.

On October 1, 2022, the Company issued 1,000 shares of Series A Preferred Stock and 1,000 shares of Series B Preferred stock to PL Skoien in exchange for 100% ownership of PLS-Exchange, LLC, an entity owned by PL Skoien to which it had contributed ownership representing the economic interest of 15% of Atlanta JV, 19.1% of El Paso Holding, 19.6% of Horizon El Portal, 45.76% of Horizon Atlanta, and 48.59% of Horizon Louisville. The Series A Preferred Stock and Series B Preferred Stock can be described as "tracking preferred stock" in that the Series A Preferred Stock tracks the economics of the portion of contributed interests previously owned by PL-Skoien and the Series B Preferred Stock tracks the economics of the portion of contributed interests previously owned by PLA. Distributions received by the Company related to the membership interests will be distributed to PL-Skoien as dividends. The Series A and Series B Preferred Stock also have a preference over the Company's common shares in the case of liquidation of the Company equal to the appraised value of the Series A and Series B Preferred Stock at the time of such liquidation. The holders of the Series A and Series B Preferred Stock are obligated to make additional capital contributions to the Company in the event that additional capital is required with respect to the entities included in the assets owned by PLS-X. At December 31, 2022, the accrued Preferred Stock Series A and Series B accrued dividends payable were \$997,000.

Note 10 - Discontinued Operations

During 2020, due to the property not meeting its debt service obligations, The Outlet Shoppes at Fremont, Burlington and Oshkosh and the lender entered an Agreed Order appointing a receiver over the commercial shopping center property. Burlington, Fremont, and Oshkosh were secured by a mortgage to Starwood Mortgage Capital, LLC. The loan is non-recourse to the Company, other than with respect to environmental damages and certain prohibited actions. The Company reached an agreement with the lender on a form of deed-in-lieu of foreclosure and closed on the transaction on August 26, 2021, when ownership was transferred to the lender. The gain on the disposal of the centers deed-in-lieu of foreclosure was \$12.7 million. The agreement includes a covenant not to sue by the lender and the Company believes its exposure is limited to the properties which are securing the loan.

Summary financial information of the discontinued operation for the year ended December 31, 2021, is as follows (in thousands):

HORIZON GROUP PROPERTIES, INC.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

	Year Ended December 31, 2021
Reconciliation to amount of income (loss) on financials	
REVENUE	
Base rent	\$ 1,561
Percentage rent	1,193
Expense recoveries	366
Other	269
Total revenue	<u>3,389</u>
EXPENSES	
Property operating	990
Real estate taxes	56
Other operating	(143)
Depreciation and amortization	2,133
General and administrative	618
Restaurant operating	7
Interest	632
Total expenses	<u>4,293</u>
Gain from the disposal of discontinued operations	<u>(12,742)</u>
Total income of discontinued operations	11,838
Less net loss attributable to the noncontrolling interests	<u>312</u>
Total income of discontinued operations attributable to the Company	<u><u>\$ 11,526</u></u>

Note 11 - Laws and Regulations

Laws and regulations over federal funds received by the Company as a result of the CARES Act and the CAA Act are complex and subject to interpretation. Potential noncompliance with these laws and regulations can be subject to future government review and interpretation as well as regulatory action. The Company believes it is in compliance with all applicable laws and regulations and believes there are no material contingencies related to laws and regulations governing the Company's use of federal funds.

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BOARD OF DIRECTORS

Howard Amster

President, Pleasant Lake Apts. Corp.

Gary J. Skoien

Chairman, President and Chief Executive Officer
Horizon Group Properties, Inc.

David Zlatin

Chief Operating Officer, Ramat Securities Ltd.

CORPORATE OFFICERS

Gary J. Skoien

Chairman, President and Chief Executive Officer

David R. Tinkham

Chief Financial Officer and Secretary

Andrew F. Pelmoter

Executive Vice President, Leasing

Thomas A. Rumptz

Executive Vice President, Asset Management

Phillip E. Waters

Senior Vice President

James S. Harris

Managing Director, Business Development

James Dixon

Vice President and Assistant Secretary

EXECUTIVE OFFICE

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INDEPENDENT AUDITORS

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Cleveland, OH 44115

SHAREHOLDER INQUIRIES

Information is available upon request:
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(847) 292-1876

Information is also available on the
Company's website:
www.horizongroup.com

STOCK TRADING

The Company's common stock trades in the
over the counter market under the symbol
"HGPI.PK".



