Fortress Transportation and Infrastructure Investors LLC

Supplemental Information
Second Quarter 2018

FORTRESS
TRANSPORTATION
& INFRASTRUCTURE

Disclaimers

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

FORWARD-LOOKING STATEMENTS. Certain statements in this Presentation may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, of Fortress Transportation and Infrastructure Investors LLC (referred to in this Presentation as "FTAI, " the "Company," or "we"), including without limitation, ability to achieve key investment objectives, expansion and growth opportunities, pipeline activity and investment of existing cash, ability to successfully close deals for which we have letters of intent or "LOIs", actual results as compared to annualized data, expectations regarding additional FAD and/or EBITDA from investments, growth of and ability to expand Jefferson Terminal, CMQR, Repauno and Long Ridge, whether equipment will be able to be leased including vessels within our Offshore Energy segment, whether lessees for certain Offshore Energy vessels will exercise their respective options to extend their charters, completion of new infrastructure and commencement of new operations within the Infrastructure business, bank borrowings and future debt and leverage capacity, financing activities and other such matters. These statements are based on management's current expectations, estimates and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements, many of which are beyond our control. FTAI can give no assurance that its expectations will be attained. Accordingly, you should not place undue reliance on any forward-looking statements made in this Presentation. For a discussion of some of the risks and important factors that could affect such forward-looking statements, see the sections entitled "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" in the Company's most recent annual report on Form 10-K and quarterly report on Form 10-Q (when available) and other filings with the U.S. Securities and Exchange Commission, which are included on the Company's website (www.ftandi.com). In addition, new risks and uncertainties emerge from time to time, and it is not possible for the Company to predict or assess the impact of every factor that may cause its actual results to differ from those contained in any forward-looking statements. Such forward-looking statements speak only as of the date of this Presentation. The Company expressly disclaims any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the Company's expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.

PAST PERFORMANCE. Past performance is not a reliable indicator of future results and should not relied upon for any reason. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period.

NO OFFER; NO RELIANCE. This Presentation is for informational purposes only and does not constitute an offer to sell, or a solicitation of an offer to buy, any security and may not be relied upon in connection with the purchase or sale of any security. Any such offer would only be made by means of formal documents, the terms of which would govern in all respects. You should not rely on this Presentation as the basis upon which to make any investment decision.

NON-GAAP FINANCIAL INFORMATION. This Presentation includes information based on financial measures that are not recognized under generally accepted accounting principles (GAAP), such as Adjusted Net Income, Adjusted EBITDA, and FAD. You should use non-GAAP information in addition to, and not as an alternative to, financial information prepared in accordance with GAAP. See Reconciliation and Glossary in the Appendix to this Presentation for reconciliations to the most comparable GAAP measures and an explanation of each of our non-GAAP measures. Our non-GAAP measures may not be identical or comparable to measures with the same name presented by other companies. Reconciliations of forward-looking non-GAAP financial measures to their most directly comparable GAAP financial measures are not included in this presentation because the most directly comparable GAAP financial measures are not available on a forward-looking basis without unreasonable effort.

FTAI Overview

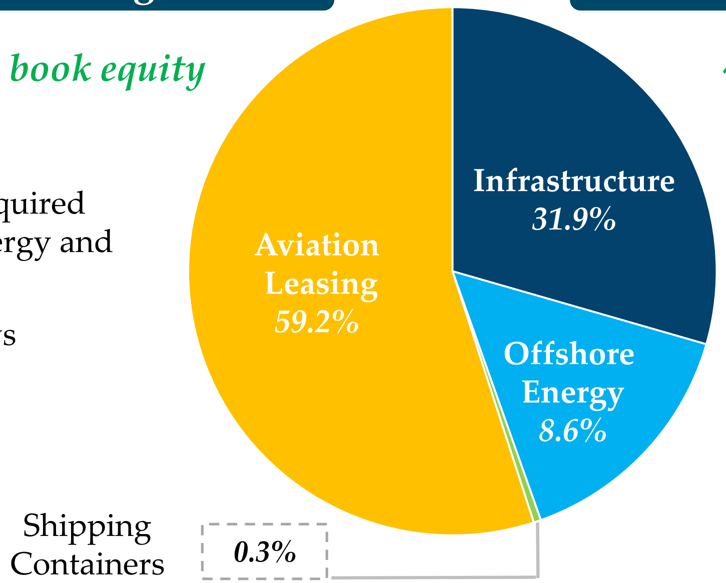
Fortress Transportation and Infrastructure Investors (NYSE: FTAI) owns and operates high quality transportation and infrastructure assets

- Diversified portfolio across the aviation, energy, intermodal transport and rail sectors
- Key investment objectives(1):
  - Combine ***income & growth*** through a mix of equipment & infrastructure
  - Pay a ***stable & growing*** dividend

Equipment Leasing(2)

~$1,077 million book equity

- ✓ Aviation Platform
- ✓ Opportunistically acquired assets in offshore energy and intermodal transport
- ✓ Contracted cash flows



Infrastructure(3)

~$505 million book equity

- ✓ Jefferson Terminal
- ✓ Central Maine & Quebec Railway
- ✓ Repauno Delaware Port
- ✓ Long Ridge Terminal

1) *See "Disclaimers" at the beginning of the Presentation.*
2) *Equipment Leasing business is comprised of Aviation Leasing, Offshore Energy, and Shipping Containers segments. Book equity is calculated as total equity less non-controlling interest in equity of consolidated subsidiaries as of June 30, 2018.*
3) *Infrastructure business is comprised of Jefferson Terminal, Ports & Terminals, and Railroad segments. Book equity is calculated as total equity less non-controlling interest in equity of consolidated subsidiaries as of June 30, 2018.*

Second Quarter Highlights

Financial Performance

- Net Income Attributable to Shareholders of $0.8 million
- Total Funds Available for Distribution ("FAD")[1] of $44.8 million
- Adjusted EBITDA[1] of $52.2 million
- Adjusted Net Income[1] of $2.6 million

Investment Activity

Aviation

- Invested ~$113.2 million in Aviation leasing equipment in Q2'18, and ~$190.3 million YTD
- Robust pipeline of aviation opportunities, with ~$315.0 million of signed LOIs[2] as of June 30, 2018

Infrastructure

- Acquired 40% interest in a joint venture invested in natural gas production for ~$55.0 million in April 2018
- Commenced construction of 800k bbl crude storage at Jefferson
- Acquired ~20% interest in Jefferson for ~1.9 mm of FTAI common shares
  - FTAI effectively owns ~80% interest in Jefferson

Capital Structure

- Total investable cash was approximately $26.5 million[3]
- Issued additional $100.0 million of senior notes in May 2018

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.*
2) *There can be no assurance that we will be successful in acquiring any such assets or, if acquired, that they will generate returns meeting our expectations, or at all. Some of our committed investments and pipeline investments are subject to definitive documentation, agency consent and board approval. Committed investments and pipeline investments are also subject to varying degrees of diligence. There can be no assurance that we will complete any such investments or transactions. See "Disclaimers" at the beginning of the Presentation.*
3) *Investable cash is equal to cash on the Corporate segment's balance sheet as of June 30, 2018.*

Consolidated Financial Results

- **Q2'18 Financial Results**
  - ✓ *Net Income Attributable to Shareholders of $0.8 million*
  - ✓ *Net Cash Provided by Operating Activities of $47.7 million*
  - ✓ *Total FAD of $44.8 million*(1)
  - ✓ *Adjusted EBITDA of $52.2 million*(1)
  - ✓ *Adjusted Net Income of $2.6 million*(1)

- **Q2'18 Balance Sheet**
  - ✓ *Total assets of $2.2 billion*
  - ✓ *Total debt of $862.8 million (net of $10.9mm deferred financing costs)*
  - ✓ *Total cash of $40.3 million*

Financial Overview

($ in millions, except per share amounts)

Quarter Over Quarter Financial Results	*Q2'17*	*Q1'18*	*Q2'18*
Net (Loss) Income Attributable to Shareholders	($1.5)	($0.6)	$0.8
Net Cash Provided by Operating Activities	$15.6	$11.5	$47.7
FAD(1)	$34.6	$34.4	$44.8
Adjusted EBITDA(1)	$28.8	$48.1	$52.2
Adjusted Net Income(1)	$0.6	$2.7	$2.6
EPS	($0.02)	($0.01)	$0.01
Adjusted EPS(1)	$0.01	$0.03	$0.03
Adjusted ROE(2)	0.2%	1.0%	1.0%

Balance Sheet & Liquidity	*June 30, 2018*
Equipment Leasing Assets	$1,303.6
Infrastructure Assets	879.5
Corporate Assets	28.2
Total Assets	**$2,211.3**
Debt	862.8
Total Equity	1,089.3
Total Debt + Total Equity	**$1,952.1**
Total Debt to Capital Ratio	44.2%

1) *This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.*
2) *Adjusted ROE is calculated as adjusted net income for the quarter divided by monthly average total equity excluding non-controlling interest in equity of consolidated subsidiaries. The average is based on month-end equity amounts over the respective period. Adjusted ROE for quarterly periods is shown as an annualized return. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*

Highlights of Funds Available for Distribution[1]

- Equipment Leasing FAD was $73.2 million for the quarter ended June 30, 2018
  - Aviation contributed $76.3 million of FAD, including $20.4 million from aviation equipment sales proceeds
- Infrastructure FAD improved $1.1 million from prior quarter
  - Jefferson FAD improved $3.4 million from Q1'18 primarily due to increased revenue resulting from higher throughput volumes coupled with lower operating expenses
- Corporate FAD increased ($1.9) million from Q1'18 primarily due to incremental interest expense on the $100.0 million senior notes issued in May'18 coupled with increased Corporate G&A expenses

Funds Available for Distribution[1]

($s in millions)	*Q2'18*
Equipment Leasing Business FAD[2]	**$73.2**
Infrastructure Business FAD[2]	**(11.2)**
Corporate FAD[2]	**(17.2)**
Total FAD[3]	**$44.8**
Net Cash Provided by Operating Activities	**$47.7**

1) There can be no assurance that additional FAD will be generated after deploying investable cash on balance sheet. Investable cash is equal to cash on the Corporate segment's balance sheet as of June 30, 2018. See "Disclaimers" at the beginning of the Presentation.
2) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.
3) See "Equipment Leasing" and "Infrastructure" in Reconciliation of FAD in Appendix in the back of this presentation.

Capital Structure & Financing Strategy

- Conservative approach to leverage
  - Leverage of approximately 44.2%[1] of total capital
  - Significant additional leverage capacity[2]
- Total book value attributable to FTAI shareholders is approximately $1.0 billion, or $12.41 per share[3]

($s in millions)	June 30, 2018
Cash & Cash Equivalents	**$40**
Total Debt[4]	**$863**
Shareholders’ Equity	$1,028
Non-controlling Interest	61
Total Equity	**$1,089**
Total Capitalization	**$1,952**
Debt/Total Capital	**44.2%**

1) *As of June 30, 2018.*
2) *Based on management’s current views and estimates. Significant additional leverage capacity refers to our belief that we have the ability to access additional non-equity capital through an array of sources, including, but not limited to, our ability to obtain corporate debt. Our ability to access corporate debt is subject to a number of factors, including market conditions, company performance and the willingness of lenders to lend to us. For the avoidance of doubt, we cannot assure you that we will be able to obtain corporate debt on attractive terms or at all. Please see “Disclaimers” at the beginning of the Presentation.*
3) *Book value per share calculation based on $1,027.8mm Shareholders’ Equity divided by 82.8mm shares outstanding at June 30, 2018.*
4) *Total debt is net of approximately $10.9mm of deferred financing costs; gross debt outstanding was $873.7mm at June 30, 2018.*

Aviation Leasing

- As of June 30, 2018, we owned and managed 183 aviation assets including 57 aircraft and 126 engines, with 53 of 57 aircraft and 98 of 126 engines on lease
- Invested ~$113.2 million in aviation equipment during Q2'18
- Robust pipeline of aviation equipment opportunities, with ~$315.0 million of signed LOIs(1) as of June 30, 2018
- Sold 2 engines and 1 aircraft in Q2'18 for $20.4 million in total proceeds and a gain of $5.0 million

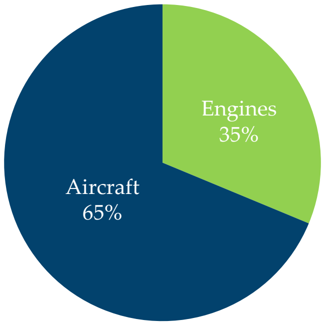
Financial Summary

($s in millions)

Statement of Operations	Q2'17	Q1'18	Q2'18
Total Revenue	$36.6	$52.7	$56.1
Total Expenses	(15.5)	(25.4)	(26.8)
Other(2)	1.3	(0.6)	4.4
Net Income Attributable to Shareholders	$22.4	$26.7	$33.7
Non-GAAP Measures			
Adjusted EBITDA(3)	$38.2	$56.2	$64.8
Adjusted Net Income(3)	$22.9	$27.3	$33.9
Adjusted ROE(4)	13.8%	13.1%	16.3%

Operating Data & Metrics

Net Leasing Equipment



($s in millions)	As of June 30, 2018		
	Engines	*Aircraft*	*Total*
# Assets	126	57	183
Net Leasing Equipment	$350.3	$653.6	$1,003.9
Utilization(5)	78.8%	92.2%	87.2%
Remaining Lease Term (months)(6)	11	31	*(n/a)*

1) *There can be no assurance that we will be successful in acquiring any such assets or, if acquired, that they will generate returns meeting our expectations, or at all. Some of our committed investments and pipeline investments are subject to definitive documentation, agency consent and board approval. Committed investments and pipeline investments are also subject to varying degrees of diligence. There can be no assurance that we will complete any such investments. Please see "Disclaimers" at the beginning of the Presentation.*
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4) *Adjusted ROE is calculated as adjusted net income for the quarter divided by monthly average total equity excluding non-controlling interest in equity of consolidated subsidiaries. The average is based on month-end equity amounts over the respective period. Adjusted ROE for quarterly periods is shown as an annualized return. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*
5) *Utilization is based on the net asset value of our on-hire leasing equipment as a percentage of the total net asset value of our leasing equipment (or stand-alone engine and aircraft portfolios, as applicable) at June 30, 2018.*
6) *Remaining Lease Term is based on the average remaining months for our aircraft and engine portfolios, weighted by the net asset value of the respective assets, which is gross asset value including lease intangibles, as applicable, net of accumulated depreciation, accumulated amortization and maintenance deposits, as applicable.*

Aviation Leasing Historical Returns[1]

- Scaled the Aviation segment from an Average Book Equity[2] of $566.5 million in Q1'17 to $894.1 million in Q2'18, while maintaining a strong return profile
  - Consistent **~20%** Annualized Adjusted EBITDA Return on Equity excluding gain on sale of assets

Financial Metrics

($s in thousands)

	Q1'17	Q2'17	Q3'17	Q4'17	Q1'18	Q2'18
Average Book Equity[2] {A}	**$566,562**	**$647,321**	**$692,044**	**$738,419**	**$827,345**	**$894,082**
Annualized Net Income[3]	$74,604	$89,444	$101,376	$102,004	$106,812	$134,796
Annualized Net Income excluding gain on sale of assets {B}[3]	$66,475	$81,331	$89,888	$100,980	$106,891	$114,782
Annualized Return on Equity excluding gain on sale of assets % {B/A}	*11.7%*	*12.6%*	*13.0%*	*13.7%*	*12.9%*	*12.8%*
Annualized Adjusted EBITDA[3]	$128,944	$152,884	$183,700	$189,999	$224,843	$259,298
Annualized Adjusted EBITDA excluding gain on sale of assets {C}[3]	$120,815	$144,771	$172,212	$188,974	$224,923	$239,284
Annualized Adjusted EBITDA Return on Equity excluding gain on sale of assets % {C/A}	*21.3%*	*22.4%*	*24.9%*	*25.6%*	*27.2%*	*26.8%*

Operating Metrics

	Q1'17	Q2'17	Q3'17	Q4'17	Q1'18	Q2'18
Aircraft	31	39	38	48	58	57
Engines	78	101	103	110	105	126
Total Aviation Assets	**109**	**140**	**141**	**158**	**163**	**183**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *See schedule in the Appendix for additional information and comparability to the information based on the Last Twelve Months.*
2) *Determined by taking the average Book Equity excluding Non-controlling interest of the two most recently completed quarters.*
3) *Annualized Net Income and Annualized Adjusted EBITDA are calculated by multiplying Net Income or Adjusted EBITDA, respectively, for the applicable period by four. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please refer to the Appendix for more information. Please see "Disclaimers" at the beginning of the Presentation.*

Offshore Energy

- Market continues to be weak, but showing signs of stability and higher well intervention and inspection, maintenance and repair ("IMR") activity going forward[1]
- **Construction Support Vessel**
  - Completed short-term charter in the Middle East in early May 2018
  - In discussions with potential charterers
- **ROV Support Vessel**
  - Currently employed on medium-term charter in the Middle East – expected to remain on contract through 2018
- **AHTS Vessel**
  - Performance on target; finance lease through Nov'23

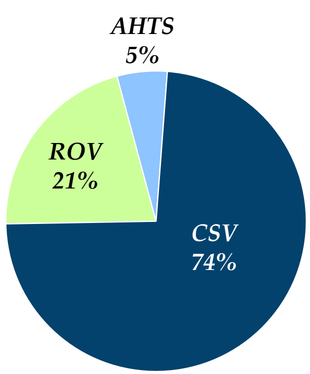
Financial Summary

($s in millions)

Statement of Operations	*Q2'17*	*Q1'18*	*Q2'18*
Total Revenue	$3.8	$3.0	$3.2
Total Expenses	(6.6)	(4.8)	(6.5)
Other[2]	0.2	--	--
Net Loss Attributable to Shareholders	($2.6)	($1.8)	($3.3)
Non-GAAP Measures			
Adjusted EBITDA[3]	($0.1)	$0.7	($0.8)
Adjusted Net Loss[3]	($2.6)	($1.8)	($3.3)
Adjusted ROE[4]	(6.2%)	(5.2%)	(9.6%)

Operating Data & Metrics[5]

Net Leasing Equipment & Direct Finance Leases



($s in millions)	*CSV*	*ROV*	*AHTS*
	As of June 30, 2018		
Economic Interest	100%	100%	100%
Net Leasing Equipment & Direct Finance Leases	$124	$36	$9
Debt	$51	$ –	$ –

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4) *Adjusted ROE is calculated as adjusted net (loss) income for the quarter divided by monthly average total equity excluding non-controlling interest in equity of consolidated subsidiaries. The average is based on month-end equity amounts over the respective period. Adjusted ROE for quarterly periods is shown as an annualized return. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*
5) *Figures based on relevant economic interest. "CSV" represents Construction Support Vessel, "ROV" represents remotely operated vehicle, and "AHTS" represents anchor handling tug supply.*

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Shipping Containers

- Market for container leasing has rebounded
  - Lease rates have increased and overall utilization remains strong[1]
- Continue to own and manage ~31,000 shipping containers via joint venture investment (~$4.7 million book value)
- Expected to run off by mid 2019[1]

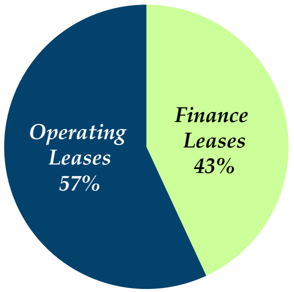
Financial Summary

($s in millions)

Statement of Operations	Q2'17	Q1'18	Q2'18
Total Revenue	$--	$--	$--
Total Expenses	--	--	--
Other[2]	(0.2)	0.2	0.1
Net (Loss) Income Attributable to Shareholders	($0.2)	$0.2	$0.1
Non-GAAP Measures			
Adjusted EBITDA[3]	$0.3	$0.3	$0.2
Adjusted Net (Loss) Income[3]	($0.3)	$0.2	$0.1
Adjusted ROE[4]	(28.2%)	17.9%	9.0%

Operating Data & Metrics

Lease Type



	As of June 30, 2018
No. of Units	31,000
Asset Value[5]	$5mm
Debt[6]	<$1mm
Leverage	3%
Remaining Lease Term	<1 year
Utilization	88%

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2) *Includes Total other income, Equity investment income, and Provision for income taxes.*
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5) *Represents total assets of Intermodal Finance I, Ltd., adjusted for 51% ownership.*
6) *Represents total net debt of Intermodal Finance I, Ltd., adjusted for 51% ownership.*

Jefferson Terminal

- Well-positioned to take advantage of growing local and export markets, including[1]:
  - **Refined Products** – Mexican market is new and rapidly expanding
  - **Ethanol** – global ethanol use is increasing as an environmentally-friendly gasoline additive at an attractive price
  - **Heavy Canadian undiluted crude** – heavy Canadian undiluted crude-by-rail into the Gulf of Mexico has been and continues to be an attractive economic opportunity
- Q2'18 revenue increased $1.3 million from Q1'18 primarily due to increased crude and refined products volumes
- Total expenses remained relatively flat from prior quarter
  - Operating expenses decreased $0.7 million from prior quarter offset by incremental increase in interest expense of ($0.8) million from additional credit revolver drawdown during the quarter

Financial Summary

($s in millions)

Statement of Operations	*Q2'17*	*Q1'18*	*Q2'18*
Total Revenue	$3.0	$1.3	$2.6
Total Expenses	(12.7)	(20.3)	(20.5)
Other[2]	4.1	9.3	8.2
Net Loss Attributable to Shareholders	($5.6)	($9.7)	($9.7)
Non-GAAP Measures			
Adjusted EBITDA[3]	($2.1)	($3.6)	($3.1)
Adjusted Net Loss[3]	($5.6)	($8.7)	($10.3)
Adjusted ROE[4]	(9.4%)	(12.0%)	(14.2%)

Operating Data & Metrics

(Figures in bbls)

Quarterly Operating Data[5]	*Q1'18*	*Q2'18*
Refined Products Volumes	382,780	1,034,523
Ethanol Volumes	1,994,809	1,261,763
Crude Volumes	660,395	969,150
Total Volumes	3,037,984	3,265,436
Storage Capacity	2,118,373	2,118,373

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4) *Adjusted ROE is calculated as adjusted net loss for the quarter divided by monthly average total equity excluding non-controlling interest in equity of consolidated subsidiaries. The average is based on month-end equity amounts over the respective period. Adjusted ROE for quarterly periods is shown as an annualized return. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*
5) *Volume data comprised of the greater of the minimum volume commitments or actual inbound volumes.*

Railroad

- Total revenue increased ~15% year-over-year primarily due to a change in freight mix, an increase in higher-rate-line-haul volumes in chemical and fertilizer, coupled with higher non-freight revenue
- Total expenses remained relatively flat year-over-year

Financial Summary

($s in millions)

Statement of Operations	*Q2'17*	*Q1'18*	*Q2'18*
Total Revenue	$7.7	$11.0	$8.8
Total Expenses	(8.6)	(8.4)	(8.5)
Other[1]	(0.2)	(0.1)	(0.1)
Net Income (Loss) Attributable to Shareholders	($1.1)	$2.5	$0.2
Non-GAAP Measures			
Adjusted EBITDA[2]	$--	$3.4	$0.9
Adjusted Net (Loss) Income[2]	($0.7)	$2.5	$0.3
Adjusted ROE[3]	(22.1)	62.2%	7.5%

Operating Data & Metrics[4]

Carloads by Commodity	*Q2'17*	*Q1'18*	*Q2'18*
Building products	1,084	954	784
Chemicals & fertilizers	720	773	1,073
Feeds & grains	227	264	303
Finished wood products	1,611	1,704	1,679
Fuel & propane	840	1,093	673
Paper & wood pulp	997	1,145	975
Salt & minerals	440	357	366
Total Carloads	**5,919**	**6,290**	**5,853**

1) *Includes Total other income, Provision for income taxes, less Net income (loss) attributable to non-controlling interest in consolidated subsidiaries.*
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4) *Excludes short-term detour haulage volumes for comparison purposes.*

Ports and Terminals

- Ports and Terminals is comprised of Repauno port and Long Ridge Energy terminal
- Completed construction of 1st unit train and barge transloading facility for frac sand
- Total revenue for Q2'18 is mainly comprised of rental and frac sand transloading income
  - Frac sand transloading business ramping up faster than expected
- Total expenses in Q2'18 are primarily comprised of facility operations costs and compensation and benefits

Financial Summary

($s in millions)

Statement of Operations	*Q2'17*	*Q1'18*	*Q2'18*
Total Revenue	$0.1	$0.8	$1.3
Total Expenses	(1.1)	(3.5)	(3.8)
Other[1]	0.4	--	--
Net Loss Attributable to Shareholders	($0.6)	($2.7)	($2.5)
Non-GAAP Measures			
Adjusted EBITDA[2]	($0.3)	($1.6)	($1.3)
Adjusted Net Loss[2]	($0.6)	($2.6)	($2.4)
Adjusted ROE[3]	(3.5%)	(7.6%)	(7.0%)

1) *Includes Total other income, Provision for income taxes, less Net income (loss) attributable to non-controlling interest in consolidated subsidiaries.*
2) *This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.*
3) *Adjusted ROE is calculated as adjusted net loss for the quarter divided by monthly average total equity excluding non-controlling interest in equity of consolidated subsidiaries. The average is based on month-end equity amounts over the respective period. Adjusted ROE for quarterly periods is shown as an annualized return. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*

Corporate

- Corporate segment includes G&A expenses, management fees, incentive allocations, acquisition and transaction costs, interest expense, and expense reimbursement
- Total Expenses increased $1.9 million from prior quarter primarily due to incremental interest expense on the $100.0 million senior notes issued in May 2018 coupled with increased corporate G&A expenses related to professional fees

Financial Summary

($s in millions)

Statement of Operations	***Q2'17***	***Q1'18***	***Q2'18***
Total Revenue	$--	$--	$--
Interest Expense	(4.8)	(6.9)	(7.2)
Corporate Expenses[1]	(9.0)	(8.9)	(10.5)
Total Expenses	(13.8)	(15.8)	(17.7)
Other[2]	--	--	--
Net Loss Attributable to Shareholders	($13.8)	($15.8)	($17.7)
Non-GAAP Measures			
Adjusted EBITDA[3]	($7.2)	($7.3)	($8.5)
Adjusted Net Loss[3]	($12.5)	($14.2)	($15.7)

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *Primarily comprised of G&A expenses, management fees, acquisition and transaction costs, and expense reimbursement.*
2) *Includes Total other income, Provision for income taxes, less Net income (loss) attributable to non-controlling interest in consolidated subsidiaries.*
3) *This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.*

Appendix:

- Aviation Leasing Historical Returns
- Statement of Operations by Segment
- Comparative Statements of Operations
- Condensed Balance Sheets by Segment
- Reconciliation of Non-GAAP Measures
- Consolidated FAD Reconciliation
- Glossary

Aviation Leasing Historical Returns

Aviation Leasing Historical Returns

Financial Metrics ($s in thousands)	LTM Q4'17	Annualized Q4'17[2]	LTM Q1'18	Annualized Q1'18[2]	LTM Q2'18	Annualized Q2'18[2]
Book Equity	$803,623	$803,623	$851,068	$851,068	$937,097	$937,097
Average Book Equity[1] {A}	**$666,595**	**$738,419**	**$717,417**	**$827,345**	**$823,985**	**$894,082**
Net Income	$99,523	$102,004	$99,909	$106,812	$111,247	$134,796
Net Income excluding gain on sale of assets {B}	$89,838	$100,980	$94,773	$106,891	$103,136	$114,782
Annualized Return on Equity excluding gain on sale of assets % {B/A}	***13.5%***	***13.7%***	***13.2%***	***12.9%***	***12.5%***	***12.8%***
Adjusted EBITDA	$175,239	$189,999	$187,856	$224,843	$214,460	$259,298
Adjusted EBITDA excluding gain on sale of assets {C}	$165,554	$188,974	$182,720	$224,923	$206,349	$239,284
Annualized Adjusted EBITDA Return on Equity excluding gain on sale of assets % {C/A}	***24.8%***	***25.6%***	***25.5%***	***27.2%***	***25.0%***	***26.8%***

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *LTM Avg. Book Equity is determined by taking the book equity excluding non-controlling interest of the most recent quarter-end and the corresponding quarter-end in the prior year. Annualized Avg. Book Equity is determined by taking the book equity excluding non-controlling interest of the two most recently completed periods.*
2) *Annualized Net Income and Annualized EBITDA are calculated by multiplying Net Income or Adjusted EBITDA, respectively, for the applicable period by four. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*

Aviation Leasing Historical Returns

Financial Metrics *($s in thousands)*	LTM Q1'17	Annualized Q1'17[2]	LTM Q2'17	Annualized Q2'17[2]	LTM Q3'17	Annualized Q3'17[2]
Book Equity	$583,767	$583,767	$710,874	$710,874	$673,214	$673,214
Average Book Equity[1] {A}	**$494,851**	**$566,562**	**$574,081**	**$647,321**	**$568,266**	**$692,044**
Net Income	$66,736	$74,604	$76,288	$89,444	$84,993	101,376
Net Income excluding gain on sale of assets {B}	$60,698	$66,475	$69,731	$81,331	$75,564	$89,888
Annualized Return on Equity excluding gain on sale of assets % {B/A}	***12.3%***	***11.7%***	***12.1%***	***12.6%***	***13.3%***	***13.0%***
Adjusted EBITDA	$113,395	$128,944	$128,552	$152,884	$146,862	$183,700
Adjusted EBITDA excluding gain on sale of assets {C}	$107,357	$120,815	$121,965	$144,771	$137,433	$172,212
Annualized Adjusted EBITDA Return on Equity excluding gain on sale of assets % {C/A}	***21.7%***	***21.3%***	***21.2%***	***22.4%***	***24.2%***	***24.9%***

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *LTM Avg. Book Equity is determined by taking the book equity excluding non-controlling interest of the most recent quarter-end and the corresponding quarter-end in the prior year. Annualized Avg. Book Equity is determined by taking the book equity excluding non-controlling interest of the two most recently completed periods.*
2) *Annualized Net Income and Annualized EBITDA are calculated by multiplying Net Income or Adjusted EBITDA, respectively, for the applicable period by four. Annualized data is presented for illustrative purposes only and should not be considered indicative of future performance or actual results for any period. Please see "Disclaimers" at the beginning of the Presentation.*

Statement of Operations by Segment

Statement of Operations by Segment (unaudited)

For the Three Months Ended June 30, 2018	Equipment Leasing			Infrastructure				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Revenues								
Equipment leasing revenues	$56,118	$3,187	$25	$—	$—	$—	$—	$59,330
Infrastructure revenues	—	—	—	2,550	8,788	1,311	—	12,649
Total revenues	56,118	3,187	25	2,550	8,788	1,311	—	71,979
Expenses								
Operating expenses	1,864	3,948	—	11,253	7,813	2,715	—	27,593
General and administrative	—	—	—	—	—	—	4,573	4,573
Acquisition and transaction expenses	66	—	—	—	—	—	1,442	1,508
Management fees and incentive allocation to affiliate	—	—	—	—	—	—	4,495	4,495
Depreciation and amortization	24,875	1,626	—	4,937	574	832	—	32,844
Interest expense	—	961	—	4,285	141	273	7,197	12,857
Total expenses	26,805	6,535	—	20,475	8,528	3,820	17,707	83,870
Other income (expense)								
Equity in (losses) earnings of unconsolidated entities	(126)	—	110	(235)	—	—	—	(251)
Gain (loss) on sale of equipment and finance leases, net	5,003	—	—	—	(7)	—	—	4,996
Interest income	33	5	—	36	—	—	—	74
Other income (expense)	—	—	—	1,157	—	—	—	1,157
Total other income (expense)	4,910	5	110	958	(7)	—	—	5,976
Income (loss) before income taxes	34,223	(3,343)	135	(16,967)	253	(2,509)	(17,707)	(5,915)
Provision (benefit) for income taxes	523	2	(2)	10	—	1	—	534
Net income (loss)	33,700	(3,345)	137	(16,977)	253	(2,510)	(17,707)	(6,449)
Less: Net income (loss) attributable to non-controlling interests in consolidated subsidiaries	—	—	—	(7,309)	51	(30)	—	(7,288)
Net income (loss) attributable to shareholders	33,700	(3,345)	137	(9,668)	202	(2,480)	(17,707)	839
Adjusted Net Income (Loss)[1]	33,868	(3,350)	135	(10,250)	245	(2,386)	(15,692)	2,570
Adjusted EBITDA[1]	$64,826	($756)	$194	($3,188)	$917	($1,281)	($8,495)	$52,217

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Statement of Operations by Segment (unaudited)

For the Three Months Ended June 30, 2017	Equipment Leasing			Infrastructure				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Revenues								
Equipment leasing revenues	$36,577	$3,781	$25	$—	$—	$—	$—	$40,383
Infrastructure revenues	—	—	—	3,026	7,662	123	—	10,811
Total revenues	36,577	3,781	25	3,026	7,662	123	—	51,194
Expenses								
Operating expenses	1,371	4,015	—	7,267	7,907	764	—	21,324
General and administrative	—	—	—	—	—	—	3,341	3,341
Acquisition and transaction expenses	55	—	—	—	—	—	1,825	1,880
Management fees and incentive allocation to affiliate	—	—	—	—	—	—	3,865	3,865
Depreciation and amortization	14,086	1,606	—	3,956	492	81	—	20,221
Interest expense	—	930	—	1,438	247	270	4,799	7,684
Total expenses	15,512	6,551	—	12,661	8,646	1,115	13,830	58,315
Other income (expense)								
Equity in losses of unconsolidated entities	(107)	—	(210)	(10)	—	—	—	(327)
Gain on sale of equipment and finance leases, net	2,029	—	—	—	(30)	—	—	1,999
Asset impairment	—	—	—	—	—	—	—	—
Interest income	76	4	—	4	—	—	—	84
Other income	—	—	—	20	—	—	—	20
Total other income (expense)	1,998	4	(210)	14	(30)	—	—	1,776
Income (loss) before income taxes	23,063	(2,766)	(185)	(9,621)	(1,014)	(992)	(13,830)	(5,345)
Provision (benefit) for income taxes	478	3	(9)	(5)	—	(3)	—	464
Net income (loss)	22,585	(2,769)	(176)	(9,616)	(1,014)	(989)	(13,830)	(5,809)
Less: Net income (loss) attributable to non-controlling interests in consolidated subsidiaries	224	(216)	—	(4,045)	57	(369)	—	(4,349)
Net income (loss) attributable to shareholders	22,361	(2,553)	(176)	(5,571)	(1,071)	(620)	(13,830)	(1,460)
Adjusted Net Income (Loss)[1]	22,894	(2,550)	(277)	(5,574)	(726)	(623)	(12,518)	626
Adjusted EBITDA[1]	$38,221	($105)	$331	($2,135)	($28)	($245)	($7,206)	$28,833

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) *This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.*

Statement of Operations by Segment (unaudited)

For the Six Months Ended June 30, 2018	Equipment Leasing			Infrastructure				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Revenues								
Equipment leasing revenues	$108,853	$6,211	$50	$—	$—	$—	$—	$115,114
Infrastructure revenues	—	—	—	3,803	19,835	2,071	—	25,709
Total revenues	108,853	6,211	50	3,803	19,835	2,071	—	140,823
Expenses								
Operating expenses	5,297	6,316	—	23,212	15,251	5,096	—	55,172
General and administrative	—	—	—	—	—	—	8,159	8,159
Acquisition and transaction expenses	223	—	—	—	—	—	3,051	3,274
Management fees and incentive allocation to affiliate	—	—	—	—	—	—	8,234	8,234
Depreciation and amortization	46,688	3,228	—	9,727	1,147	1,641	—	62,431
Interest expense	—	1,834	—	7,813	486	545	14,050	24,728
Total expenses	52,208	11,378	—	40,752	16,884	7,282	33,494	161,998
Other (expense) income								
Equity in (losses) earnings of unconsolidated entities	(350)	—	281	(87)	—	—	—	(156)
(Loss) gain on sale of equipment and finance leases, net	4,983	—	—	—	8	—	—	4,991
Interest income	106	8	—	136	—	—	—	250
Other income	—	—	—	1,337	—	—	—	1,337
Total other (expense) income	4,739	8	281	1,386	8	—	—	6,422
Income (loss) before income taxes	61,384	(5,159)	331	(35,563)	2,959	(5,211)	(33,494)	(14,753)
Provision for (benefit from) income taxes	1,006	5	(3)	21	—	—	—	1,029
Net income (loss)	60,378	(5,164)	334	(35,584)	2,959	(5,211)	(33,494)	(15,782)
Less: Net (loss) income attributable to non-controlling interests in consolidated subsidiaries	(24)	—	—	(16,258)	257	(24)	—	(16,049)
Net income (loss) attributable to shareholders	60,402	(5,164)	334	(19,326)	2,702	(5,187)	(33,494)	267
Adjusted Net Income (Loss)[1]	61,210	(5,166)	331	(18,974)	2,788	(5,031)	(29,861)	5,297
Adjusted EBITDA[1]	$121,036	($97)	$470	($6,739)	$4,323	($2,845)	($15,811)	$100,337

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Statement of Operations by Segment (unaudited)

For the Six Months Ended June 30, 2017	Equipment Leasing			Infrastructure				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Revenues								
Equipment leasing revenues	$66,883	$4,838	$50	$—	$—	$—	$—	$71,771
Infrastructure revenues	—	—	—	7,892	16,065	139	—	24,096
Total revenues	66,883	4,838	50	7,892	16,065	139	—	95,867
Expenses								
Operating expenses	2,790	7,558	—	14,880	15,451	1,658	—	42,337
General and administrative	—	—	—	—	—	—	7,176	7,176
Acquisition and transaction expenses	270	—	—	—	—	—	3,062	3,332
Management fees and incentive allocation to affiliate	—	—	—	—	—	—	7,758	7,758
Depreciation and amortization	25,375	3,213	—	7,907	1,018	85	—	37,598
Interest expense	—	1,854	—	2,875	446	544	6,659	12,378
Total expenses	28,435	12,625	—	25,662	16,915	2,287	24,655	110,579
Other income (expense)								
Equity in losses of unconsolidated entities	(843)	—	(675)	(75)	—	—	—	(1,593)
Gain (loss) on sale of equipment and finance leases, net	4,061	—	—	—	(44)	—	—	4,017
Loss on extinguishment of debt	—	—	—	—	—	—	(2,456)	(2,456)
Interest income	159	7	—	201	—	—	—	367
Other income	—	—	—	32	—	—	—	32
Total other income (expense)	3,377	7	(675)	158	(44)	—	(2,456)	367
Income (loss) before income taxes	41,825	(7,780)	(625)	(17,612)	(894)	(2,148)	(27,111)	(14,345)
Provision for (benefit from) for income taxes	671	5	(34)	34	—	—	—	676
Net income (loss)	41,154	(7,785)	(591)	(17,646)	(894)	(2,148)	(27,111)	(15,021)
Less: Net (loss) income attributable to non-controlling interests in consolidated subsidiaries	142	(464)	—	(8,403)	61	(483)	—	(9,147)
Net income (loss) attributable to shareholders	41,012	(7,321)	(591)	(9,243)	(955)	(1,665)	(27,111)	(5,874)
Adjusted Net Income (Loss)[1]	41,953	(7,316)	(717)	(9,188)	(584)	(1,665)	(22,106)	377
Adjusted EBITDA[1]	$70,457	($2,435)	$477	($2,359)	$800	($1,036)	($14,934)	$50,970

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Comparative Statements of Operations

Consolidated - Comparative Statements of Operations (unaudited)

($'s in thousands)	Three Months Ended					Twelve Months Ended	
	6/30/2017	9/30/2017	12/31/2017[2]	3/31/2018	6/30/2018	6/30/2017	6/30/2018[2]
Revenues							
Equipment leasing revenues	$40,383	$49,616	$48,613	$55,784	$59,330	$131,794	$213,343
Infrastructure revenues	10,811	10,746	12,817	13,060	12,649	48,145	49,272
Total revenues	51,194	60,362	61,430	68,844	71,979	179,939	262,615
Expenses							
Operating expenses	21,324	23,688	26,360	27,579	27,593	76,597	105,220
General and administrative	3,341	3,439	3,955	3,586	4,573	13,541	15,553
Acquisition and transaction expenses	1,880	1,732	2,242	1,766	1,508	6,714	7,248
Management fees and incentive allocation to affiliate	3,865	3,771	4,203	3,739	4,495	15,921	16,208
Depreciation and amortization	20,221	24,784	25,728	29,587	32,844	69,890	112,943
Interest expense	7,684	8,914	17,535	11,871	12,857	20,912	51,177
Total expenses	58,315	66,328	80,023	78,128	83,870	203,575	308,349
Other (expense) income							
Equity in (losses) earnings of unconsolidated entities	(327)	132	(140)	95	(251)	(7,411)	(164)
Gain (loss) on sale of equipment and finance leases, net	1,999	2,709	11,555	(5)	4,996	6,691	19,255
Loss on extinguishment of debt	—	—	—	—	—	(2,456)	—
Asset impairment	—	—	—	—	—	—	—
Interest income	84	215	106	176	74	622	571
Other income, net	20	2,148	893	180	1,157	536	4,378
Total other (expense) income	1,776	5,204	12,414	446	5,976	(2,018)	24,040
Losses before income taxes	(5,345)	(762)	(6,179)	(8,838)	(5,915)	(25,654)	(21,694)
Provision for income taxes	464	909	369	495	534	832	2,307
Net Loss	(5,809)	(1,671)	(6,548)	(9,333)	(6,449)	(26,486)	(24,001)
Less: Net loss attributable to non-controlling interests in consolidated subsidiaries	(4,349)	(4,669)	(9,558)	(8,761)	(7,288)	(17,523)	(30,276)
Net (loss) income attributable to shareholders	(1,460)	2,998	3,010	(572)	839	(8,963)	6,275
Adjusted Net (Loss) Income[1]	626	3,837	6,187	2,728	2,570	3,691	15,322
Adjusted EBITDA[1]	$28,833	$37,765	$47,789	$48,121	$52,217	$94,727	$185,892

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.
2) Results of operations for the three months ended December 31, 2017 include a $5.9 million out of period adjustment to interest expense, including non-controlling interest of $2.3 million, which primarily relates to interest previously capitalized that should have been expensed ratably during the first nine months of 2017. We do not believe this out of period adjustment is material to our financial position or results of operations for any prior periods.

Aviation - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Revenues							
Gross lease income	$21,364	$27,842	$30,639	$36,535	$39,287	$81,527	$134,303
Lease intangible amortization	(1,363)	(1,901)	(3,113)	(7,227)	(5,662)	(5,464)	(17,903)
Maintenance revenue	16,576	17,533	18,873	23,427	21,688	46,551	81,521
Finance lease income	—	—	—	—	247	—	247
Other revenue	—	—	37	—	558	377	595
Total revenues	36,577	43,474	46,436	52,735	56,118	122,991	198,763
Expenses							
Operating expenses	1,371	1,706	1,751	3,433	1,864	5,416	8,754
Acquisition and transaction expenses	55	6	165	157	66	350	394
Depreciation and amortization	14,086	17,909	18,511	21,813	24,875	45,813	83,108
Total expenses	15,512	19,621	20,427	25,403	26,805	51,579	92,256
Other income (expense)							
Equity in losses earnings of unconsolidated entities	(107)	(203)	(230)	(224)	(126)	(843)	(783)
Gain (loss) on sale of equipment and finance leases, net	2,029	2,871	256	(20)	5,003	6,558	8,110
Interest income	76	51	87	73	33	298	244
Total other income (expense)	1,998	2,719	113	(171)	4,910	6,013	7,571
Income before income taxes	23,063	26,572	26,122	27,161	34,223	77,425	114,078
Provision for income taxes	478	927	368	483	523	850	2,301
Net income	22,585	25,645	25,754	26,678	33,700	76,575	111,777
Less: Net (loss) income attributable to non-controlling interests in consolidated subsidiaries	224	303	252	(24)	—	287	531
Net income attributable to shareholders	22,361	25,342	25,502	26,702	33,700	76,288	111,246
Adjusted Net Income[1]	22,894	26,274	24,410	27,342	33,868	77,269	111,894
Adjusted EBITDA[1]	$38,221	$45,894	$47,477	$56,210	$64,826	$128,522	$214,407

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Offshore Energy - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Revenues							
Lease income	$2,884	$3,800	$1,138	$2,249	$1,868	$6,552	$9,055
Finance lease income	385	385	380	367	365	1,572	1,497
Other revenue	512	1,932	634	408	954	578	3,928
Total revenues	3,781	6,117	2,152	3,024	3,187	8,702	14,480
Expenses							
Operating expenses	4,015	5,103	3,172	2,368	3,948	12,570	14,591
Depreciation and amortization	1,606	1,607	1,607	1,602	1,626	6,366	6,442
Interest expense	930	946	870	873	961	3,730	3,650
Total expenses	6,551	7,656	5,649	4,843	6,535	22,666	24,683
Other income (expense)							
Gain on sale of equipment	—	—	11,405	—	—	—	11,405
Asset impairment	—	—	—	—	—	—	—
Interest income	4	4	4	3	5	15	16
Other income	—	1,093	—	—	—	—	1,093
Total other income (expense)	4	1,097	11,409	3	5	15	12,514
(Loss) Income before income taxes	(2,766)	(442)	7,912	(1,816)	(3,343)	(13,949)	2,311
Provision for (benefit from) income taxes	3	(5)	11	3	2	5	11
Net loss (income)	(2,769)	(437)	7,901	(1,819)	(3,345)	(13,954)	2,300
Less: Net loss attributable to non-controlling interests in consolidated subsidiaries	(216)	(62)	—	—	—	(674)	(62)
Net (loss) income attributable to shareholders	(2,553)	(375)	7,901	(1,819)	(3,345)	(13,280)	2,362
Adjusted Net (Loss) Income[(1)]	(2,550)	(380)	7,912	(1,816)	(3,350)	(13,275)	2,366
Adjusted EBITDA[(1)]	($105)	$2,112	$10,389	$659	($756)	($3,548)	$12,404

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Shipping Containers - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Revenues							
Finance lease income	$—	$—	$—	$—	$—	$1	$—
Other revenue	25	25	25	25	25	100	100
Total revenues	25	25	25	25	25	101	100
Expenses							
Operating expenses	—	8	1	—	—	1	9
Interest expense	—	—	—	—	—	—	—
Total expenses	—	8	1	—	—	1	9
Other income (expense)							
Equity in (losses) earnings of unconsolidated entities	(210)	359	312	171	110	(6,475)	952
Other expense, net	—	—	—	—	—	2	—
Total other (expense) income	(210)	359	312	171	110	(6,473)	952
(Loss) income before income taxes	(185)	376	336	196	135	(6,373)	1,043
Benefit from income taxes	(9)	(10)	(21)	(1)	(2)	(107)	(34)
Net (loss) income attributable to shareholders	(176)	386	357	197	137	(6,266)	1,077
Adjusted Net (Loss) Income[(1)]	(277)	330	474	196	135	(3,333)	1,135
Adjusted EBITDA[(1)]	$331	$526	$442	$276	$194	($435)	$1,438

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Jefferson Terminal - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017[2]	3/31/2018	6/30/2018	6/30/2017	6/30/2018[2]
Revenues							
Lease income	$—	$—	$—	$—	$—	$—	$—
Terminal services revenue	3,026	1,730	607	1,253	2,550	16,778	6,140
Total revenues	3,026	1,730	607	1,253	2,550	16,778	6,140
Expenses							
Operating expenses	7,267	7,039	9,294	11,959	11,253	27,380	39,545
Acquisition and transaction expenses	—	—	—	—	—	109	—
Depreciation and amortization	3,956	3,978	4,308	4,790	4,937	15,738	18,013
Interest expense	1,438	1,408	9,285	3,528	4,285	8,588	18,506
Total expenses	12,661	12,425	22,887	20,277	20,475	51,815	76,064
Other income							
Equity in (losses) earnings of unconsolidated entities	(10)	(24)	(222)	148	(235)	(93)	(333)
Interest income	4	160	15	100	36	309	311
Other income, net	20	1,055	893	180	1,157	534	3,285
Total other income	14	1,191	686	428	958	750	3,263
Loss before income taxes	(9,621)	(9,504)	(21,594)	(18,596)	(16,967)	(34,287)	(66,661)
Provision for (benefit from) income taxes	(5)	(3)	11	11	10	73	29
Net loss	(9,616)	(9,501)	(21,605)	(18,607)	(16,977)	(34,360)	(66,690)
Less: Net loss attributable to non-controlling interests in consolidated subsidiaries	(4,045)	(4,806)	(9,782)	(8,949)	(7,309)	(16,578)	(30,846)
Net loss attributable to shareholders	(5,571)	(4,695)	(11,823)	(9,658)	(9,668)	(17,782)	(35,844)
Adjusted Net Loss[1]	(5,574)	(6,081)	(11,747)	(8,723)	(10,250)	(17,662)	(36,801)
Adjusted EBITDA[1]	($2,135)	($2,697)	($3,358)	($3,550)	($3,188)	($1,372)	($12,793)

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.
2) Results of operations for the three months ended December 31, 2017 include a $5.9 million out of period adjustment to interest expense, including non-controlling interest of $2.3 million, which primarily relates to interest previously capitalized that should have been expensed ratably during the first nine months of 2017. We do not believe this out of period adjustment is material to our financial position or results of operations for any prior periods.

Railroad - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Revenues							
Rail revenues	$7,662	$8,258	$8,284	$11,047	$8,788	$31,196	$36,377
Total revenues	7,662	8,258	8,284	11,047	8,788	31,196	36,377
Expenses							
Operating expenses	7,907	6,980	7,535	7,438	7,813	28,936	29,766
Depreciation and amortization	492	507	512	573	574	1,884	2,166
Interest expense	247	264	319	345	141	846	1,069
Total expenses	8,646	7,751	8,366	8,356	8,528	31,666	33,001
Other (expense) income							
(Loss) Gain on sale of equipment and finance leases, net	(30)	(162)	(106)	15	(7)	133	(260)
Total other (expense) income	(30)	(162)	(106)	15	(7)	133	(260)
(Loss) income before income taxes	(1,014)	345	(188)	2,706	253	(337)	3,116
Net (loss) income	(1,014)	345	(188)	2,706	253	(337)	3,116
Less: Net income (loss) attributable to non-controlling interests in consolidated subsidiaries	57	(104)	(27)	206	51	87	126
Net (loss) income attributable to shareholders	(1,071)	449	(161)	2,500	202	(424)	2,990
Adjusted Net (Loss) Income[1]	(726)	517	86	2,543	245	(3)	3,391
Adjusted EBITDA[1]	($28)	$1,234	$867	$3,406	$917	$2,555	$6,424

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Ports and Terminals - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Revenues							
Lease Income	$123	$455	$517	$382	$417	$171	$1,771
Other revenue	—	303	3,409	378	894	—	4,984
Total revenues	123	758	3,926	760	1,311	171	6,755
Expenses							
Operating expenses	764	2,852	4,607	2,381	2,715	2,286	12,555
Depreciation and amortization	81	783	790	809	832	89	3,214
Interest expense	270	273	271	272	273	1,089	1,089
Total expenses	1,115	3,908	5,668	3,462	3,820	3,464	16,858
Loss before income taxes	(992)	(3,150)	(1,742)	(2,702)	(2,509)	(3,293)	(10,103)
Provision for (benefit from) income taxes	(3)	—	—	(1)	1	13	—
Net loss	(989)	(3,150)	(1,742)	(2,701)	(2,510)	(3,306)	(10,103)
Less: Net (loss) income attributable to non-controlling interests in consolidated subsidiaries	(369)	—	(1)	6	(30)	(640)	(25)
Net loss attributable to shareholders	(620)	(3,150)	(1,741)	(2,707)	(2,480)	(2,666)	(10,078)
Adjusted Net Loss[(1)]	(623)	(3,150)	(1,442)	(2,645)	(2,386)	(2,658)	(9,623)
Adjusted EBITDA[(1)]	($245)	($2,094)	($384)	($1,564)	($1,281)	($1,530)	($5,323)

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Corporate - Comparative Statements of Operations (unaudited)

	Three Months Ended					Twelve Months Ended	
($'s in thousands)	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	6/30/2017	6/30/2018
Expenses							
Operating expenses	$—	$—	$—	$—	$—	$434	$—
General and administrative	3,341	3,439	3,955	3,586	4,573	13,541	15,553
Acquisition and transaction expenses	1,825	1,726	2,077	1,609	1,442	6,255	6,854
Management fees and incentive allocation to affiliate	3,865	3,771	4,203	3,739	4,495	15,921	16,208
Depreciation and amortization	—	—	—	—	—	—	—
Interest expense	4,799	6,023	6,790	6,853	7,197	6,943	26,863
Total expenses	13,830	14,959	17,025	15,787	17,707	43,094	65,478
Other expense							
Loss on extinguishment of debt	—	—	—	—	—	(2,456)	—
Total other expense	—	—	—	—	—	(2,456)	—
Loss before income taxes	(13,830)	(14,959)	(17,025)	(15,787)	(17,707)	(45,550)	(65,478)
Provision for income taxes	—	—	—	—	—	5	—
Net loss	(13,830)	(14,959)	(17,025)	(15,787)	(17,707)	(45,555)	(65,478)
Less: Net loss attributable to non-controlling interests in consolidated subsidiaries	—	—	—	—	—	(74)	—
Net loss attributable to shareholders	(13,830)	(14,959)	(17,025)	(15,787)	(17,707)	(45,481)	(65,478)
Adjusted Net Loss[1]	(12,518)	(13,673)	(13,506)	(14,169)	(15,692)	(36,647)	(57,040)
Adjusted EBITDA[1]	($7,206)	($7,210)	($7,644)	($7,316)	($8,495)	($29,465)	($30,665)

FORTRESS TRANSPORTATION & INFRASTRUCTURE

1) This is a Non-GAAP measure. See Reconciliation of Non-GAAP Measures section in Appendix for a reconciliation to the most comparable GAAP measure.

Condensed Balance Sheets by Segment

Condensed Balance Sheets by Segment

As of June 30, 2018	Equipment Leasing			Infrastructure				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports and Terminals	Corporate	Total
Gross Property, Plant and Equipment (PP&E)	$—	$—	$—	$385,111	$53,394	$210,446	$—	$648,951
Spare parts	—	—	—	1,519	—	—	—	1,519
Accumulated Depreciation on PP&E	—	—	—	(40,076)	(7,368)	(3,303)	—	(50,747)
Net PP&E	—	—	—	346,554	46,026	207,143	—	599,723
Gross Leasing Equipment	1,160,211	185,640	—	44,326	—	—	—	1,390,177
Accumulated Depreciation on Leasing Equipment	(156,352)	(25,770)	—	(4,314)	—	—	—	(186,436)
Net Leasing Equipment	1,003,859	159,870	—	40,012	—	—	—	1,203,741
Intangible Assets	14,070	—	—	21,912	37	—	—	36,019
Goodwill	—	—	—	115,990	594	—	—	116,584
All Other Assets	90,882	30,099	4,759	74,236	11,248	15,758	28,223	255,205
Total Assets	1,108,811	189,969	4,759	598,704	57,905	222,901	28,223	2,211,272
Debt	—	50,579	—	225,284	20,287	—	566,596	862,746
All Other Liabilities	171,714	4,072	97	29,654	16,134	21,950	15,579	259,200
Total Liabilities	171,714	54,651	97	254,938	36,421	21,950	582,175	1,121,946
Shareholders' equity	937,097	135,318	4,662	286,348	18,399	200,523	(554,477)	1,027,870
Non-controlling interest in equity of consolidated subsidiaries	—	—	—	57,418	3,085	428	525	61,456
Total Equity	937,097	135,318	4,662	343,766	21,484	200,951	(553,952)	1,089,326
Total Liabilities and Equity	$1,108,811	$189,969	$4,759	$598,704	$57,905	$222,901	$28,223	$2,211,272

Condensed Balance Sheets by Segment

As of December 31, 2017	**Equipment Leasing**			**Infrastructure**				
($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports and Terminals	Corporate	Total
Gross Property, Plant and Equipment (PP&E)	$—	$—	$—	$362,171	$46,776	$119,978	$—	$528,925
Spare parts	—	—	—	1,629	—	—	—	1,629
Accumulated Depreciation on PP&E	—	—	—	(32,680)	(6,263)	(1,662)	—	(40,605)
Net PP&E	—	—	—	331,120	40,513	118,316	—	489,949
Gross Leasing Equipment	987,921	185,614	—	44,327	—	—	—	1,217,862
Accumulated Depreciation on Leasing Equipment	(117,430)	(22,542)	—	(3,760)	—	—	—	(143,732)
Net Leasing Equipment	870,491	163,072	—	40,567	—	—	—	1,074,130
Intangible Assets	16,295	—	—	23,688	60	—	—	40,043
Goodwill	—	—	—	115,990	594	—	—	116,584
All Other Assets	65,757	32,029	4,429	67,964	10,822	5,377	48,722	235,100
Total Assets	952,543	195,101	4,429	579,329	51,989	123,693	48,722	1,955,806
Debt	—	53,590	—	184,942	22,513	—	442,219	703,264
All Other Liabilities	145,882	3,263	100	25,217	14,047	14,229	14,729	217,467
Total Liabilities	145,882	56,853	100	210,159	36,560	14,229	456,948	920,731
Shareholders' equity	803,624	138,248	4,329	287,756	12,692	109,169	(408,750)	947,068
Non-controlling interest in equity of consolidated subsidiaries	3,037	—	—	81,414	2,737	295	524	88,007
Total Equity	806,661	138,248	4,329	369,170	15,429	109,464	(408,226)	1,035,075
Total Liabilities and Equity	$952,543	$195,101	$4,429	$579,329	$51,989	$123,693	$48,722	$1,955,806

Reconciliation of Non-GAAP Measures

Adjusted Net Income (Loss) Reconciliation by Segment (unaudited)

($'s in thousands)	For the Three Months Ended June 30, 2018							
	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$33,700	($3,345)	$137	($9,668)	$202	($2,480)	($17,707)	**$839**
Add: Provision for income taxes	523	2	(2)	10	—	1	—	**534**
Add: Equity-based compensation expense	—	—	—	90	46	93	—	**229**
Add: Acquisition and transaction expenses	66	—	—	—	—	—	1,442	**1,508**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	(441)	—	—	—	**(441)**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net Income from unconsolidated entities (1)	(126)	—	110	(235)	—	—	—	**(251)**
Add: Incentive allocations	—	—	—	—	—	—	573	**573**
Less: Cash payments for income taxes	(421)	(7)	—	(46)	—	—	—	**(474)**
Less: Equity in losses (earnings) of unconsolidated entities	126	—	(110)	235	—	—	—	**251**
Less: Non-controlling share of adjustments to Adjusted Net Income (2)(3)(4)	—	—	—	(195)	(3)	—	—	**(198)**
Adjusted Net Income (Loss)	**$33,868**	**($3,350)**	**$135**	**($10,250)**	**$245**	**($2,386)**	**($15,692)**	**$2,570**

($'s in thousands)	For the Three Months Ended June 30, 2017							
	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$22,361	($2,553)	($176)	($5,571)	($1,071)	(620)	($13,830)	**($1,460)**
Add: Provision for income taxes	478	3	(9)	(5)	—	(3)	—	**464**
Add: Equity-based compensation expense	—	—	—	79	364	—	—	**443**
Add: Acquisition and transaction expenses	55	—	—	—	—	—	1,825	**1,880**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net Income from unconsolidated entities (1)	(107)	—	(302)	(10)	—	—	—	**(419)**
Add: Incentive allocations	—	—	—	—	—	—	—	**—**
Less: Cash payments for income taxes	—	—	—	(79)	—	—	(513)	**(592)**
Less: Equity in losses (earnings) of unconsolidated entities	107	—	210	10	—	—	—	**327**
Less: Non-controlling share of adjustments to Adjusted Net Income (2)(3)(4)	—	—	—	2	(19)	—	—	**(17)**
Adjusted Net Income (Loss)	**$22,894**	**($2,550)**	**($277)**	**($5,574)**	**($726)**	**($623)**	**($12,518)**	**$626**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Adjusted Net Income (Loss) Reconciliation by Segment (unaudited)

For the Six Months Ended June 30, 2018

($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$60,402	($5,164)	$334	($19,326)	$2,702	($5,187)	($33,494)	**$267**
Add: Provision for income taxes	1,006	5	(3)	21	—	—	—	**1,029**
Add: Equity-based compensation expense	—	—	—	180	92	156	9	**437**
Add: Acquisition and transaction expenses	223	—	—	—	—	—	3,051	**3,274**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	182	—	—	—	**182**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net (Loss) Income from unconsolidated entities [1]	(350)	—	281	(87)	—	—	—	**(156)**
Add: Incentive allocations	—	—	—	—	—	—	573	**573**
Less: Cash payments for income taxes	(421)	(7)	—	(37)	—	—	—	**(465)**
Less: Equity in losses (earnings) of unconsolidated entities	350	—	(281)	87	—	—	—	**156**
Less: Non-controlling share of adjustments to Adjusted Net Loss (Income) [2][3][4]	—	—	—	6	(6)	—	—	**—**
Adjusted Net Income (Loss)	**$61,210**	**($5,166)**	**$331**	**($18,974)**	**$2,788**	**($5,031)**	**($29,861)**	**$5,297**

For the Six Months Ended June 30, 2017

($'s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$41,012	($7,321)	($591)	($9,243)	($955)	(1,665)	($27,111)	**($5,874)**
Add: Provision for income taxes	671	5	(34)	34	—	—	—	**676**
Add: Equity-based compensation expense	—	—	—	138	392	—	—	**530**
Add: Acquisition and transaction expenses	270	—	—	—	—	—	3,062	**3,332**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	2,456	**2,456**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net Loss from unconsolidated entities [1]	(843)	—	(767)	(75)	—	—	—	**(1,685)**
Less: Cash payments for income taxes	—	—	—	(82)	—	—	(513)	**(595)**
Less: Equity in losses (earnings) of unconsolidated entities	843	—	675	75	—	—	—	**1,593**
Less: Non-controlling share of adjustments to Adjusted Net Income [2][3][4]	—	—	—	(35)	(21)	—	—	**(56)**
Adjusted Net Income (Loss)	**$41,953**	**($7,316)**	**($717)**	**($9,188)**	**($584)**	**($1,665)**	**($22,106)**	**$377**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Adjusted Net Income (Loss) Reconciliation by Segment (unaudited)

($'s in thousands)	For the Last Twelve Months Ended June 30, 2018							
	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal[5]	Railroad	Ports & Terminals	Corporate	Total[5]
Net income (loss) attributable to shareholders	$111,246	$2,362	$1,077	($35,844)	$2,990	($10,078)	($65,478)	**$6,275**
Add: Provision for income taxes	2,301	11	(34)	29	—	—	—	**2,307**
Add: Equity-based compensation expense	—	—	—	360	430	451	9	**1,250**
Add: Acquisition and transaction expenses	394	—	—	—	—	—	6,854	**7,248**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	(839)	—	—	—	**(839)**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net (Loss) Income from unconsolidated entities [1]	(783)	—	1,044	(333)	—	—	—	**(72)**
Add: Incentive allocations	—	—	—	—	—	—	1,087	**1,087**
Less: Cash payments for income taxes	(2,047)	(7)	—	(34)	—	4	488	**(1,596)**
Less: Equity in losses (earnings) of unconsolidated entities	783	—	(952)	333	—	—	—	**164**
Less: Non-controlling share of adjustments to Adjusted Net Income [2][3][4]	—	—	—	(473)	(29)	—	—	**(502)**
Adjusted Net Income (Loss)	**$111,894**	**$2,366**	**$1,135**	**($36,801)**	**$3,391**	**($9,623)**	**($57,040)**	**$15,322**

($'s in thousands)	For the Last Twelve Months Ended June 30, 2017							
	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$76,288	($13,280)	($6,266)	($17,782)	($424)	(2,666)	($44,833)	**($8,963)**
Add: Provision for income taxes	850	5	(107)	73	—	13	(2)	**832**
Add: Equity-based compensation expense	—	—	—	255	449	—	—	**704**
Add: Acquisition and transaction expenses	350	—	—	109	—	—	6,255	**6,714**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	2,456	**2,456**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Pro-rata share of Adjusted Net Loss from unconsolidated entities [1]	(843)	—	(3,435)	(75)	—	—	—	**(4,353)**
Add: Incentive allocations	—	—	—	—	—	—	—	**—**
Less: Cash payments for income taxes	(219)	—	—	(82)	—	(5)	(523)	**(829)**
Less: Equity in losses (earnings) of unconsolidated entities	843	—	6,475	93	—	—	—	**7,411**
Less: Non-controlling share of adjustments to Adjusted Net Income [2][3][4]	—	—	—	(253)	(28)	—	—	**(281)**
Adjusted Net Income (Loss)	**$77,269**	**($13,275)**	**($3,333)**	**($17,662)**	**($3)**	**(2,658)**	**($36,647)**	**$3,691**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Adjusted EBITDA Reconciliation by Segment (unaudited)

For the Three Months Ended June 30, 2018

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$33,700	($3,345)	$137	($9,668)	$202	(2,480)	($17,707)	**$839**
Add: Provision for (benefit from) income taxes	523	2	(2)	10	—	1	—	**534**
Add: Equity-based compensation expense	—	—	—	90	46	93	—	**229**
Add: Acquisition and transaction expenses	66	—	—	—	—	—	1,442	**1,508**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	(441)	—	—	—	**(441)**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Incentive allocations	—	—	—	—	—	—	573	**573**
Add: Depreciation & amortization expense [6][9]	30,537	1,626	—	4,937	574	832	—	**38,506**
Add: Interest expense	—	961	—	4,285	141	273	7,197	**12,857**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities [7][15][16][17]	(126)	—	169	(235)	—	—	—	**(192)**
Less: Equity in losses (earnings) of unconsolidated entities	126	—	(110)	235	—	—	—	**251**
Less: Non-controlling share of Adjusted EBITDA [8][10][11][12][13][14]	—	—	—	(2,401)	(46)	—	—	**(2,447)**
Adjusted EBITDA	**$64,826**	**($756)**	**$194**	**($3,188)**	**$917**	**(1,281)**	**($8,495)**	**$52,217**

For the Three Months Ended June 30, 2017

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$22,361	($2,553)	($176)	($5,571)	($1,071)	(620)	($13,830)	**($1,460)**
Add: Provision for (benefit from) income taxes	478	3	(9)	(5)	—	(3)	—	**464**
Add: Equity-based compensation expense	—	—	—	79	364	—	—	**443**
Add: Acquisition and transaction expenses	55	—	—	—	—	—	1,825	**1,880**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Incentive allocations	—	—	—	—	—	—	—	**—**
Add: Depreciation & amortization expense [6][9]	15,448	1,606	—	3,956	492	81	—	**21,583**
Add: Interest expense	—	930	—	1,438	247	270	4,799	**7,684**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities [7][15][16][17]	(107)	—	306	(10)	—	—	—	**189**
Less: Equity in losses (earnings) of unconsolidated entities	107	—	210	10	—	—	—	**327**
Less: Non-controlling share of Adjusted EBITDA [8][10][11][12][13][14]	(121)	(91)	—	(2,032)	(60)	27	—	**(2,277)**
Adjusted EBITDA	**$38,221**	**($105)**	**$331**	**($2,135)**	**($28)**	**(245)**	**($7,206)**	**$28,833**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Adjusted EBITDA Reconciliation by Segment (unaudited)

For the Six Months Ended June 30, 2018

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$60,402	($5,164)	$334	($19,326)	$2,702	(5,187)	($33,494)	**$267**
Add: Provision for (benefit from) income taxes	1,006	5	(3)	21	—	—	—	**1,029**
Add: Equity-based compensation expense	—	—	—	180	92	156	9	**437**
Add: Acquisition and transaction expenses	223	—	—	—	—	—	3,051	**3,274**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	182	—	—	—	**182**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Incentive allocations	—	—	—	—	—	—	573	**573**
Add: Depreciation & amortization expense (6)(9)	59,577	3,228	—	9,727	1,147	1,641	—	**75,320**
Add: Interest expense	—	1,834	—	7,813	486	545	14,050	**24,728**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities (7)(15)(16)(17)	(350)	—	420	(87)	—	—	—	**(17)**
Less: Equity in losses (earnings) of unconsolidated entities	350	—	(281)	87	—	—	—	**156**
Less: Non-controlling share of Adjusted EBITDA (8)(10)(11)(12)(13)(14)	(172)	—	—	(5,336)	(104)	—	—	**(5,612)**
Adjusted EBITDA	**$121,036**	**($97)**	**$470**	**($6,739)**	**$4,323**	**(2,845)**	**($15,811)**	**$100,337**

For the Six Months Ended June 30, 2017

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$41,012	($7,321)	($591)	($9,243)	($955)	(1,665)	($27,111)	**($5,874)**
Add: Provision for (benefit from) income taxes	$671	5	(34)	34	—	—	—	**676**
Add: Equity-based compensation expense	—	—	—	138	392	—	—	**530**
Add: Acquisition and transaction expenses	270	—	—	—	—	—	3,062	**3,332**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	2,456	**2,456**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Depreciation & amortization expense (6)(9)	28,666	3,213	—	7,907	1,018	85	—	**40,889**
Add: Interest expense	—	1,854	—	2,875	446	544	6,659	**12,378**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities (7)(15)(16)(17)	(843)	—	427	(75)	—	—	—	**(491)**
Less: Equity in losses (earnings) of unconsolidated entities	843	—	675	75	—	—	—	**1,593**
Less: Non-controlling share of Adjusted EBITDA (8)(10)(11)(12)(13)(14)	(162)	(186)	—	(4,070)	(101)	—	—	**(4,519)**
Adjusted EBITDA	**$70,457**	**($2,435)**	**$477**	**($2,359)**	**$800**	**(1,036)**	**($14,934)**	**$50,970**

Adjusted EBITDA Reconciliation by Segment (unaudited)

For the Last Twelve Months Ended June 30, 2018

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal[5]	Railroad	Ports & Terminals	Corporate	Total[5]
Net income (loss) attributable to shareholders	$111,246	$2,362	$1,077	($35,844)	$2,990	(10,078)	($65,478)	**$6,275**
Add: Provision for (benefit from) income taxes	2,301	11	(34)	29	—	—	—	**2,307**
Add: Equity-based compensation expense	—	—	—	360	430	451	9	**1,250**
Add: Acquisition and transaction expenses	394	—	—	—	—	—	6,854	**7,248**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	—	**—**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	(839)	—	—	—	**(839)**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Incentive allocations	—	—	—	—	—	—	1,087	**1,087**
Add: Depreciation & amortization expense[(6)(9)]	101,013	6,442	—	18,013	2,166	3,214	—	**130,848**
Add: Interest expense	—	3,650	—	18,505	1,069	1,090	26,863	**51,177**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities[(7)(15)(16)(17)]	(783)	—	1,347	(333)	—	—	—	**231**
Less: Equity in losses (earnings) of unconsolidated entities	783	—	(952)	333	—	—	—	**164**
Less: Non-controlling share of Adjusted EBITDA[(8)(10)(11)(12)(13)(14)]	(547)	(61)	—	(13,017)	(231)	—	—	**(13,856)**
Adjusted EBITDA	**$214,407**	**$12,404**	**$1,438**	**($12,793)**	**$6,424**	**(5,323)**	**($30,665)**	**$185,892**

For the Last Twelve Months Ended June 30, 2017

($s in thousands)	Aviation Leasing	Offshore Energy	Shipping Containers	Jefferson Terminal	Railroad	Ports & Terminals	Corporate	Total
Net income (loss) attributable to shareholders	$76,288	($13,280)	($6,266)	($17,782)	($424)	(2,666)	($44,833)	**($8,963)**
Add: Provision for (benefit from) income taxes	850	5	(107)	73	—	13	(2)	**832**
Add: Equity-based compensation expense	—	—	—	255	448	—	—	**703**
Add: Acquisition and transaction expenses	350	—	—	109	—	—	6,255	**6,714**
Add: Losses on the modification or extinguishment of debt and capital lease obligations	—	—	—	—	—	—	2,456	**2,456**
Add: Changes in fair value of non-hedge derivative instruments	—	—	—	—	—	—	—	**—**
Add: Asset impairment charges	—	—	—	—	—	—	—	**—**
Add: Depreciation & amortization expense[(6)(9)]	51,278	6,366	—	15,738	1,883	88	—	**75,353**
Add: Interest expense	—	3,730	—	9,588	846	1,091	6,659	**21,914**
Add: Pro-rata share of Adjusted EBITDA from unconsolidated entities[(7)(15)(16)(17)]	(843)	—	(537)	(75)	—	—	—	**(1,455)**
Less: Equity in losses (earnings) of unconsolidated entities	843	—	6,475	93	—	—	—	**7,411**
Less: Non-controlling share of Adjusted EBITDA[(8)(10)(11)(12)(13)(14)]	(244)	(369)	—	(9,371)	(198)	(56)	—	**(10,238)**
Adjusted EBITDA	**$128,522**	**($3,548)**	**($435)**	**($1,372)**	**$2,555**	**(1,530)**	**($29,465)**	**$94,727**

Notes to Non-GAAP reconciliations

$s in thousands

(1) Pro-rata share of Adjusted Net Income (Loss) from unconsolidated entities includes the Company's proportionate share of the unconsolidated entities' net income adjusted for the excluded and included items detailed in the table above.

(2) Non-controlling share of Adjusted Net (Loss) Income includes the following items for the three months ended June 30, 2018 and 2017: (i) equity-based compensation of $38 and $50, (ii) provision for income tax of $4 and $(2), and (iii) changes in fair value of non-hedge derivative instruments of $174 and $0 less (iv) cash tax payments of $18 and $31, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) equity-based compensation of $75 and $75, (ii) provision for income tax of $8 and $13, and (iii) changes in fair value of non-hedge derivative instruments of $(70) and $0, less (iv) cash tax payments of $13 and $32, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) equity-based compensation of $169 and $128, (ii) provision for income tax of $11 and $28, (iii) acquisition and transaction expenses of $0 and $156, (iv) changes in fair value of non-hedge derivative instruments of $334 and $0, less (v) cash tax payments of $12 and $31, respectively.

(3) Jefferson Terminal's non-controlling share of Adjusted Net Income (Loss) includes the following items for the three months ended June 30, 2018 and 2017: (i) equity-based compensation of $35 and $31, (ii) provision for income taxes of $4 and $(2), (iii) changes in fair value of non-hedge derivative instruments of $174 and $0, less (iv) cash paid for income taxes of $18 and $31, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) equity-based compensation of $69 and $54, (ii) provision for income taxes of $8 and $13, (iii) changes in fair value of non-hedge derivative instruments of $(70) and $0, less (iv) cash paid for income taxes of $13 and $32, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) equity-based compensation of $140 and $100, (ii) provision for income taxes of $11 and $28, (iii) acquisition and transaction expenses of $0 and $156, and (iv) changes in fair value of non-hedge derivative instruments of $334 and $0, less (v) cash paid for income taxes of $12 and $31, respectively.

(4) CMQR's non-controlling share of Adjusted Net Income includes equity-based compensation of $3 and $19 for the three months ended June 30, 2018 and 2017, respectively, and $6 and $21 for the six months ended June 30, 2018 and 2017, respectively.

CMQR's non-controlling share of Adjusted Net Income includes equity-based compensation of $29 and $28 for the twelve months ended June 30, 2018 and 2017, respectively.

(5) Results of operations for the twelve months ended June 30, 2018 include a $3.6 million out of period adjustment, recorded in the three months ended December 31, 2017, net of non-controlling interests, which primarily relates to interest previously capitalized that should have been expensed ratably during the first nine months of 2017. We do not believe this out of period adjustment is material to our financial position or results of operations for any prior period.

Notes to Non-GAAP reconciliations

$s in thousands

(6) Depreciation and amortization expense includes the following items for the three months ended June 30, 2018 and 2017: $32,844 and $20,221 of depreciation and amortization expense, $2,010 and $1,065 of lease intangible amortization, and $3,652 and $297 of amortization for lease incentives for the three months ended June 30, 2018 and 2017, respectively.

Includes $62,431 and $37,598 of depreciation and amortization expense, $4,002 and $2,347 of lease intangible amortization, and $8,887 and $944 of amortization for lease incentives for the six months ended June 30, 2018 and 2017, respectively.

Includes $112,944 and $69,887 of depreciation and amortization expense, $6,368 and $4,175 of lease intangible amortization, and $11,536 and $1,291 of amortization for lease incentives for the twelve months ended June 30, 2018 and 2017, respectively.

(7) The Company's pro-rata share of Adjusted EBITDA from unconsolidated entities includes the following items for the three months ended June 30, 2018 and 2017: (i) net loss of $299 and $376, (ii) interest expense of $94 and $223, and (iii) depreciation and amortization expense of $13 and $342, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) net loss of $279 and $1,685, (ii) interest expense of $206 and $474, and (iii) depreciation and amortization expense of $28 and $720, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) net loss of $352 and $7,579, (ii) interest expense of $517 and $1,136, (iii) depreciation and amortization expense of $66 and $1,920, and (iv) asset impairment charges of $0 and $3,068, respectively.

(8) The Company's non-controlling share of Adjusted EBITDA includes the following items for the three months ended June 30, 2018 and 2017: (i) equity based compensation of $25 and $50, (ii) provision for income taxes of $3 and $(2), (iii) interest expense of $1,032 and $476, (iv) depreciation and amortization expense of $1,200 and $1,753, and (v) changes in fair value of non-hedge derivative instruments of $187 and $0, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) equity based compensation of $62 and $75, (ii) provision for income taxes of $7 and $13, (iii) interest expense of $2,324 and $1,004, (iv) depreciation and amortization expense of $3,276 and $3,427, and (v) changes in fair value of non-hedge derivative instruments of $(57) and $0, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) equity based compensation of $155 and $128, (ii) provision for income taxes of $10 and $28, (iii) acquisition and transaction expenses of $0 and $156, (iv) interest expense of $6,351 and $3,173, (v) depreciation and amortization expense of $6,992 and $6,753, and (vi) changes in fair value of non-hedge derivative instruments of $348 and $0, respectively.

Notes to Non-GAAP reconciliations

$s in thousands

(9) Aviation Leasing's depreciation and amortization expense includes $24,875 and $14,086 of depreciation expense, $2,010 and $1,065 of lease intangible amortization, and $3,652 and $297 of amortization for lease incentives during the three months ended June 30, 2018 and 2017, respectively.

Includes (i) $46,688 and $25,375 of depreciation expense, (ii) $4,002 and $2,347 of lease intangible amortization, and (iii) $8,887 and $944 of amortization for lease incentives during the six months ended June 30, 2018 and 2017, respectively.

Includes (i) $83,109 and $45,812 of depreciation expense, (ii) $6,368 and $4,175 of lease intangible amortization, and (iii) $11,536 and $1,291 of amortization for lease incentives during the twelve months ended June 30, 2018 and 2017, respectively.

(10) Aviation Leasing's non-controlling share of Adjusted EBITDA includes $0 and $121 of depreciation expense during the three months ended June 30, 2018 and 2017, respectively.

Includes $172 and $162 of depreciation expense during the six months ended June 30, 2018 and 2017, respectively.

Includes $547 and $244 of depreciation expense during the twelve months ended June 30, 2018 and 2017, respectively.

(11) Offshore's non-controlling share of Adjusted EBITDA includes the following items for the three months ended June 30, 2018 and 2017: (i) depreciation expense of $0 and $61 and (ii) interest expense of $0 and $30.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) depreciation expense of $0 and $123 and (ii) interest expense of $0 and $63.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) depreciation expense of $42 and $247 and (ii) interest expense of $19 and $122.

Notes to Non-GAAP reconciliations

$s in thousands

(12) Jefferson Terminal's non-controlling share of Adjusted EBITDA includes the following items for the three months ended June 30, 2018 and 2017: (i) equity-based compensation of $22 and $31, (ii) provision for income taxes of $3 and $(2), (iii) interest expense of $1,024 and $459, (iv) changes in fair value of non-hedge derivative instruments of $187 and $0, and (vii) depreciation and amortization expense of $1,165 and $1,544, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) equity-based compensation of $56 and $54, (ii) provision for income taxes of $7 and $13, (iii) interest expense of $2,295 and $917, (iv) changes in fair value of non-hedge derivative instruments of $(57) and $0, and (vii) depreciation and amortization expense of $3,035 and $3,086, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) equity-based compensation of $126 and $100, (ii) provision for income taxes of $10 and $28, (iii) acquisition and transaction expenses of $0 and $156, (iv) interest expense of $6,264 and $2,944, (v) changes in fair value of non-hedge derivative instruments of $348 and $0, and (vi) depreciation and amortization expense of $6,269 and $6,143, respectively.

(13) CMQR's non-controlling share of Adjusted EBITDA includes the following items for the three months ended June 30, 2018 and 2017: (i) equity-based compensation of $3 and $19, (ii) interest expense of $8 and $14, and (iii) depreciation and amortization expense of $35 and $27, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) equity-based compensation of $6 and $21, (ii) interest expense of $29 and $24, and (iii) depreciation and amortization expense of $69 and $56, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) equity-based compensation of $29 and $28, (ii) interest expense of $68 and $51, and (iii) depreciation and amortization expense of $134 and $119, respectively.

(14) Ports and Terminal's non-controlling share of Adjusted EBITDA includes the following items for the three months ended June 30, 2018 and 2017: interest expense of $0 and $(27).

(15) Aviation Leasing's pro-rata share of Adjusted EBITDA from unconsolidated entities includes the proportionate share of the unconsolidated entities' net income adjusted for the excluded and included items detailed in the table above, for which there were no adjustments.

Notes to Non-GAAP reconciliations

$s in thousands

(16) Shipping Container's pro-rata share of Adjusted EBITDA from unconsolidated entities includes the following items for the three months ended June 30, 2018 and 2017: (i) net income (loss) of $62 and $(259), (ii) interest expense of $94 and $223, and (iii) depreciation and amortization expense of $13 and $342, respectively.

Includes the following items for the six months ended June 30, 2018 and 2017: (i) net income (loss) of $186 and $(767), (ii) interest expense of $206 and $474, and (iii) depreciation and amortization expense of $28 and $720, respectively.

Includes the following items for the twelve months ended June 30, 2018 and 2017: (i) net income (loss) of $764 and $(6,661), (ii) interest expense of $517 and $1,136, (iii) asset impairment charges of $0 and $3,068, and (iv) depreciation and amortization expense of $66 and $1,920, respectively.

(17) Jefferson Terminal's pro-rata share of Adjusted EBITDA from unconsolidated entities includes the proportionate share of the unconsolidated entities' net income adjusted for the excluded and included items detailed in the table above, for which there were no adjustments.

Consolidated FAD Reconciliation

($s in thousands)	Three Months Ended June 30, 2017				Three Months Ended June 30, 2018			
	Equipment Leasing	Infrastructure	Corporate	Total	Equipment Leasing	Infrastructure	Corporate	Total
Funds Available for Distribution (FAD)	**$54,504**	**($6,142)**	**($13,750)**	**$34,612**	**$73,176**	**($11,209)**	**($17,183)**	**$44,784**
Less: Principal Collections on Finance Leases				(115)				(410)
Less: Proceeds from sale of assets				(20,407)				(20,356)
Less: Return of Capital Distributions from Unconsolidated Entities				—				—
Add: Required Payments on Debt Obligations				1,563				1,562
Add: Capital Distributions to Non-Controlling Interest				—				—
Include: Changes in Working Capital				(58)				22,102
Net Cash from Operating Activities				**$15,595**				**$47,682**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Consolidated FAD Reconciliation

($s in thousands)	Six Months Ended June 30, 2017				Six Months Ended June 30, 2018			
	Equipment Leasing	Infrastructure	Corporate	Total	Equipment Leasing	Infrastructure	Corporate	Total
Funds Available for Distribution (FAD)	**$90,263**	**($9,830)**	**($24,073)**	**$56,360**	**$135,244**	**($23,537)**	**($32,486)**	**$79,221**
Less: Principal Collections on Finance Leases				(225)				(539)
Less: Proceeds from sale of assets				(30,292)				(26,530)
Less: Return of Capital Distributions from Unconsolidated Entities				—				—
Add: Required Payments on Debt Obligations				3,125				3,124
Add: Capital Distributions to Non-Controlling Interest				—				—
Include: Changes in Working Capital				4,307				3,876
Net Cash from Operating Activities				**$33,275**				**$59,152**

FORTRESS TRANSPORTATION & INFRASTRUCTURE

Consolidated FAD Reconciliation

($s in thousands)	Three Months Ended September 30, 2016	Three Months Ended December 31, 2016	Three Months Ended March 31, 2017	Three Months Ended June 30, 2017	LTM June 30, 2017	Three Months Ended September 30, 2017	Three Months Ended December 31, 2017[1]	Three Months Ended March 31, 2018	Three Months Ended June 30, 2018	LTM June 30, 2018
Net Cash from Operating Activities	**$14,672**	**$15,241**	**$17,680**	**$15,595**	**$63,188**	**$19,168**	**$16,054**	**$11,470**	**$47,682**	**$94,374**
Add: Principal Collections on Finance Leases	104	107	110	115	436	122	126	129	410	787
Add: Proceeds from sale of assets	47	7,345	9,885	20,407	37,684	56,852	34,275	6,174	20,356	117,657
Add: Return of Capital Distributions from Unconsolidated Entities	—	—	—	—	—	—	—	—	—	—
Less: Required Payments on Debt Obligations	(2,882)	(1,563)	(1,562)	(1,563)	(7,570)	(5,243)	—	(1,562)	(1,562)	(8,367)
Less: Capital Distributions to Non-Controlling Interest	—	—	—	—	—	—	(254)	—	—	(254)
Exclude: Changes in Working Capital	(1,792)	(640)	(4,365)	58	(6,739)	2,744	(2,952)	18,226	(22,102)	(4,084)
Funds Available for Distribution (FAD)	**$10,149**	**$20,490**	**$21,748**	**$34,612**	**$86,999**	**$73,643**	**$47,249**	**$34,437**	**$44,784**	**$200,113**

Glossary

Adjusted EBITDA
We view Adjusted EBITDA as a secondary measurement to Adjusted Net Income (Loss), which we believe serves as a useful supplement to investors, analysts and management to measure economic performance of deployed revenue generating assets between periods on a consistent basis, and which we believe measures our financial performance and helps identify operational factors that management can impact in the short-term, namely our cost structure and expenses. Adjusted EBITDA may not be comparable to similarly titled measures of other companies because other entities may not calculate Adjusted EBITDA in the same manner.

Adjusted EBITDA is defined as net income (loss) attributable to shareholders, adjusted (a) to exclude the impact of provision for income taxes, equity-based compensation expense, acquisition and transaction expenses, losses on the modification or extinguishment of debt and capital lease obligations, changes in fair value of non-hedge derivative instruments, asset impairment charges, incentive allocations, depreciation and amortization expense, and interest expense, (b) to include the impact of our pro-rata share of Adjusted EBITDA from unconsolidated entities, and (c) to exclude the impact of equity in earnings (losses) of unconsolidated entities and the non-controlling share of Adjusted EBITDA.

Adjusted Net Income
The Chief Operating Decision Maker ("CODM") utilizes Adjusted Net Income (Loss) as the key performance measure. This performance measure provides the CODM with the information necessary to assess operational performance, as well as make resource and allocation decisions.

Adjusted Net Income (Loss) is defined as net income (loss) attributable to shareholders, adjusted (a) to exclude the impact of provision for income taxes, equity-based compensation expense, acquisition and transaction expenses, losses on the modification or extinguishment of debt and capital lease obligations, changes in fair value of non-hedge derivative instruments, asset impairment charges, incentive allocations, and equity in earnings (losses) of unconsolidated entities, (b) to include the impact of cash income tax payments, and our pro-rata share of the Adjusted Net Income (Loss) from unconsolidated entities, and (c) to exclude the impact of the non-controlling share of Adjusted Net Income (Loss). We evaluate investment performance for each reportable segment primarily based on Adjusted Net Income (Loss). We believe that net income (loss) attributable to shareholders, as defined by GAAP, is the most comparable earnings measurement with which to reconcile Adjusted Net Income (Loss).

Adjusted EPS
Adjusted EPS is a non-GAAP measure calculated as Adjusted Net Income (Loss) divided by Weighted Average Common Shares Outstanding.

Debt to Capital Ratio
Debt to Capital Ratio is calculated as Total Debt divided by Total Debt plus Total Equity.

Funds Available for Distribution
Funds Available for Distribution ("FAD") is defined as cash from operating activities plus principal collections on finance leases, proceeds from sale of assets, and return of capital distributions from unconsolidated entities, less required payments on debt obligations and capital distributions to non-controlling interest, and excluding changes in working capital. The Company uses FAD in evaluating our ability to meet our stated dividend policy. FAD is not a financial measure in accordance with GAAP. The Company believes FAD will be a useful metric for investors and analysts for similar purposes. However, FAD is subject to a number of limitations and assumptions and there can be no assurance that the Company will generate FAD sufficient to meet our intended dividends. The GAAP measure most directly comparable to FAD is net cash provided by operating activities.

Return on Equity
Return on Equity ("ROE") is calculated as Adjusted Net Income (Loss) divided by average Shareholders' Equity plus Other Comprehensive Income.