



# GOLDEN ENTERTAINMENT

## INVESTOR PRESENTATION

FEBRUARY 2022

## Forward-Looking Statements

This press release contains forward-looking statements regarding future events and the Company's future results that are subject to the safe harbors created under the Securities Act of 1933 and the Securities Exchange Act of 1934. Forward-looking statements can generally be identified by the use of words such as "anticipate," "believe," "continue," "could," "estimate," "expect," "forecast," "intend," "may," "plan," "project," "potential," "seek," "should," "think," "will," "would" and similar expressions, or they may use future dates. In addition, forward-looking statements in this press release include, without limitation: statements regarding: the Company's strategies, objectives and business opportunities; anticipated future growth and trends in the Company's business or key markets; projections of future financial condition, operating results, income, capital expenditures, costs or other financial items, including anticipated future cash generation and resulting ability to continue to reduce leverage and to return capital to shareholders; proposed refinancing of indebtedness; and other characterizations of future events or circumstances as well as other statements that are not statements of historical fact. Forward-looking statements are based on the Company's current expectations and assumptions regarding its business, the economy and other future conditions. These forward-looking statements are subject to assumptions, risks and uncertainties that may change at any time, and readers are therefore cautioned that actual results could differ materially from those expressed in any forward-looking statements. Factors that could cause the actual results to differ materially include: the uncertainty of the extent, duration and effects of the COVID-19 pandemic and the response of governments; changes in national, regional and local economic and market conditions; legislative and regulatory matters (including the cost of compliance or failure to comply with applicable laws and regulations); increases in gaming taxes and fees in the jurisdictions in which the Company operates; the Company's ability to realize the anticipated cost savings, synergies and other benefits of its casino and other acquisitions; litigation; increased competition; the Company's ability to renew its distributed gaming contracts; reliance on key personnel (including our Chief Executive Officer, President and Chief Financial Officer, and Chief Operating Officer); the level of the Company's indebtedness and its ability to comply with covenants in its debt instruments; terrorist incidents; natural disasters; severe weather conditions (including weather or road conditions that limit access to the Company's properties); the effects of environmental and structural building conditions; the effects of disruptions to the Company's information technology and other systems and infrastructure; factors affecting the gaming, entertainment and hospitality industries generally; and other risks and uncertainties discussed in the Company's filings with the SEC, including the "Risk Factors" sections of the Company's most recent Annual Report on Form 10-K and Quarterly Reports on Form 10-Q. The Company undertakes no obligation to update any forward-looking statements as a result of new information, future developments or otherwise. All forward-looking statements in this press release are qualified in their entirety by this cautionary statement.

## Non-GAAP Financial Measures

To supplement the Company's consolidated financial statements presented in accordance with United States generally accepted accounting principles ("GAAP"), the Company uses Adjusted EBITDA because it is the primary metric used by its chief operating decision makers and investors in measuring both the Company's past and future expectations of performance. Adjusted EBITDA provides useful information to the users of the Company's financial statements by excluding specific expenses and gains that the Company believes are not indicative of its core operating results. Further, the Company's annual performance plan used to determine compensation for its executive officers and employees is tied to the Adjusted EBITDA metric. It is also a measure of operating performance widely used in the gaming industry.

The presentation of this additional information is not meant to be considered in isolation or as a substitute for measures of financial performance prepared in accordance with GAAP. In addition, other companies in gaming industry may calculate Adjusted EBITDA differently than the Company does.

The Company defines "Adjusted EBITDA" as earnings before interest and other non-operating income (expense), income taxes, depreciation and amortization, impairment of goodwill and intangible assets, acquisition and severance expenses, preopening and related expenses, gain or loss on disposal of assets, share based compensation expenses, change in non-cash lease expense, change in fair value of derivative, and other non-cash charges that are deemed to be not indicative of our core operating results, calculated before corporate overhead (which is not allocated to each reportable segment).

1

Scaled and complementary casino resort and distributed gaming platform

2

Well-positioned to capitalize on Nevada's recovery and long-term trends

3

Substantial margin improvement and significant free cash flow generation

4

Achieving attractive ROI on recent STRAT investment

5

Experienced management team aligned with shareholders

# Diversified Gaming Platform

## 10 CASINO RESORTS <sup>(1)</sup>

**9** IN NEVADA  
**1** IN MARYLAND  
**5,000+** SLOTS  
**6,200+** ROOMS



## DISTRIBUTED GAMING

**11,800+** SLOTS  
**1,000+** LOCATIONS



**PT'S**  
**TAVERNS**

Location		Slots	Tables	Rooms
Las Vegas	The STRAT	708	45	2,429
	Arizona Charlie's Decatur	731	10	259
	Arizona Charlie's Boulder	643	-	303
Laughlin	Aquarius	1,082	29	1,906
	Edgewater	638	20	1,052
	Colorado Belle	-	-	-
Pahrump	Pahrump Nugget	326	9	69
	Gold Town	186	-	-
	Lakeside	154	-	-
Maryland	Rocky Gap	630	16	198
Nevada	NV Distributed (777 locations)	8,392	-	-
Montana	MT Distributed (320 locations)	3,453	-	-
<b>TOTAL</b>		<b>16,943</b>	<b>129</b>	<b>6,216</b>

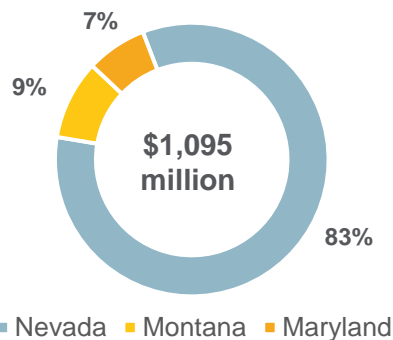
Note: Figures as of 12/31/2021. Slots & Tables are ending units. (1) Colorado Belle is temporarily closed, and stats are not included in totals



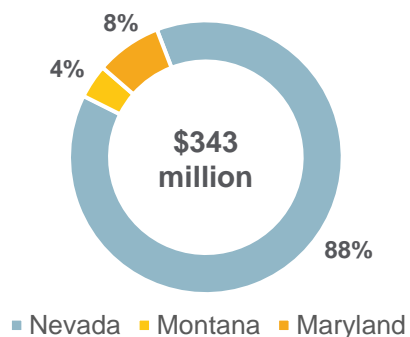
# Nevada-Focused Operations



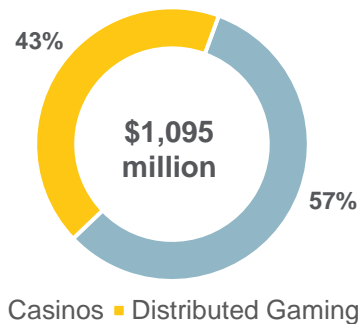
## YTD 2021 Revenue by State



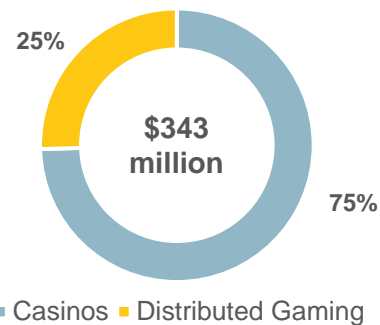
## YTD 2021 EBITDA by State (1)



## YTD 2021 Revenue by Segment



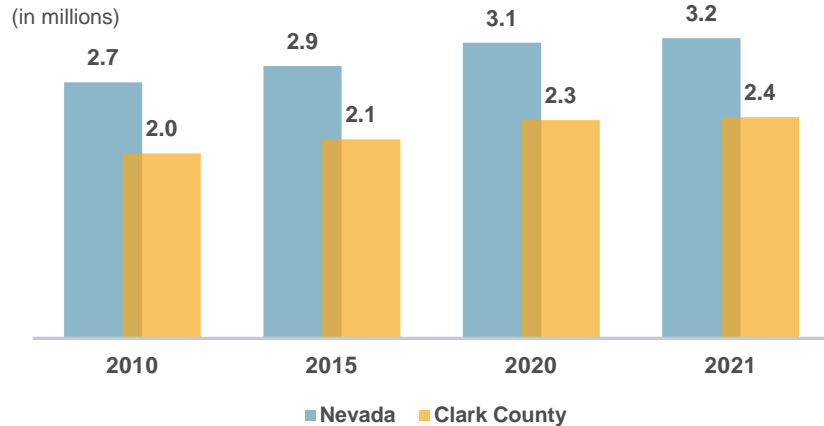
## YTD 2021 Adj. EBITDA by Segment (1)



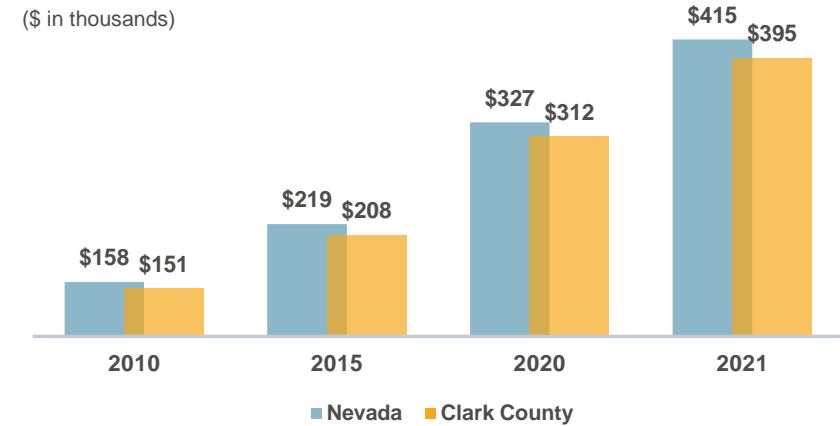
Note: (1) Excludes YTD 2021 corporate expenses of \$51.4 million.

# Favorable Long-Term NV Economic Trends

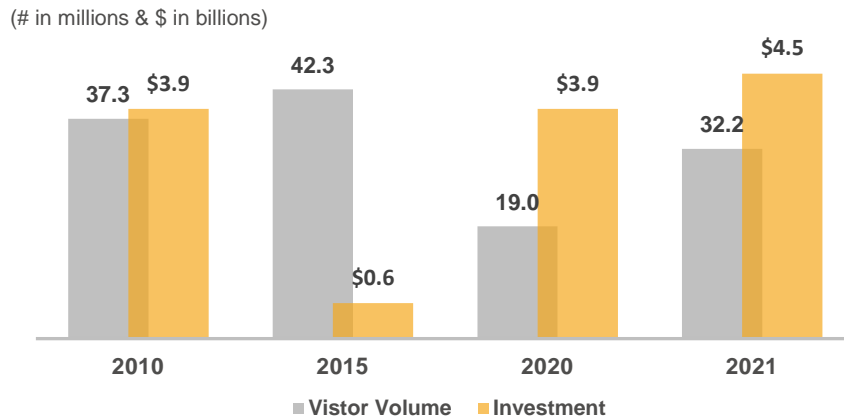
## Nevada Population (1)



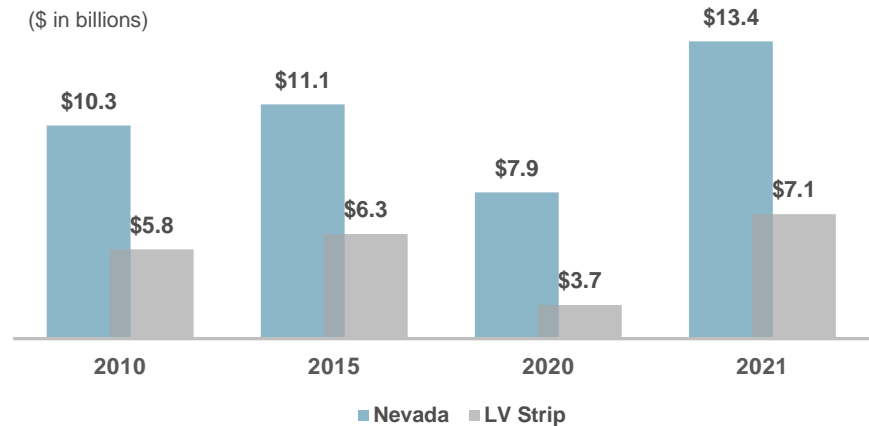
## Nevada Median Home Prices (2)



## Las Vegas Visitation & Investment (3)

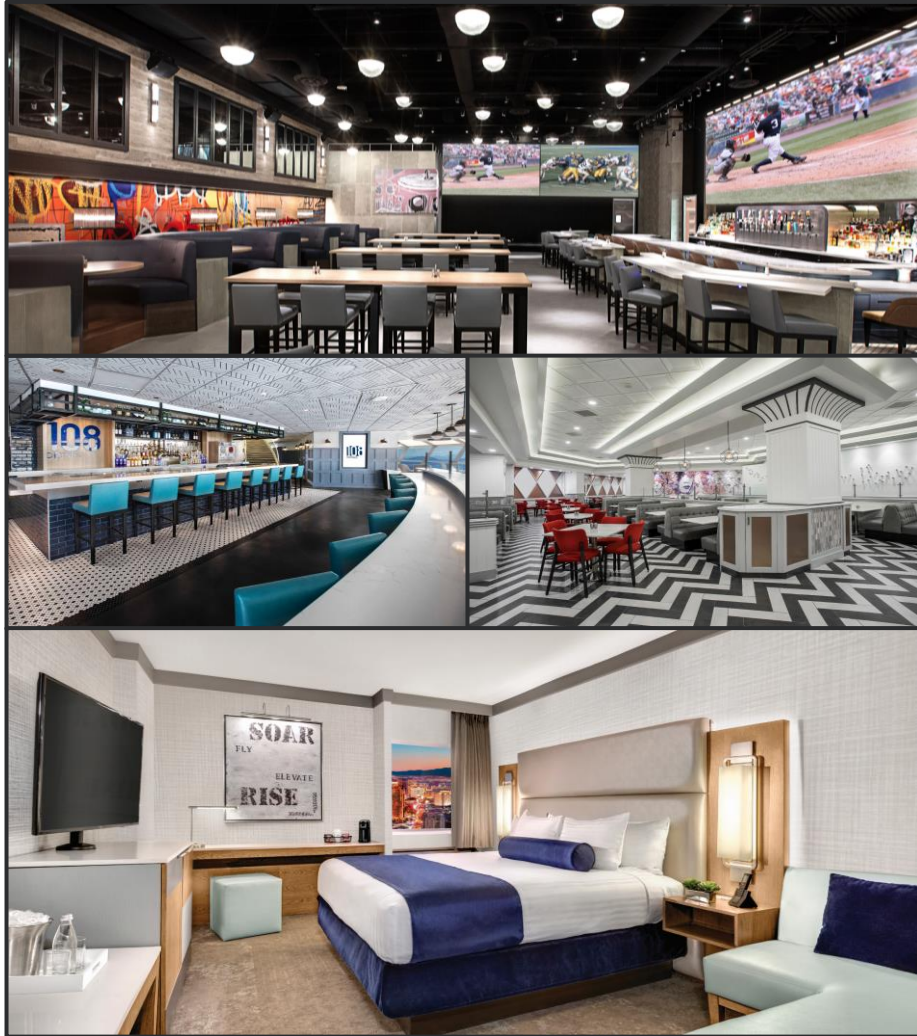


## Nevada Gaming Revenue (4)



**Economic recovery and continued growth will support our operations**

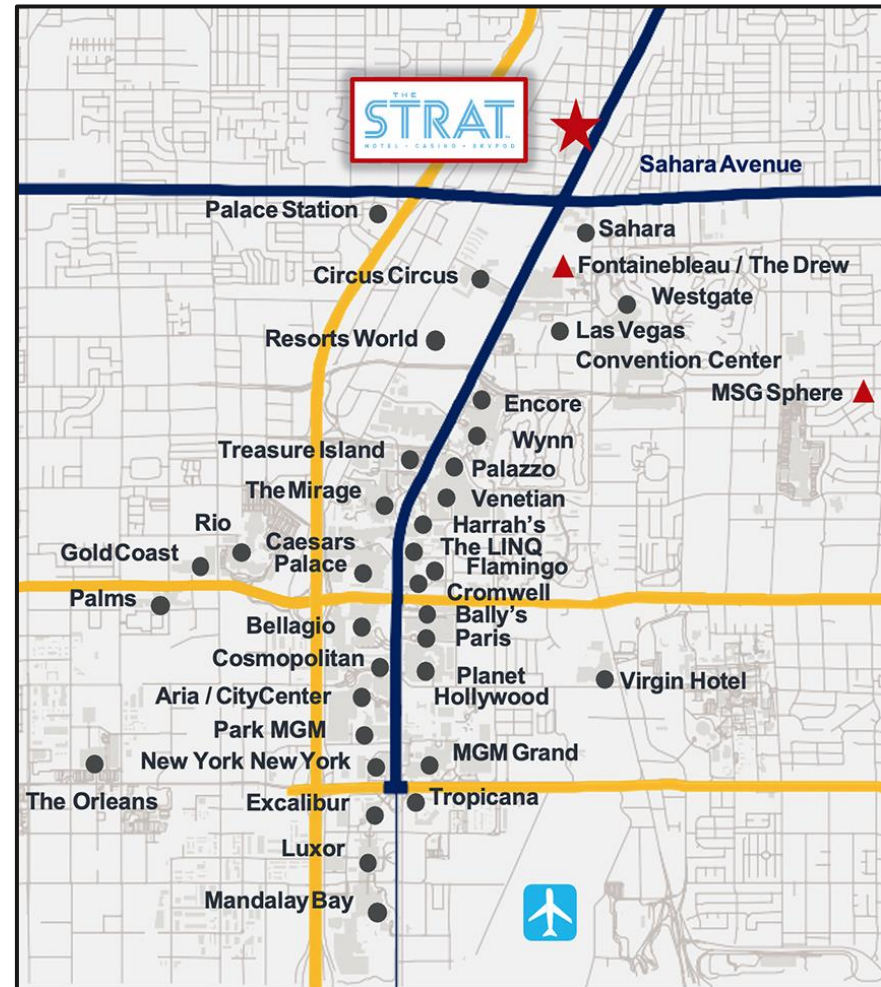
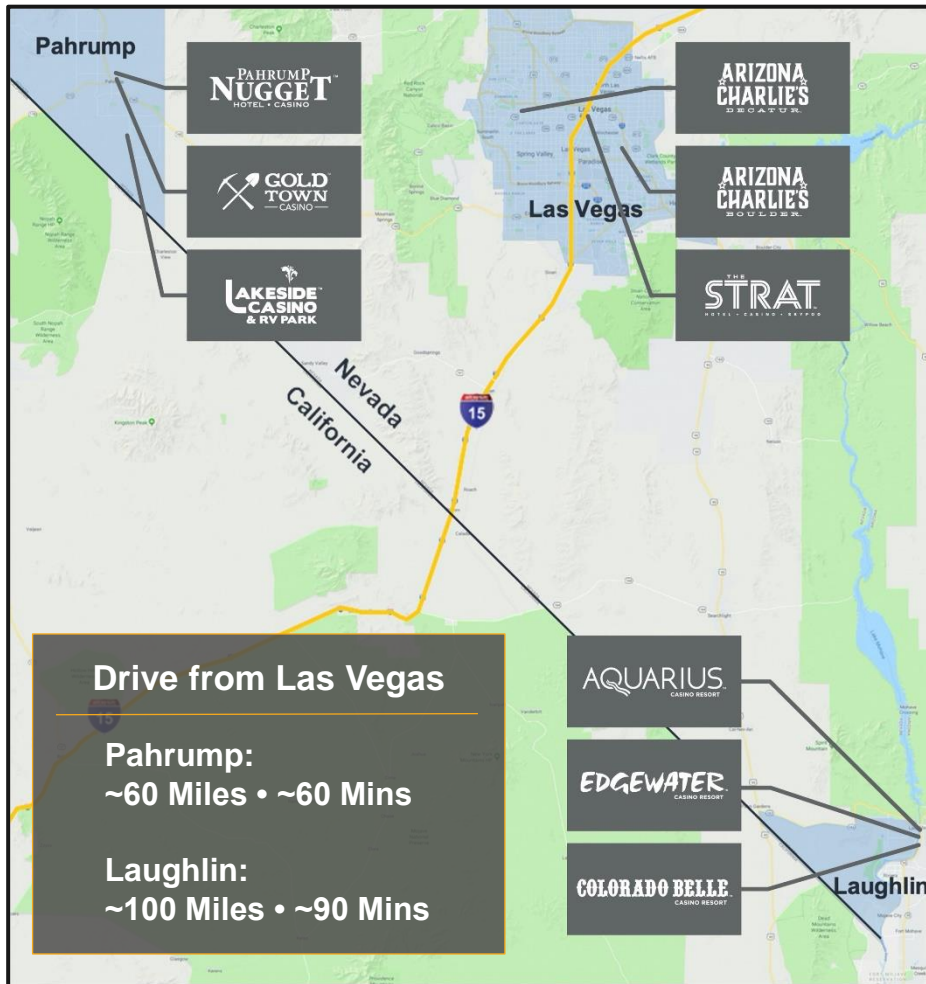
# STRAT Renovation Completed



- **~\$110 million STRAT renovation project completed**
  - Approximately 626 rooms renovated
  - New sports book, casino lounge, high-limit room and PT's & View Lounge
  - Remodeled the SkyPod and SkyJump experience
  - Refreshed all existing F&B outlets, including Top of the World restaurant
  - Complete remodel of main casino floor and exterior features
- **Ability to monetize additional spend from over two million guests & visitors**
- **Current run rate ROI over 15%**



# Owned Real Estate with Excess Land



● Existing Properties

▲ Strip Development

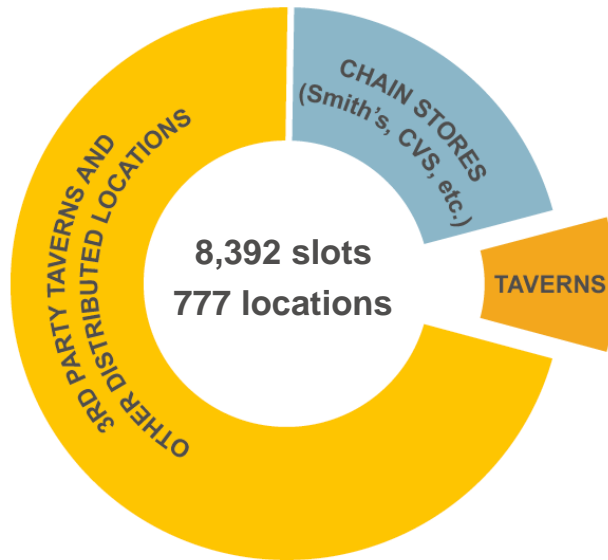
Strip, regional and local Nevada casinos with owned real estate and ~17 excess acres by the STRAT



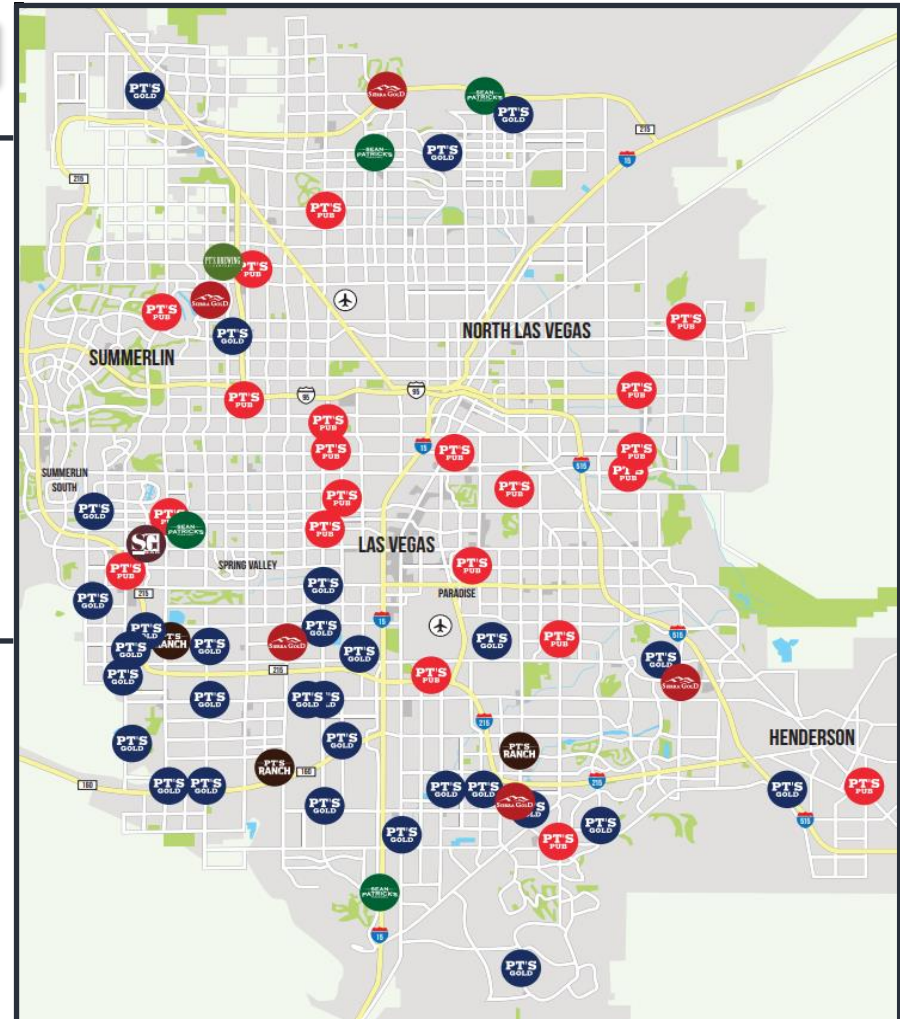
# PT's Taverns - Hyper Local Gaming

We are the largest operator of branded Taverns in Nevada with 66 locations

## Total Nevada Distributed Gaming Portfolio



Illustrative Tavern Returns	Average
Average Investment Per Location	~\$2.1m
Average Annualized Revenue	~\$1.7m
Average Annualized EBITDA	~\$697k
ROI %	33%



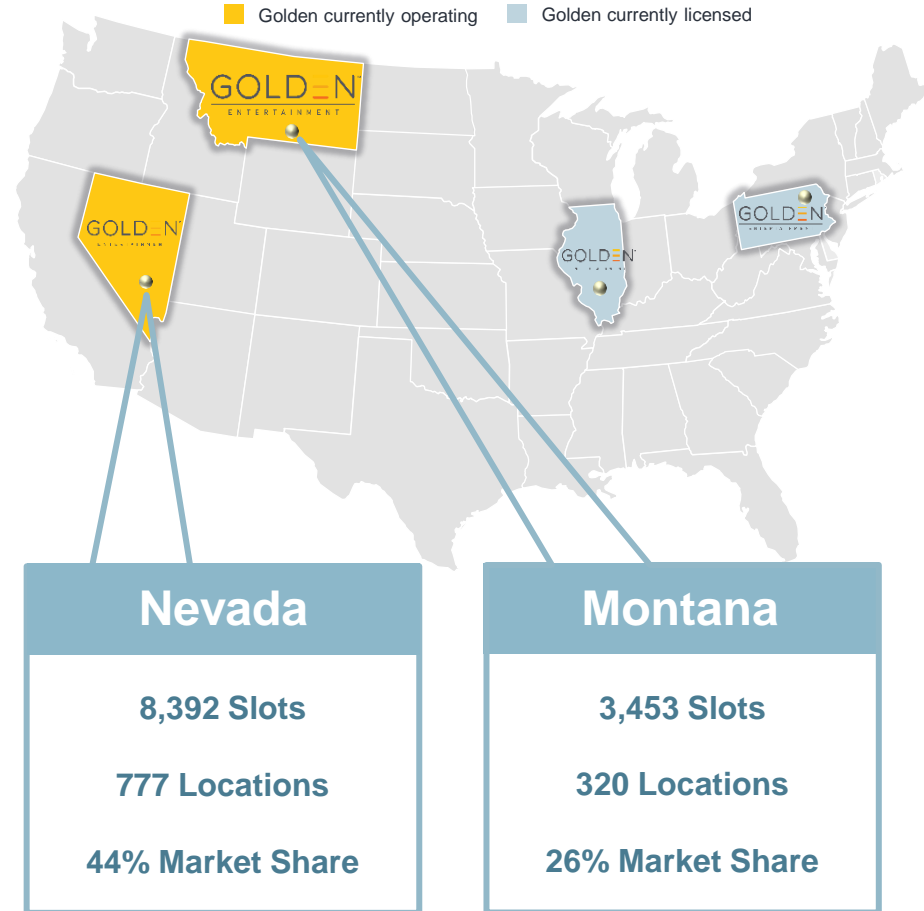
# Distributed Gaming Leader for Over 20 Years

*We operate over 11,800 slots in restaurants, bars, grocery, convenience and liquor stores*

## Advantages of Distributed Gaming

- ✓ Highly Scalable
- ✓ Variable Cost Structure
- ✓ Long-Term Contracted Revenue
- ✓ Low Capital Requirements
- ✓ High Return on Investment

## Golden Regional Presence

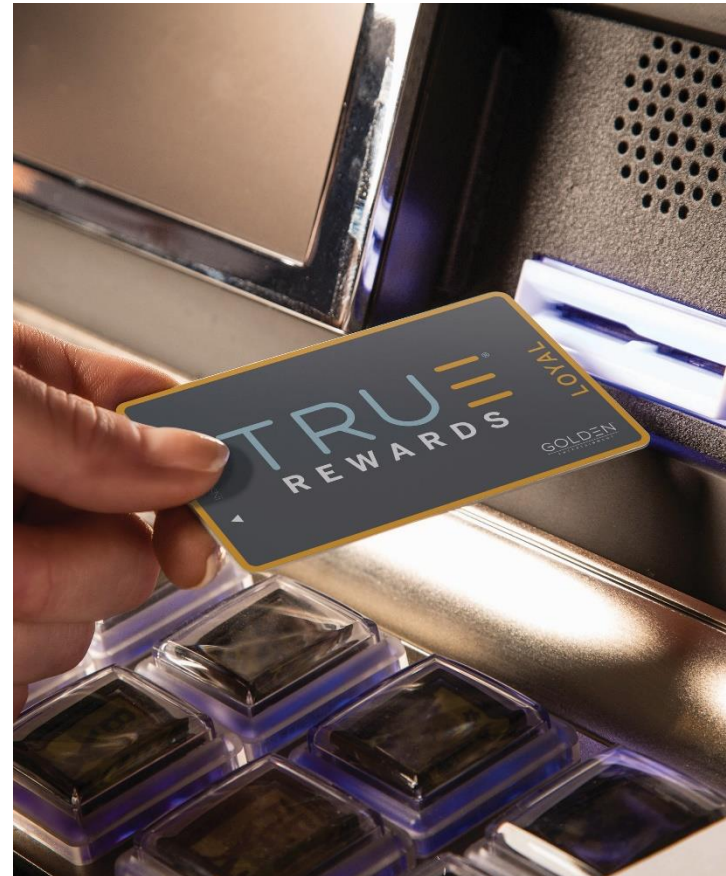


# Unified Rewards Program

*True Rewards is the only rewards program that combines points earned at casino properties and distributed locations under a single card*

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- Golden's loyalty program, True Rewards, combines our over 4.5 million player database under a single platform
- Links our players across the entire platform – over 140 locations including all of our casino properties, our branded taverns, and select chain stores
- Creates significant cross-marketing opportunities between casino resorts and distributed gaming locations



# Demonstrated Margin Improvement

*Golden has sustained margin improvement since reopening its operations*

<i>\$ in millions</i>	FY 2019	FY 2021	Margin Improvement
<b>Total Casinos</b>			
Revenue	615	628	<b>+1,174 bps</b>
EBITDA	179	256	
Margin	29%	41%	
<b>Total Distributed Gaming</b>			
Revenue	357	468	<b>+ 416 bps</b>
EBITDA	52	87	
Margin	15%	19%	
<b>Total Company</b>			
Revenue	973	1097	<b>+ 766 bps</b>
EBITDA	184	292	
Margin	19%	27%	

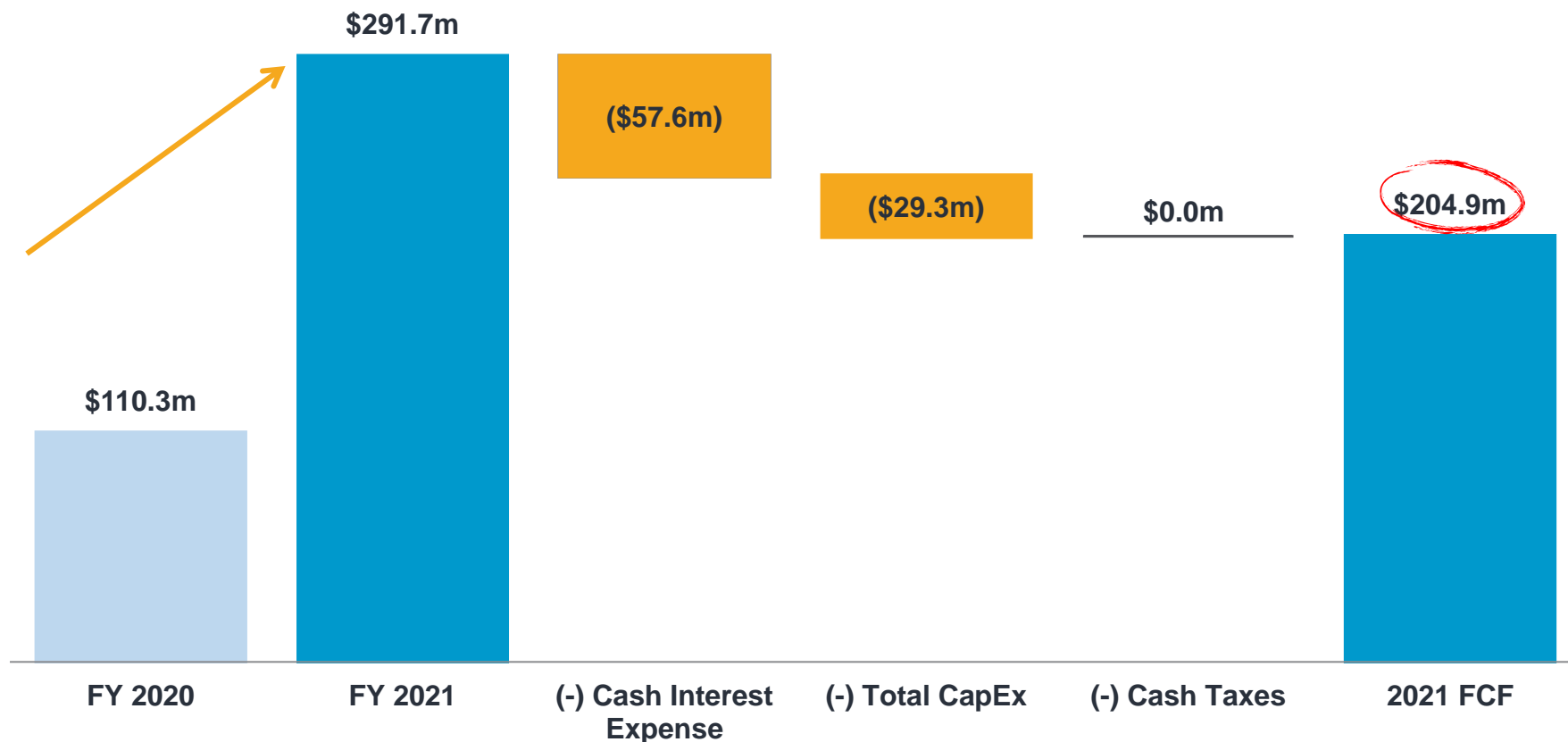


# GROWING FREE CASH FLOW

YTD Adjusted EBITDA growth...

...driving strong free cash flow generation

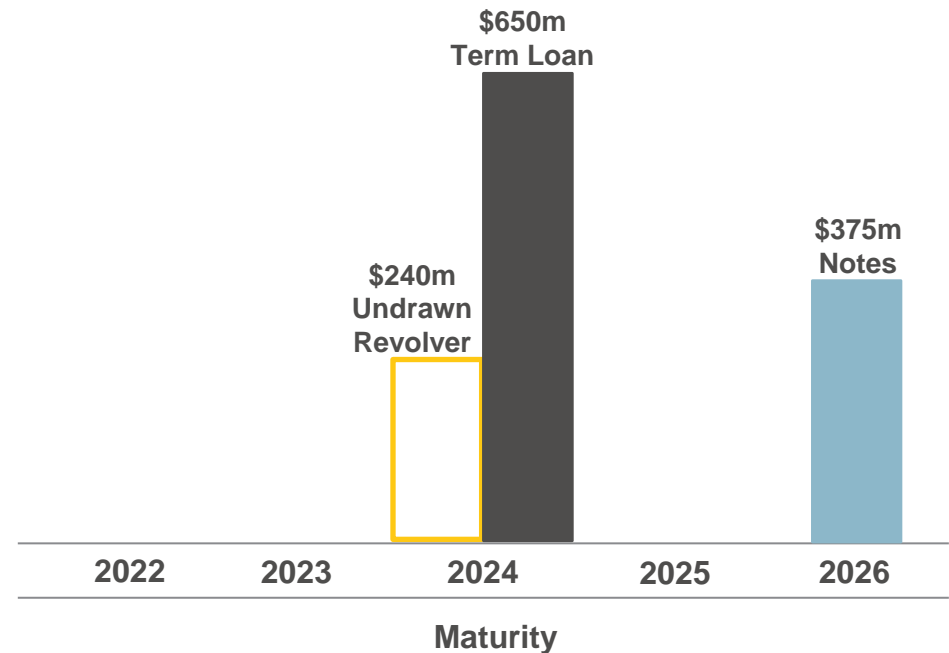
(\$ in millions)



Note: Free Cash Flow (FCF) defined as Adjusted EBITDA less interest expense less total capex less cash taxes.

## Overview

- **\$1.05 billion funded debt at ~5%**
  - \$650 million 1<sup>st</sup> lien at L + 300 bps
  - \$375 million unsecured notes at 7.625%
- **\$240 million undrawn revolver**
- **No near-term funded debt maturities**
- **No amortization or financial covenants**
- **Cash balance as of 12/31/21 at \$220.5m**





# PROPERTY OVERVIEWS



# The STRAT Hotel, Casino, & Skypod



## THE STRAT™ HOTEL • CASINO • SKYPOD

- Built in 1996, The STRAT sits on ~34 acres at the north end of the Las Vegas Strip (including ~17 acres of excess land)
- The STRAT Tower is one of the most recognized landmarks in Las Vegas and the tallest building west of the Mississippi River at 1,149 ft
- Features 2,429 hotel rooms, 708 slots, and 45 table games
- Amenities include: 9 restaurants including the Top of the World revolving restaurant, 9 bars, 3 amusement rides and the Sky Jump -- a ~850 ft controlled descent from the top of the tower





## AQUARIUS™ CASINO RESORT



- Located on ~18 acres along the Colorado River
- Features 1,906 hotel rooms (market leader), 1,082 slot machines, and 29 table games
- Amenities include: a new pool located adjacent to the river, lighted tennis courts, 9 restaurants, and 3 bars

## EDGEWATER™ CASINO RESORT



- Located on ~16 acres along the Colorado River
- Features 1,052 hotel rooms, 638 slot machines, and 20 table games
- Amenities include: a heated outdoor swimming pool & spa, 5 restaurants, 4 bars, retail stores, an arcade and a covered parking structure

## COLORADO BELLE™ CASINO RESORT



- Located on ~22 acres along the Colorado River
- Features 1,102 hotel rooms, 669 slot machines, and 16 table games
- Amenities include: 2 heated outdoor swimming pools, 3 restaurants, 4 bars, and entertainment lounge
- Currently closed

## ARIZONA CHARLIE'S DECATUR



- Conveniently located on ~7 acres close to the Strip in the heavily populated interior west Downtown Las Vegas
- Features 259 hotel rooms, 731 slot machines, and 10 table games
- Amenities include: bingo parlor, race and sports book, poker lounge, 5 restaurants, 4 bars, and entertainment lounge

## ARIZONA CHARLIE'S BOULDER



- Located on ~24 acres on Boulder Highway in an established residential area East of Las Vegas
- Features 303 hotel rooms and 643 slot machines
- 221 RV site offering laundry facilities, game and exercise rooms, a swimming pool, a whirlpool, shower facilities, and WiFi access
- Amenities include: bingo parlor, race and sports book, 5 restaurants, and 3 bars

## PAHRUMP NUGGET™ HOTEL • CASINO



- Located on ~40 acres on Highway 160 in Pahrump, NV
- Features 69 hotel rooms, 326 slot machines, and 9 table games
- Amenities include: bingo parlor, bowling center, race and sports book, 4 restaurants, and 2 bars

## GOLD TOWN CASINO



- Located on ~7 acres on Highway 160 in Pahrump, NV
- Features 186 slot machines
- Amenities include: 2 restaurants, a bar, convenience store, and a discount liquor store

## LAKESIDE CASINO & RV PARK



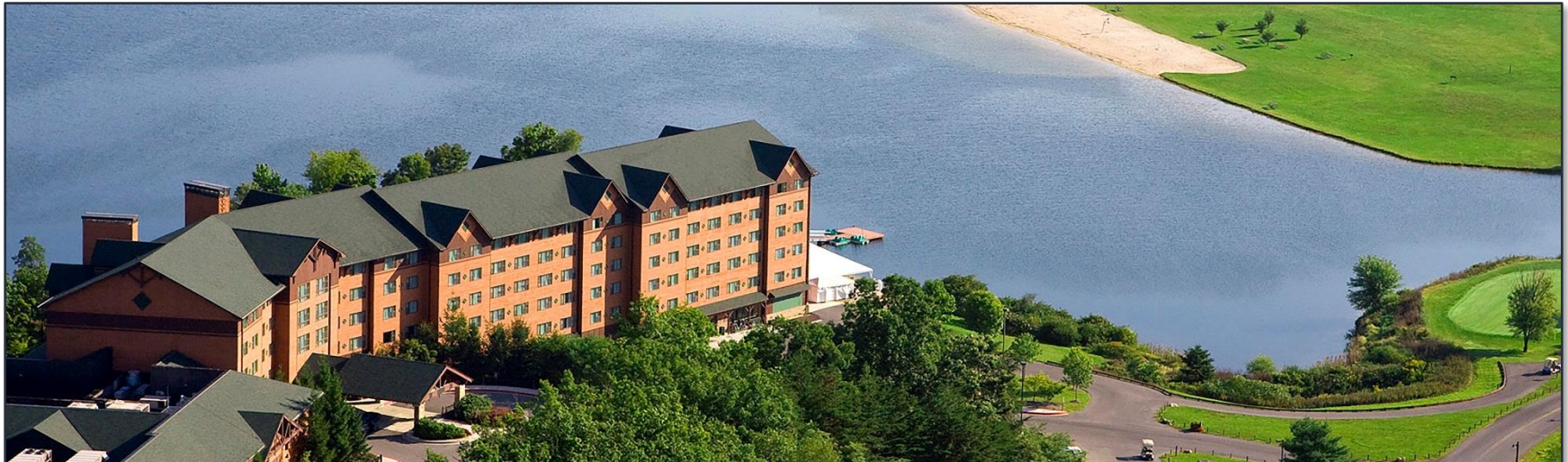
- Located on ~35 acres at the intersection of Homestead Rd and Thousandaire Blvd in Pahrump, NV
- Features 154 slot machines
- Amenities include: 159 RV spots, pool, bingo parlor, waterfront event and group gathering facility, a restaurant, a bar, and watersports



# Rocky Gap Casino Resort



- Set on ~270 acres in Rocky Gap State Park in Maryland
- AAA Four Diamond Award® winning resort with 198 hotel rooms
- Features 630 slot machines and 16 table games
- Amenities include: 3 restaurants, 2 casino bars, a spa, conference center and a Jack Nicklaus signature golf course





# Our Branded Taverns





# APPENDIX

# Appendix - Revenue

<i>(In thousands)</i>	Three Months Ended March 31, 2021	Three Months Ended June 30, 2021	Three Months Ended September 30, 2021	Three Months Ended December 31, 2021	Year Ended December 31, 2021
<b>Revenues</b>					
<i>Nevada Casino Resorts</i>					
Gaming	\$ 38,826	\$ 50,018	\$ 46,216	\$ 44,733	\$ 179,793
Food and beverage	14,965	22,716	22,449	22,962	83,092
Room	15,628	26,164	27,643	25,517	94,952
Other	5,386	7,109	8,072	11,308	31,875
<b>Nevada Casinos Resorts revenues</b>	<b>\$ 74,805</b>	<b>\$ 106,007</b>	<b>\$ 104,380</b>	<b>\$ 104,520</b>	<b>\$ 389,712</b>
<i>Nevada Locals Casinos</i>					
Gaming	\$ 29,536	\$ 33,253	\$ 28,437	\$ 29,311	\$ 120,537
Food and beverage	5,513	6,323	6,081	6,119	24,036
Room	1,478	2,084	1,858	2,206	7,626
Other	2,018	1,867	1,729	2,042	7,656
<b>Nevada Locals Casinos revenues</b>	<b>\$ 38,545</b>	<b>\$ 43,527</b>	<b>\$ 38,105</b>	<b>\$ 39,678</b>	<b>\$ 159,855</b>
<i>Maryland Casino Resort</i>					
Gaming	\$ 13,032	\$ 16,451	\$ 16,502	\$ 14,812	\$ 60,797
Food and beverage	1,442	2,111	2,314	2,065	7,932
Room	1,292	2,001	2,065	1,866	7,224
Other	334	677	759	432	2,202
<b>Maryland Casino Resort revenues</b>	<b>\$ 16,100</b>	<b>\$ 21,240</b>	<b>\$ 21,640</b>	<b>\$ 19,175</b>	<b>\$ 78,155</b>
<i>Distributed Gaming</i>					
Gaming	\$ 95,606	\$ 105,235	\$ 102,012	\$ 102,330	\$ 405,183
Food and beverage	11,884	13,788	13,427	13,656	52,755
Other	2,419	2,380	2,496	2,351	9,646
<b>Distributed Gaming revenues</b>	<b>\$ 109,909</b>	<b>\$ 121,403</b>	<b>\$ 117,935</b>	<b>\$ 118,337</b>	<b>\$ 467,584</b>
Corporate and other	337	290	362	248	1,237
<b>Total Revenues</b>	<b>\$ 239,696</b>	<b>\$ 292,467</b>	<b>\$ 282,422</b>	<b>\$ 281,958</b>	<b>\$ 1,096,543</b>



# Appendix - Adjusted EBITDA

<i>(In thousands)</i>	Three Months Ended March 31, 2021	Three Months Ended June 30, 2021	Three Months Ended September 30, 2021	Three Months Ended December 31, 2021	Year Ended December 31, 2021
<b>Adjusted EBITDA</b>					
Nevada Casino Resorts	\$ 26,655	\$ 46,635	\$ 39,196	\$ 36,591	\$ 149,077
Nevada Locals Casinos	19,551	23,576	18,103	18,775	80,005
Maryland Casino Resort	4,873	8,289	7,669	5,866	26,697
Distributed Gaming	20,881	24,913	21,158	20,324	87,276
Corporate and other	(12,462)	(12,401)	(12,698)	(13,776)	(51,337)
<b>Total Adjusted EBITDA</b>	<b>\$ 59,498</b>	<b>\$ 91,012</b>	<b>\$ 73,428</b>	<b>\$ 67,780</b>	<b>\$ 291,718</b>
<b>Adjustments</b>					
Other non-operating income	-	60,000	-	-	60,000
Depreciation and amortization	(27,186)	(26,682)	(26,474)	(26,350)	(106,692)
Change in non-cash lease expense	(439)	(221)	143	(245)	(762)
Share-based compensation	(3,005)	(2,668)	(3,089)	(5,639)	(14,401)
(Loss) gain on disposal of assets	(209)	(610)	72	(513)	(1,260)
Loss on debt extinguishment and modification	-	-	(759)	(216)	(975)
Preopening and related expenses	(120)	(109)	(3)	(14)	(246)
Acquisition and severance expenses	-	-	(193)	(35)	(228)
Other, net	(2,168)	(761)	1,338	(498)	(2,089)
Interest expense, net	(16,048)	(16,169)	(15,535)	(15,101)	(62,853)
Income tax benefit (provision)	297	(786)	123	(70)	(436)
<b>Net income</b>	<b>\$ 10,620</b>	<b>\$ 103,006</b>	<b>\$ 29,051</b>	<b>\$ 19,099</b>	<b>\$ 161,776</b>



GOLDEN™



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