



RYMAN HOSPITALITY PROPERTIES, INC. INVESTOR PRESENTATION

MARCH 2, 2026

FORWARD-LOOKING STATEMENTS AND OTHER INFORMATION

This presentation contains “forward-looking statements” of Ryman Hospitality Properties, Inc. (“Ryman,” “RHP” or the “Company”) as defined in the Private Securities Litigation Reform Act of 1995. You can identify these statements by the fact that they do not relate strictly to historical or current facts. Examples of these statements include, but are not limited to, statements regarding the Company's pending notes offering, the intended use of proceeds from such offering, the proposed redemption of the 4.750% senior unsecured notes due 2027 (the “2027 Notes”), future performance of the Company’s business, anticipated business levels and anticipated financial results for the Company during future periods, the Company’s expected cash dividend, and other business or operational issues. These forward-looking statements are subject to risks and uncertainties that cannot be predicted or quantified, and, consequently, actual results may differ materially from those expressed or implied by such forward-looking statements. Important factors that could cause actual results to differ materially from those in the forward-looking statements include, among other things, risks and uncertainties associated with economic conditions affecting the hospitality business generally, the geographic concentration of the Company's hotel properties, business levels at the Company's hotels, the effects of inflation and changes in international, national, regional and local economic and market conditions (such as the imposition of trade barriers or other changes in trade policy) on the Company's business, including the effects on costs of labor and supplies and effects on group customers at the Company's hotels and customers in Opry Entertainment Group (“OEG”) businesses, the Company's ability to remain qualified as a REIT, the Company's ability to execute its strategic goals as a REIT, the Company's ability to generate cash flows to support dividends, future board determinations regarding the timing and amount of dividends and changes to the dividend policy, the Company's ability to borrow funds pursuant to its credit agreements and to refinance indebtedness and/or to successfully amend the agreements governing its indebtedness in the future, changes in interest rates, the success of the Company's investments in its hotels and of its investments in other projects, and the Company's ability to successfully integrate the JW Marriott Phoenix Desert Ridge Resort & Spa (“JW Marriott Desert Ridge”) into its existing asset base. Other factors that could cause operating and financial results to differ are described in the filings made from time to time by the Company with the U.S. Securities and Exchange Commission (“SEC”) and include the risk factors and other risks and uncertainties described in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2025, and subsequent filings. Except as required by law, the Company does not undertake any obligation to release publicly any revisions to forward-looking statements to reflect events or circumstances occurring after the date hereof or the occurrence of unanticipated events.

Certain information contained in this presentation includes or is based on peer and independent industry publications, United States and local government sources and reports by market research firms. Although the information is believed to be reliable, neither the Company nor its agents have independently verified the accuracy, currency, or completeness of any of the information from third-party sources referred to in this investor presentation or ascertained from the underlying economic assumptions relied upon by such sources. The Company and its agents disclaim any responsibility or liability whatsoever in respect of any third-party sources of market and industry data or information.

This presentation includes certain non-GAAP financial measures, including Funds From Operations (“FFO”) available to common stockholders and unitholders, Adjusted FFO (“AFFO”) available to common stockholders and unitholders and AFFO available to common stockholders and unitholders per diluted share/unit. There are no specific rules or regulations for determining non-GAAP measures and, as such, they may not be comparable to measures used by other companies within the industry. These non-GAAP financial measures should be considered supplemental to, but not as a substitute for or superior to, financial measures prepared in accordance with U.S. generally accepted accounting principles (“GAAP”). Explanations for these non-GAAP financial measures, and reconciliation of these non-GAAP financial measures to their most directly comparable GAAP financial measures are available in the Appendix to this presentation. Numerical figures included in this presentation have been subject to rounding adjustments.

This presentation does not constitute, and may not be used in connection with, an offer or solicitation by anyone.

COMPANY OVERVIEW

- Unique hospitality platform focused on delivering **superior group meetings experiences**
- Differentiated business model creates **sustainable competitive advantages and attractive ROI opportunities**
- Aligned owner and operator incentives drive **high guest satisfaction, customer retention and brand loyalty**
- Competitive advantages and disciplined capital allocation support **industry-leading AFFO per share and dividend per share growth¹**
- Controlling interest in Opry Entertainment Group (OEG) provides **exposure to fast-growing live entertainment and country lifestyle segments**

1. AFFO per share is a non-GAAP financial measure. An explanations for this non-GAAP measure, and reconciliation of this non-GAAP measures to its most directly comparable GAAP measure, are available in the Appendix.
2. Group customer retention is defined as percentage of group room nights booked in 2025 for our 5 owned Gaylord Hotels associated with meetings that traveled within the Gaylord Hotels brand (including Gaylord Pacific) in the last 2 years.

GROUP MEETINGS THESIS

STICKY CUSTOMER
BASE

66%

GROUP CUSTOMER
RETENTION²

SUPERIOR
VISIBILITY

3.1

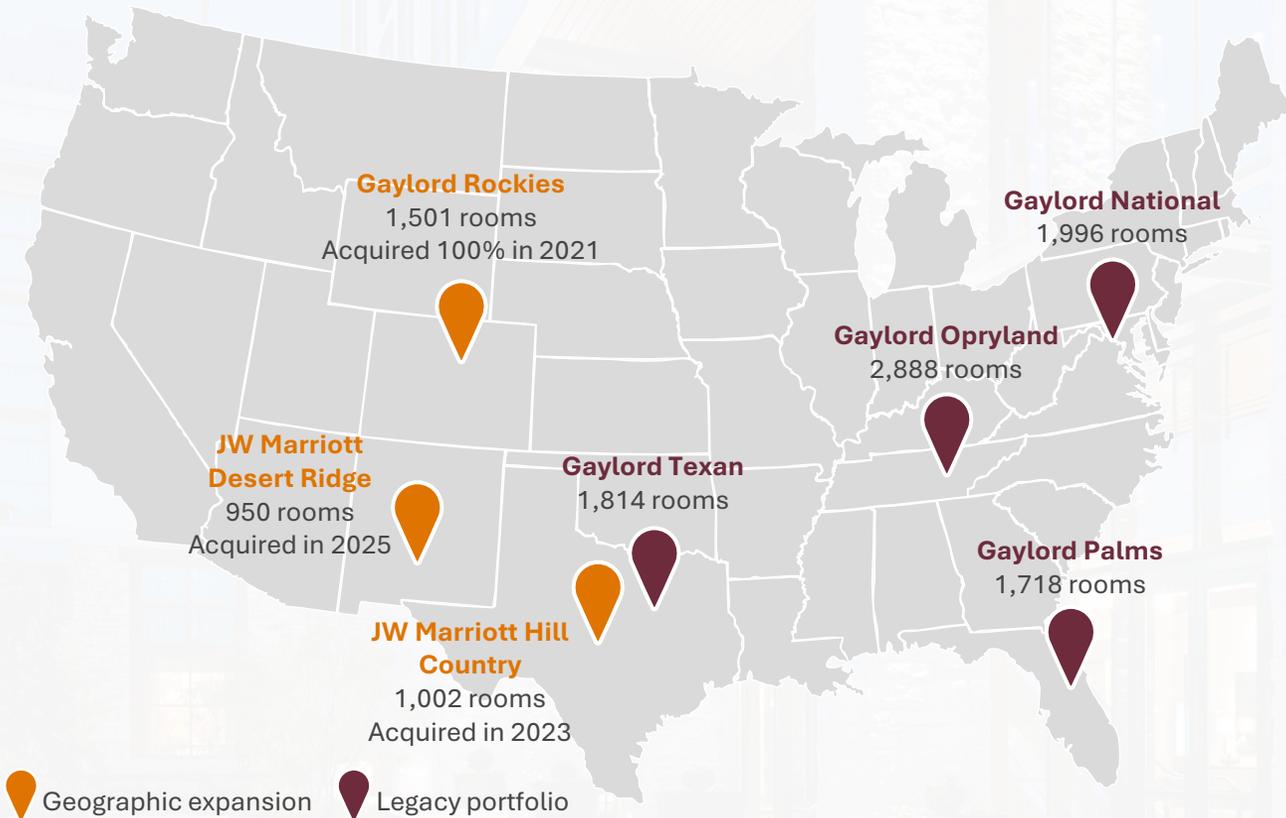
YEARS AVERAGE
BOOKING WINDOW

STRONG REVENUE
CAPTURE

1.5x

ROOMS REVENUE GENERATED
OUTSIDE THE ROOM

OUR HOSPITALITY PORTFOLIO



12,364
ROOMS¹

~3M
SQUARE FEET
MEETING SPACE

5 of 10
LARGEST U.S.
NON-GAMING HOTELS²

1. Portfolio map does not show the Inn at Opryland, a 303-room overflow hotel adjacent to Gaylord Opryland, or the AC National Harbor, a 192-room overflow hotel adjacent to Gaylord National.
2. Based on ordinal ranking of U.S. non-gaming hotels with the largest self-contained indoor meeting space as of January 2026.

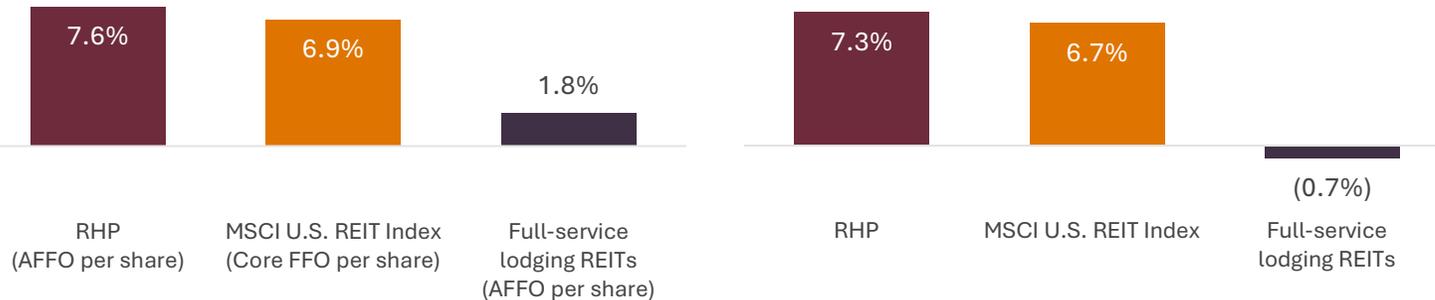
PROVEN TRACK RECORD

ANNUALIZED TOTAL SHAREHOLDER RETURN¹

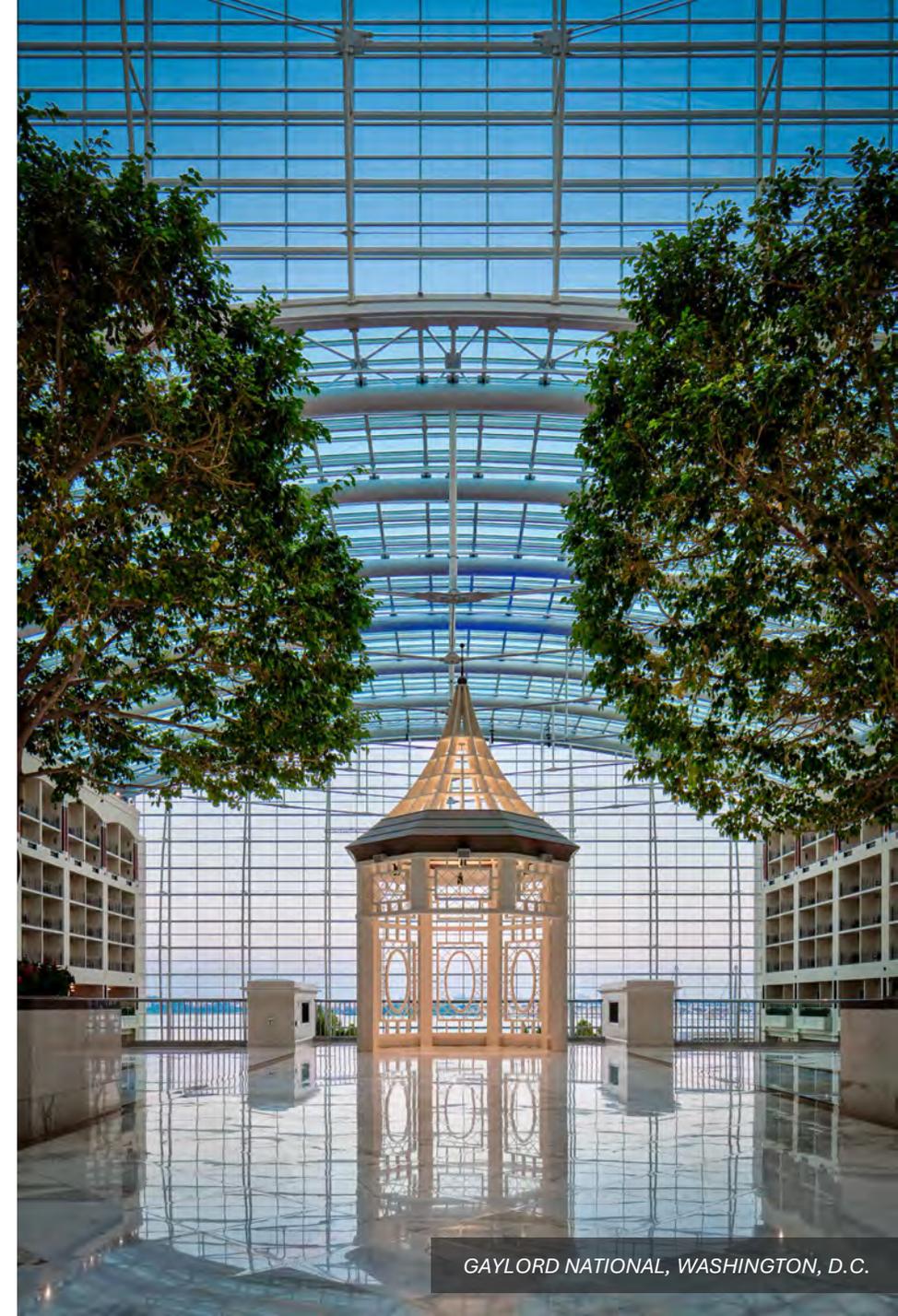
	3 years	5 years	10 years	REIT period ²
RHP	9.7%	9.9%	10.1%	12.4%
MSCI U.S. REIT Index	8.4%	6.6%	5.7%	7.3%
Full-service lodging REITs ³	4.0%	(0.3%)	0.8%	1.8%

AFFO PER SHARE CAGR, 2013-2025^{4,5}

DIVIDEND PER SHARE CAGR, 2013-2025⁴



1. Source: Bloomberg; total return is equal to stock price appreciation plus dividends, with dividends reinvested quarterly, through December 31, 2025.
2. REIT period means from May 31, 2012 (when RHP's predecessor company announced its planned REIT conversion) to December 31, 2025.
3. Full-service lodging REITs include HST, PK, PEB, DRH, SHO and XHR. PK and XHR are excluded from the 10-year, REIT period and 2013-2025 CAGR calculations due to IPO dates in 2017 and 2015, respectively.
4. Source: FactSet, based on public filings. CAGR means compound annual growth rate.
5. AFFO per share is a non-GAAP financial measure. An explanation for our presentation of this non-GAAP measure, and a reconciliation of this non-GAAP measure to its most directly comparable GAAP measure is available in the Appendix. FFO and AFFO per share calculations for full-service lodging REITs and the MSCI U.S. REIT Index may include adjustments that are different from the adjustments we make to our non-GAAP financial measures, and accordingly, the non-GAAP financial measures presented by other companies or by the MSCI U.S. REIT Index may not be comparable to our non-GAAP financial measures. We believe the MSCI U.S. REIT Index's presentation of Core FFO per share (which does not deduct capital expenditures) is most comparable to our presentation of AFFO per share.

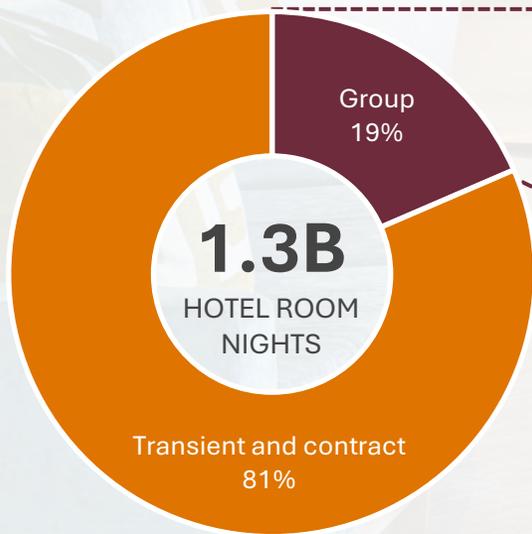


GAYLORD NATIONAL, WASHINGTON, D.C.

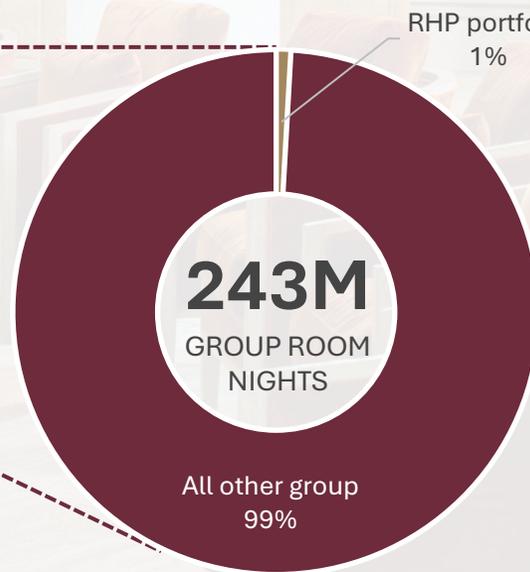
THE U.S. GROUP MEETINGS BUSINESS

Large and diversified customer segment characterized by contracted meeting space and 10 or more hotel rooms; **our group business is <1% of the U.S. group segment**

2025 TOTAL U.S. HOTEL ROOM NIGHTS¹



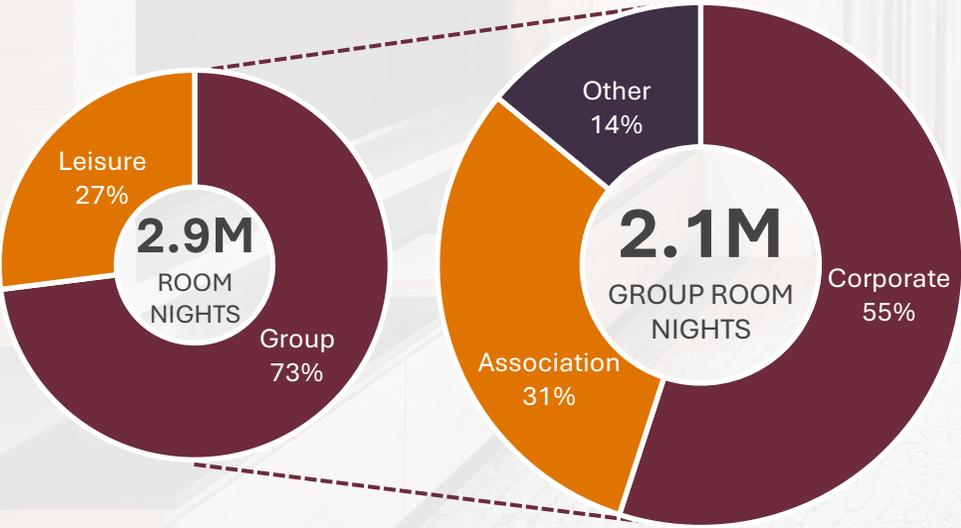
2025 TOTAL U.S. GROUP ROOM NIGHTS¹



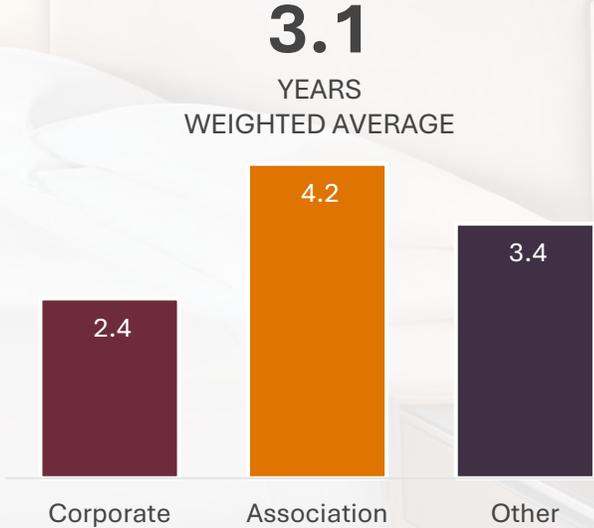
OUR GROUP MEETINGS BUSINESS

Our asset base caters to more premium, large groups, which provide **longer booking windows** and create **rate compression for closer-in bookings**

2025 SAME-STORE ROOM NIGHTS TRAVELED¹



2025 SAME-STORE AVERAGE BOOKING WINDOW¹

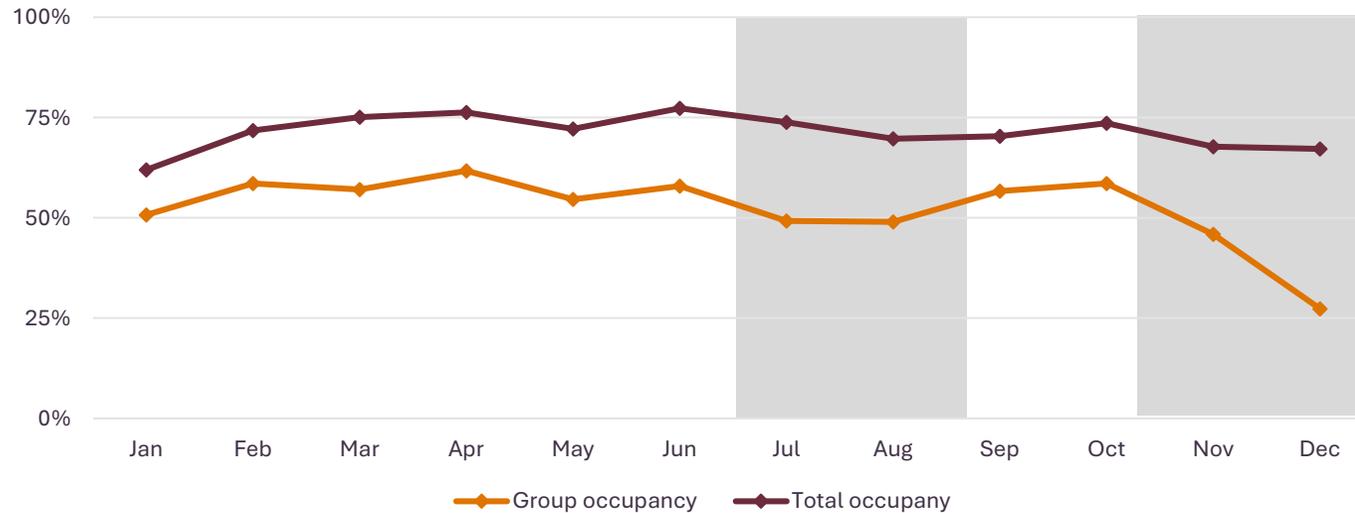


1. The same-store portfolio excludes the JW Marriott Desert Ridge, which was acquired on June 10, 2025.

OUR LEISURE BUSINESS

Resort amenities and unique holiday programming **induce family leisure demand** during low group travel periods

AVERAGE MONTHLY SAME-STORE OCCUPANCY¹



LEISURE CUSTOMER CHARACTERISTICS²

~40%

TRAVEL FROM
<250 MILES

30

DAYS AVERAGE
BOOKING WINDOW

2

NIGHTS
AVERAGE STAY

1.5M+

TICKETED ICE!
GUESTS IN 2025

1. For the years 2019, 2024 and 2025. 2020-2023 were excluded as years impacted by COVID-19 and not reflective of typical monthly occupancy. The same-store portfolio excludes the JW Marriott Desert Ridge, which was acquired on June 10, 2025, for all years, and excludes the JW Marriott Hill Country, which was acquired on June 30, 2023, for 2019.

2. Based on 2025 leisure room nights.



DIFFERENTIATED BUSINESS MODEL CREATES SUSTAINABLE COMPETITIVE ADVANTAGES...

FOCUSED CUSTOMER SEGMENTATION

- Group segment offers **industry-leading visibility and downside protection**
 - Advance booking windows
 - Contractual attrition and cancellation fees
- Group focus provides **deep insight into customer decision-making**
- Leisure provides **natural occupancy floor during low group travel periods**

PURPOSE-BUILT ASSET BASE

- “All under one roof” positioning delivers **strong value proposition for meeting planners**
- High barriers to entry for development of similar assets; **limited new supply strengthens competitive positioning**

DISTRIBUTION IN ATTRACTIVE MARKETS

- Strong economic and demographic fundamentals underpin **healthy long-term demand and profitability**
- Geographic distribution captures **natural rotational behavior of large meetings** across our portfolio

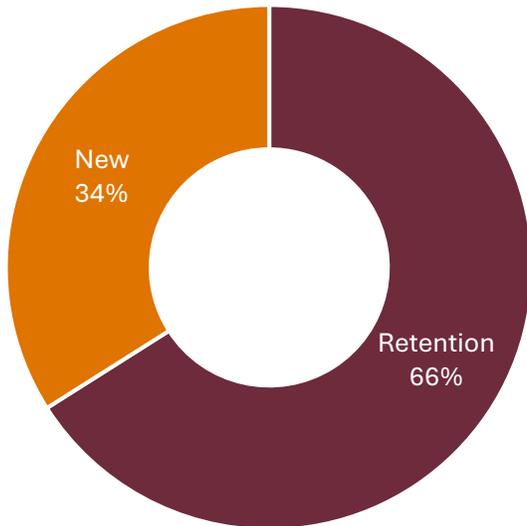
UNIQUE OWNER/ OPERATOR ALIGNMENT

- Aligned owner and operator incentives drive **high guest satisfaction, customer retention and brand loyalty**
- Single operator drives consistent execution and enables **repeatable investment outcomes**
- Concentrated brand ownership reinforces **portfolio-level value creation**

...HIGH GROUP CUSTOMER RETENTION AND LOYALTY...

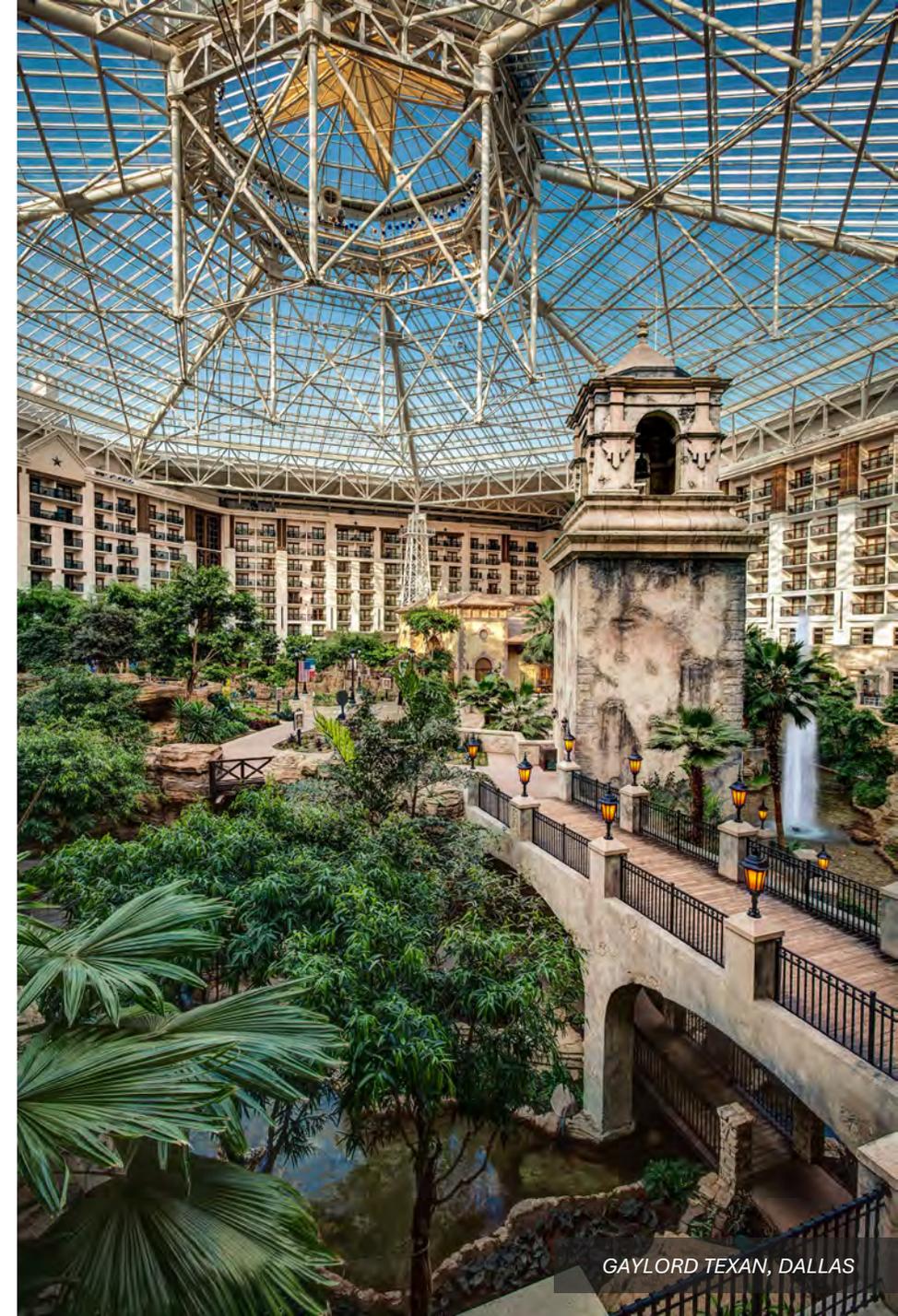
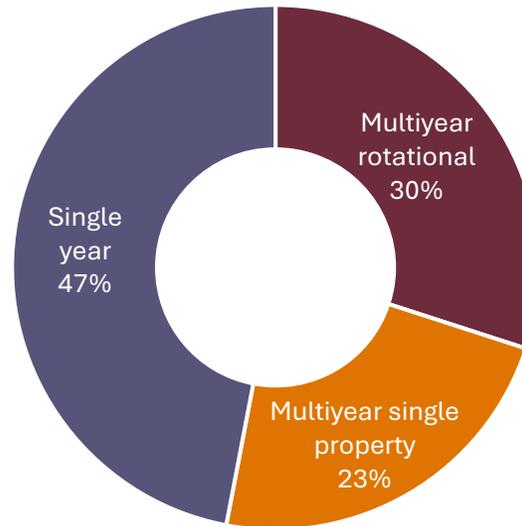
GROUP CUSTOMER RETENTION

PERCENTAGE OF 2025 GROUP ROOM NIGHTS BOOKED¹



ROTATIONAL CUSTOMER BASE

PERCENTAGE OF 2025 GROUP ROOM NIGHTS BOOKED²



1. Defined as group room nights booked in 2025 for our 5 owned Gaylord Hotels that traveled within the Gaylord Hotels brand (including Gaylord Pacific) in the last 2 years.
2. Defined as group room nights booked in 2025 for our 5 owned Gaylord Hotels, the Inn at Opryland and the AC National Harbor under multiyear, multi-property contracts.

...AND ROI OPPORTUNITIES WITH COMPELLING RETURNS

ASSET ENHANCEMENTS

- Repositioning underperforming or underutilized space
- New opportunities **identified regularly through portfolio benchmarking**

ASSET EXPANSIONS

- Additional rooms and/or meeting space
- Undeveloped land with necessary entitlements available at **Gaylord Rockies, JW Marriott Hill Country, Gaylord Texan and Gaylord Opryland**

GEOGRAPHIC DISTRIBUTION

- Focused acquisitions and/or development
- Acquisition **opportunity set includes ~5-10 assets** that meet our investment criteria

VALUE DRIVERS



Informed by extensive customer knowledge and decision-making data



Leverages existing high-fixed-cost infrastructure



Advance bookings accelerate time to stabilization and positive cash flow



Replicable across the portfolio due to owner/operator alignment



Minimum return target: mid-teens unlevered IRR

GROWTH INVESTMENTS CURRENTLY UNDERWAY...

ASSET ENHANCEMENTS

Gaylord Opryland Sports bar development

TO BE COMPLETED IN 2026



\$40M

INVESTMENT

+550

NET NEW SEATS

+3K

SQUARE FEET
EVENT PAVILION

ASSET EXPANSIONS

Gaylord Opryland Meeting space expansion

TO BE COMPLETED IN 2027



\$131M **+108K**

INVESTMENT

SQUARE FEET
MEETING SPACE

GEOGRAPHIC DISTRIBUTION

JW Marriott Desert Ridge Acquisition

COMPLETED IN 2025; INTEGRATION UNDERWAY



\$865M

PURCHASE PRICE

950

ROOMS

#9

TOP MEETINGS
DESTINATION¹

...REPLICATE SUCCESSFUL PAST INVESTMENTS...

ASSET ENHANCEMENTS

Gaylord Rockies Grand Lodge repositioning

COMPLETED IN 2024



\$42M

INVESTMENT

+685

NET NEW
SEATS

72K

SQUARE FEET
REPOSITIONED
SPACE

ASSET EXPANSIONS

Gaylord Palms Rooms and space expansion

COMPLETED IN 2021



\$158M

INVESTMENT

+302

NET NEW ROOMS

+90K

SQUARE FEET
MEETING SPACE

GEOGRAPHIC DISTRIBUTION

JW Marriott Hill Country Acquisition

COMPLETED IN 2023



\$800M

PURCHASE PRICE

1,002

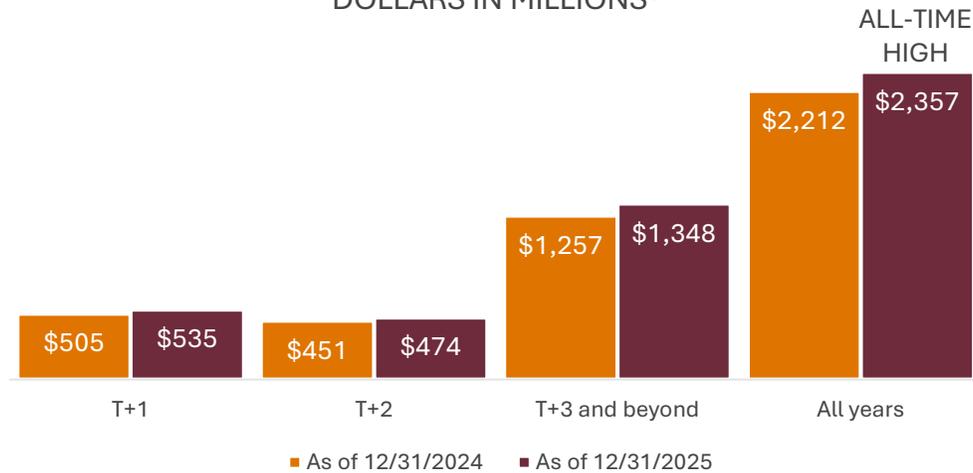
ROOMS

#15

TOP MEETINGS
DESTINATION¹

...AND ARE DRIVING ALL-TIME HIGH FUTURE GROUP DEMAND

SAME-STORE PROJECTED GROUP ROOMS REVENUE ON THE BOOKS, DOLLARS IN MILLIONS¹



As of 12/31/2025, same-store projected group rooms revenue on the books for T+1 (2026), T+2 (2027), T+3 and beyond (2028 and beyond) and all years **was 6.0%, 5.2%, 7.2% and 6.5% higher**, respectively, than what was on the books at the same time last year for the same future periods.

SAME-STORE PROJECTED GROUP ADR ON THE BOOKS¹



As of 12/31/2025, same-store projected group ADR on the books for T+1 (2026), T+2 (2027), T+3 and beyond (2028 and beyond) and all years **was 4.6%, 5.8%, 5.3% and 5.3% higher**, respectively, than what was on the books at the same time last year for the same future periods.



1. The same-store portfolio excludes the JW Marriott Desert Ridge, which was acquired on June 10, 2025. ADR refers to average daily rate.

RECENT PERFORMANCE ALSO INDICATES ALL-TIME HIGH SHARE RELATIVE TO THE COMPETITIVE SET

REVPAR INDEX

- RevPAR Index measures market share by comparing single-asset RevPAR to that of its competitive set¹
- RevPAR Index above 100 indicates “more than fair share.”

RHP PORTFOLIO REVPAR INDEX²

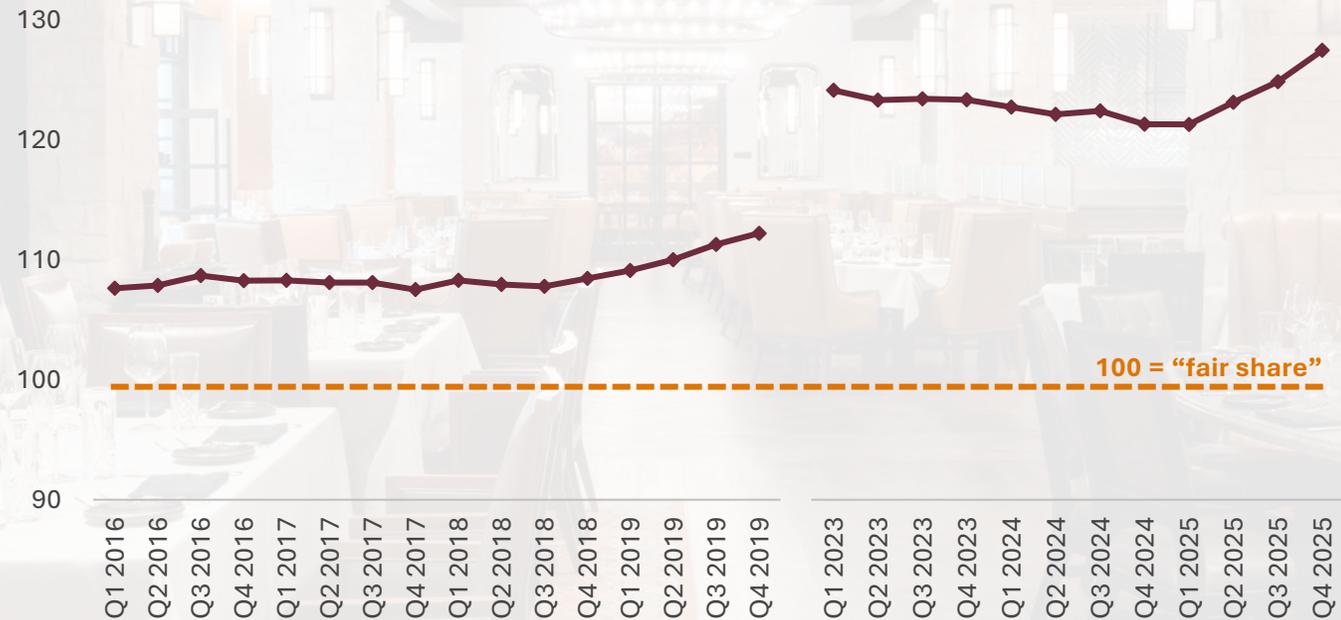
+6

PERCENTAGE
POINTS YOY³

+15

PERCENTAGE
POINTS VS. 2019³

AVERAGE TTM REVPAR INDEX TO COMPETITIVE SET²



1. As reported by STR.
 2. Reflects the simple average of RevPAR Index for our 5 owned Gaylord Hotels and the JW Marriott Hill Country. Gaylord Rockies is included beginning in Q1 2023; the JW Marriott Hill Country is included beginning in Q3 2023; and the JW Marriott Desert Ridge, which was acquired on June 10, 2025, is not included. All-time high is based on quarterly measurements and excludes the COVID-19-impacted years 2020-2022.
 3. For the TTM period ended December 31, 2025 (shown in the chart as of Q4 2025).

VALUE CREATION OPPORTUNITY IN OEG

Country Music continues to be one of the **largest core genres** today

ALL GENRES – U.S.

+5%

GROWTH YOY¹

COUNTRY MUSIC – U.S.

+80 bps

MARKET SHARE GAIN
SINCE 2022¹

OEG's **iconic venues, brands and events** are **category leaders**

- **The Grand Ole Opry** is a 100-year-old Country Music institution
- **Ryman Auditorium** is a coveted under-play for artists of all genres
- **Brand collaborations beyond performance** offer unique value proposition for artists:
 - **Ole Red** (Blake Shelton)
 - **Category 10** (Luke Combs)

Eventual separation offers **opportunity to realize standalone value**

- Legacy assets since 1983, the Entertainment portfolio has **grown significantly under our stewardship**
- The 2022 sale of a minority ownership stake to a strategic partner **established an external valuation for the business**

STRONG FINANCIAL POSITION

DIVIDEND POLICY

100%

OF REIT TAXABLE
INCOME, AT A MINIMUM¹

ADJUSTED LIQUIDITY²

\$1.4B

TOTAL AVAILABLE
LIQUIDITY

ADJUSTED NET LEVERAGE³

4.3x

NET DEBT TO
ADJUSTED EBITDA_{re}

CREDIT RATINGS

BB-

STABLE
S&P RATINGS

Ba3

STABLE
MOODY'S

BB

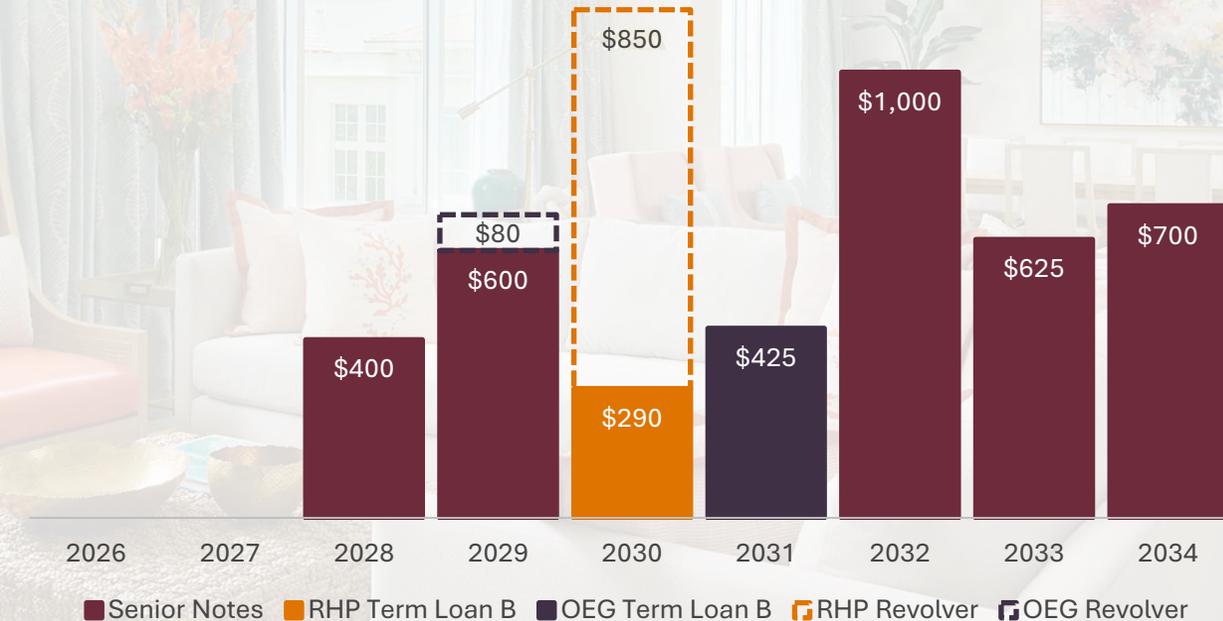
STABLE
FITCH RATINGS

- The Company's dividend policy provides that it will distribute minimum dividends of 100% of REIT taxable income annually. Future dividends are subject to the Board's future determinations as to amount and timing.
- Adjusted total available liquidity as of December 31, 2025, reflects (i) the January 2026 RHP revolver refinancing, which increased availability from \$700 million to \$850 million, and (ii) the pending senior notes offering of \$700 million aggregate principal amount of 5.75% senior notes due 2034, which is expected to close on March 11, 2026, and the use of net proceeds from such offering, together with available cash, to redeem in full the outstanding 4.75% senior notes due 2027. Total available liquidity is defined as the sum of unrestricted cash and availability under the revolving credit facilities.
- Adjusted net leverage as of December 31, 2025, reflects the annualized contribution from the JW Marriott Desert Ridge. Net leverage ratio is defined as total consolidated net debt divided by consolidated Adjusted EBITDA_{re}; net debt does not include finance lease obligations, unamortized deferred financing costs or unamortized discounts and premiums, net.
- Adjusted maturity ladder as of December 31, 2025, reflects (i) the January 2026 RHP revolver refinancing, which increased availability from \$700 million to \$850 million, and (ii) the pending senior notes offering of \$700 million aggregate principal amount of 5.75% senior notes due 2034, which is expected to close on March 11, 2026, and the use of net proceeds from such offering, together with available cash, to redeem in full the outstanding 4.75% senior notes due 2027.



ADJUSTED MATURITY LADDER⁴

DOLLARS IN MILLIONS



KEY TAKEAWAYS

- Differentiated business model creates **sustainable competitive advantages and attractive ROI opportunities**
- Competitive advantages and disciplined capital allocation have driven a **long-term track record of industry-leading AFFO per share¹ and dividend per share growth**
- **The stock has outperformed the lodging REIT sector and the MSCI U.S. REIT Index** over the 3-, 5- and 10-year periods, as well as since our REIT conversion announcement²
- We believe there is an **achievable path to the 2027E outlook** presented at our 2024 Investor Day, supported by recently completed investments

1. AFFO per share is a non-GAAP financial measure. An explanations for this non-GAAP measure, and reconciliation of this non-GAAP measures to its most directly comparable GAAP measure, are available in the Appendix.

2. From May 31, 2012 (when RHP's predecessor company announced its planned REIT conversion) to December 31, 2025.





APPENDIX



NON-GAAP DEFINITIONS

FFO, ADJUSTED FFO, AND ADJUSTED FFO AVAILABLE TO COMMON STOCKHOLDERS AND UNIT HOLDERS

We calculate FFO, which definition is clarified by NAREIT in its December 2018 white paper as net income (calculated in accordance with GAAP) excluding depreciation and amortization (excluding amortization of deferred financing costs and debt discounts), gains and losses from the sale of certain real estate assets, gains and losses from a change in control, impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciated real estate held by the entity, income (loss) from consolidated joint ventures attributable to noncontrolling interest, and pro rata adjustments from unconsolidated joint ventures.

To calculate Adjusted FFO available to common stockholders and unit holders, we then exclude, to the extent the following adjustments occurred during the periods presented:

- right-of-use asset amortization;
- impairment charges that do not meet the NAREIT definition above;
- write-offs of deferred financing costs;
- amortization of debt discounts or premiums and amortization of deferred financing costs;
- loss on extinguishment of debt;
- non-cash lease expense;
- credit loss on held-to-maturity securities;
- pension settlement charges;
- additional pro rata adjustments from unconsolidated joint ventures;
- (gains) losses on other assets;
- transaction costs of acquisitions;
- deferred income tax expense (benefit); and
- any other adjustments we have identified herein.

FFO available to common stockholders and unit holders and Adjusted FFO available to common stockholders and unit holders exclude the ownership portion of the joint ventures not controlled or owned by the Company.

We present Adjusted FFO available to common stockholders and unit holders per diluted share/unit as a non-GAAP measure of our performance in addition to net income available to common stockholders per diluted share (calculated in accordance with GAAP). We calculate Adjusted FFO available to common stockholders and unit holders per diluted share/unit as Adjusted FFO (defined as set forth above) for a given operating period, as adjusted for the effect of dilutive securities, divided by the number of diluted shares and units outstanding during such period.

We believe that the presentation of these non-GAAP financial measures provides useful information to investors regarding the performance of our ongoing operations because each presents a measure of our operations without regard to specified non-cash items such as real estate depreciation and amortization, gain or loss on sale of assets and certain other items, which we believe are not indicative of the performance of our underlying hotel properties. We believe that these items are more representative of our asset base than our ongoing operations. We also use these non-GAAP financial measures as measures in determining our results after considering the impact of our capital structure.

We caution investors that non-GAAP financial measures we present may not be comparable to similar measures disclosed by other companies, because not all companies calculate these non-GAAP measures in the same manner. The non-GAAP financial measures we present, and any related per share measures, should not be considered as alternative measures of our net income, operating performance, cash flow or liquidity. These non-GAAP financial measures may include funds that may not be available for our discretionary use due to functional requirements to conserve funds for capital expenditures and property acquisitions and other commitments and uncertainties. Although we believe that these non-GAAP financial measures can enhance an investor's understanding of our results of operations, these non-GAAP financial measures, when viewed individually, are not necessarily better indicators of any trend as compared to GAAP measures such as net income, operating income, or cash flow from operations.

NON-GAAP RECONCILIATIONS: AFFO

Dollars in thousands, except per-share figures	2013	2025
Consolidated:		
Net income available to common stockholders	\$ 113,483	\$ 243,425
Noncontrolling interest in OP units	-	1,555
Net income available to common stockholders and unit holders	\$ 113,483	\$ 244,980
Depreciation and amortization	116,528	277,728
Adjustments for noncontrolling interest	-	(12,147)
Other (gains) and losses, net ⁽¹⁾	4,817	-
FFO available to common stockholders and unit holders	\$ 234,828	\$ 510,561
Right-of-use asset amortization	-	372
Non-cash lease expense	5,595	4,743
Pension settlement charge	-	773
Pro rata adjustments from JVs	-	9,927
(Gain) loss on other assets	-	1,296
Amortization of deferred financing costs	5,525	11,926
Amortization of debt discounts and premiums	13,816	1,762
Loss on extinguishment of debt	4,181	2,922
Adjustments for noncontrolling interest	-	(7,226)
Transaction costs of acquisitions	-	106
Deferred tax provision	-	2,430
Other (gains) and losses, net ⁽¹⁾	(43,970)	-
Adjusted FFO available to common stockholders and unit holders	\$ 219,975	\$ 539,592
Net income available to common stockholders per diluted share ⁽²⁾	\$ 1.81	\$ 3.77
Adjusted FFO available to common stockholders and unit holders per diluted share/unit ⁽²⁾	\$ 3.50	\$ 8.46
Estimated weighted average shares outstanding - diluted (in millions) ⁽²⁾	62.8	66.0
Estimated weighted average shares and OP units outstanding - diluted (in millions) ⁽²⁾	62.8	66.4

1. For 2013, FFO adjustments in other (gains) and losses, net include gains on sale of real estate assets and loss on call spread modification related to convertible notes. AFFO adjustments in other (gains) and losses, net include impairment charges; write-off of deferred financing costs; noncash tax benefit resulting from REIT conversion; and REIT conversion costs (tax effected).

2. For 2025, includes equivalent shares related to the currently unexercisable investor put rights associated with the noncontrolling interest in the Company's OEG business, which may be settled in cash or shares at the Company's option.

NON-GAAP RECONCILIATIONS: AFFO PER SHARE

Dollars in thousands, except per-share figures	2013	2025
Earnings per share:		
Numerator:		
Net income available to common stockholders	\$ 113,483	\$ 243,425
Net income attributable to noncontrolling interest in OEG	-	4,919
Net income available to common stockholders - if-converted method	\$ 113,483	\$ 248,344
Denominator:		
Estimated weighted average shares outstanding - diluted (in millions) ⁽¹⁾	62.8	66.0
Diluted income per share available to common stockholders	\$ 1.81	\$ 3.77
Adjusted FFO per share:		
Numerator:		
Adjusted FFO available to common stockholders and unit holders	\$ 219,975	\$ 539,592
Net income attributable to noncontrolling interest in OEG	-	4,919
FFO adjustments for noncontrolling interest in OEG	-	10,435
Adjusted FFO Adjustments for noncontrolling interest in OEG	-	6,266
Adjusted FFO available to common stockholders and unit holders - if-converted method	\$ 219,975	\$ 561,212
Denominator:		
Estimated weighted average shares and OP units outstanding - diluted (in millions) ⁽¹⁾	62.8	66.4
Adjusted FFO available to common stockholders and unit holders per diluted share/unit	\$ 3.50	\$ 8.46