

FRP Holdings, Inc.

A Real Estate Company



John D. Baker II
Chief Executive Officer

Investor Presentation

This presentation and discussion may include comments or information about the future of FRP Holdings, Inc. and subsidiaries, including plans, expectations and, in some cases, predictions. These forward-looking statements reflect management's current views with respect to financial results related to future events and are based on assumptions and expectations that may not be realized and are inherently subject to risks and uncertainties, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Future events and actual results, financial or otherwise, may differ, perhaps materially, from the results discussed in the forward-looking statements.

Risk factors include, but are not limited to, levels of construction activity in the markets served by our mining properties, demand for flexible warehouse/office facilities in the Baltimore-Washington-Northern Virginia area, our ability to obtain zoning and entitlements necessary for property development, the impact of lending and capital market conditions on our liquidity, our ability to finance projects or repay our debt, general real estate investment and development risks, vacancies in our properties, risks associated with developing and managing properties in partnership with others, competition, our ability to renew leases or re-lease spaces as leases expire, illiquidity of real estate investments, bankruptcy or defaults of tenants, the impact of restrictions imposed by our credit facility, the level and volatility of interest rates, environmental liabilities, inflation risks, cybersecurity risks, as well as other risks listed from time to time in our SEC filings.

Additionally, if we elect REIT status these risk factors also would include our ability to qualify or to remain qualified as a REIT, our ability to satisfy REIT distribution requirements, the impact of issuing equity, debt or both, and selling assets to satisfy our future distributions required as a REIT or to fund capital expenditures, future growth and expansion initiatives, the impact of the amount and timing of any future distributions, the impact from complying with REIT qualification requirements limiting our flexibility or causing us to forego otherwise attractive opportunities, our lack of experience operating as a REIT, legislative, administrative, regulatory or other actions affecting REITs, including positions taken by the Internal Revenue Service, the possibility that our Board of Directors will unilaterally revoke our REIT election, the possibility that the anticipated benefits of qualifying as a REIT will not be realized, or will not be realized within the expected time period.

Company Overview

- Our company began in 1986 as a result of a spin-off of the real-estate and transportation businesses of Florida Rock Industries, Inc. (now Vulcan Materials) into a newly formed public company known as Patriot Transportation Holding, Inc. (“PATR”).
- In January, 2015 we spun-off our transportation business and changed our name to FRP Holdings, Inc. (NASDAQ ticker symbol “FRPH”).
- FRPH is now a pure real-estate company with three distinct business segments:
 - Land Development and Construction
 - Asset Management
 - Mining Royalty Lands



Land Development
and Construction



Mining
Royalty Lands



Asset Management



Land Development and Construction

Land Development and Construction

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Developed Lots for Warehouses

<u>Location</u>	<u>SF +/-</u>	<u>Acreage</u>	<u>Status</u>
Lakeside, MD (Remainder)	286,500	20	2 lots ready for building construction
Patriot Business Center, Manassas, VA	99,000	18	1 lot remaining with construction on spec building planned for 2018
Hollander 95 Business Park, MD	319,950	33	4 lots ready for building construction
Total	705,450	71	

Development Lands

<u>Location</u>	<u>Approx. Acreage</u>	<u>Status</u>
Anacostia II-IV	4	Phase II about to begin construction
Square 664 E, Washington DC	2	Under interim lease to Vulcan
St. John JV	35	Construction scheduled to begin Q4 2017
Brooksville Quarry JV (Residential/mixed use)	4,280	Master development plan approved
Hampstead Trade Center, MD	117	Seeking PUD entitlements for tract
Gulf Hammock Levy County, FL (Residential/Recreation)	1,600	Listed for sale
Ft. Myers 105 Waterfront Residential Lots (Residential)	100	Zoning approved for future development
Total	6,138	

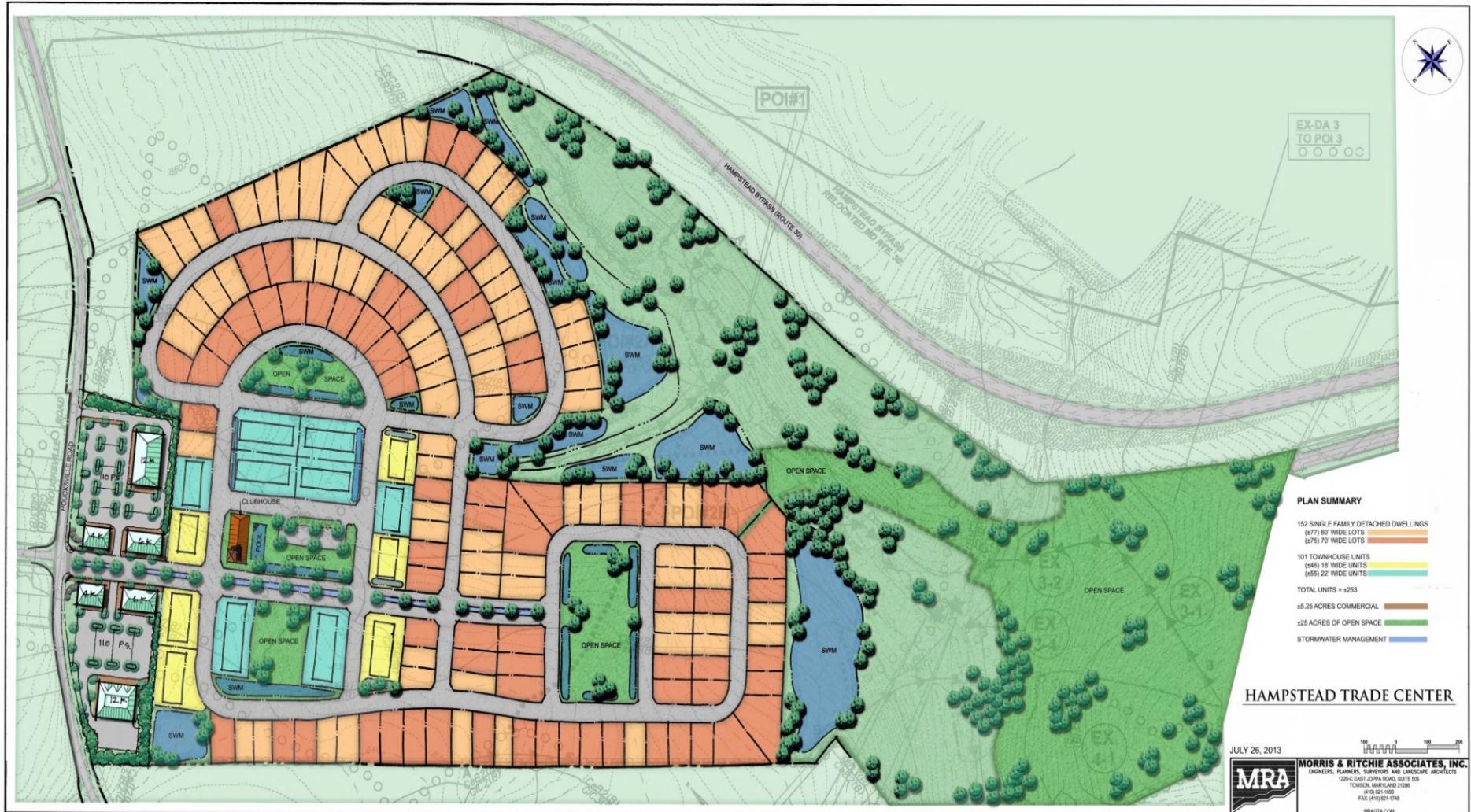
Development Lands

Hampstead Property

- We acquired the Hampstead property located in Carroll County, MD north of Baltimore in March, 2008 using the proceeds from the sale of another property in a 1031 exchange.
- The property consists of 118 total acres, and was annexed into the town of Hampstead in 2010.
- In 2016, Hampstead property was rezoned from commercial to residential
- Currently engaged in process of seeking PUD entitlements for the tract

Land Development and Construction

• Residential Plan



St. John Joint Venture

- In 2016, FRP entered into an agreement with St. John Properties, Inc. to jointly develop what remained of our Windlass Run Business Park
- 50/50 partnership combined FRP's 25 acres (valued at \$7,500,000) with St. John Properties' adjacent 10 acres fronting on a major state highway (valued at \$3,239,536) which resulted in an initial cash distribution of \$2,130,232 to FRP in May 2016
- Venture will jointly develop the combined properties into a multi-building business park to consist of approximately 329,000 square feet of single story office/ retail space
- Construction is scheduled to begin Q4 2017

Land Development and Construction

- 329,000 SF Spec Office



Illustrative Site Plan

Area 4 FRP Site at Baltimore Crossroads
Crossroads Circle & MD Route 43 Baltimore, MD 21220

- Typical Office Building (Single Story)

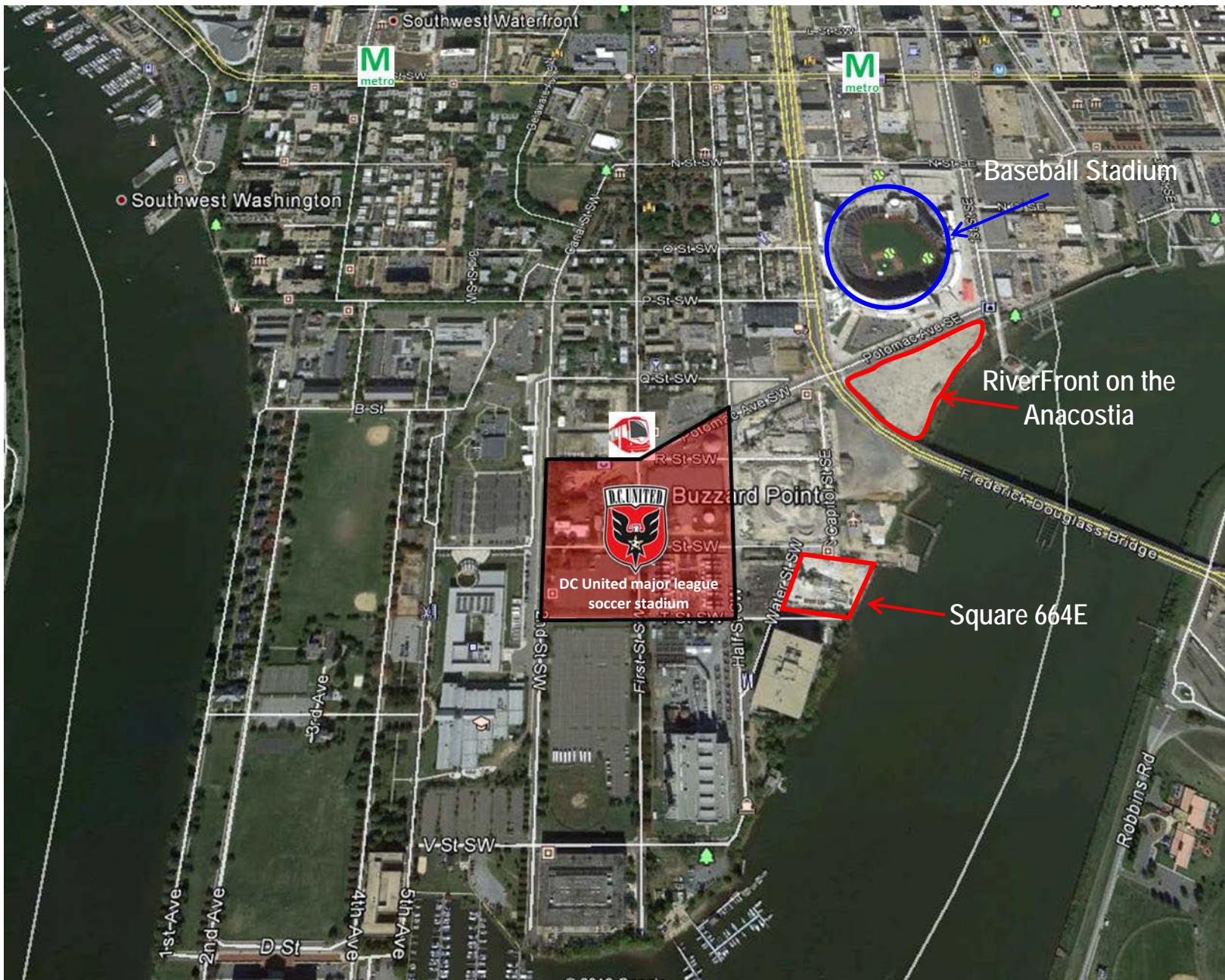


Square 664E

- This property sits on the Anacostia River at the base of South Capitol Street, DC in an area named Buzzard Point, less than one mile down river from our RiverFront on the Anacostia property.
- The Square 664E property consists of approximately 2 acres and is currently under lease to Vulcan Materials for use as a concrete batch plant. The lease terminates on August 31, 2021 and Vulcan has the option to renew for one additional period of five (5) years.
- In December 2014, the District of Columbia announced the selection of Buzzard Point for the future site of the new DC United major league soccer stadium. The selected stadium location, consisting of approximately 5 acres of land, is separated from our property by just one small industrial lot and two side streets. The club expects to open the 20,000 seat facility in June 2018
- During Q1 2017, we finished construction on a new bulkhead on our property ahead of schedule and under budget

Land Development and Construction

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Land Development and Construction

- Bulkhead at 664E



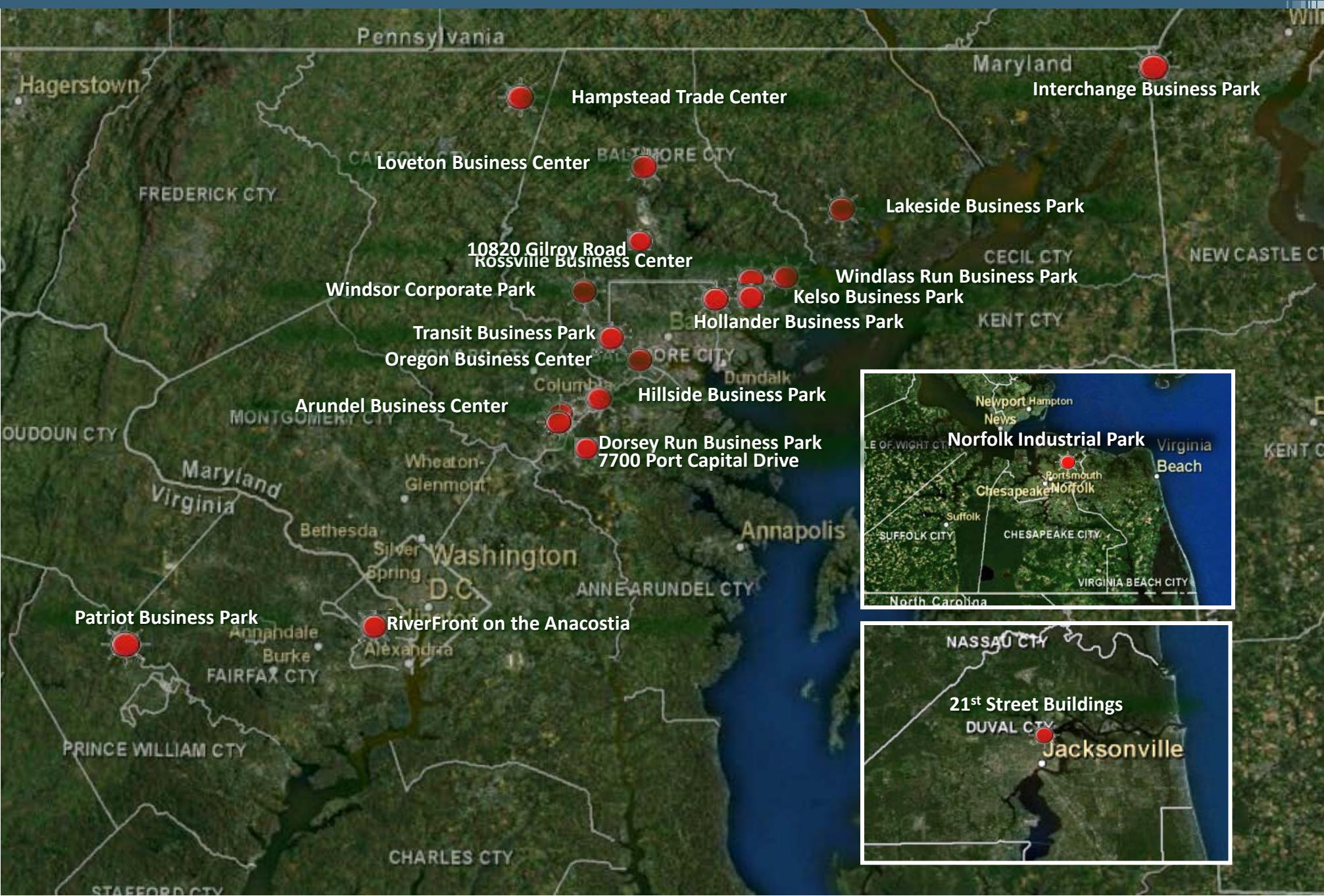
Asset Management

Segment Overview

- The Asset Management segment owns, leases and manages 43 warehouse/office buildings located primarily in business parks we developed in the Baltimore/Northern Virginia/Washington, DC market area. We believe strongly in the future of this market and are committed to growing our successful platform well into the foreseeable future.
- We currently own and manage 4.0 million sf of buildings.
- We focus primarily on owning flexible type facilities that cater to the maximum number of tenant types. As most of our buildings are less than 150,000 sf, we typically target local / regional vs. national tenants.
- Hands-on customer service provided by our in-house construction and property management teams keeps us close to our tenant base. These practices are the cornerstone of our mission to provide the highest quality product and services at competitive rates resulting in tenant satisfaction and ultimately, retention.

Business Park Locations

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Key Performance Measure Results

Asset Management Segment For Six Month Period ended June 30	June 30, 2017	June 30, 2016
Revenues	\$14,479,000	\$14,501,000
NOI	\$11,101,000	\$10,927,000
Portfolio square feet	4,000,000	3,800,000
Occupied square feet	3,459,473	3,319,891
Overall occupancy rate*	86.8%	88.0%
Average annual occupied square feet	3,498,614	3,337,745
Average annual occupancy rate	89.0%	89.4%
Retention success rate	71%	64%

***August 31, 2017- Overall occupancy rate** 90.9%

Asset Management

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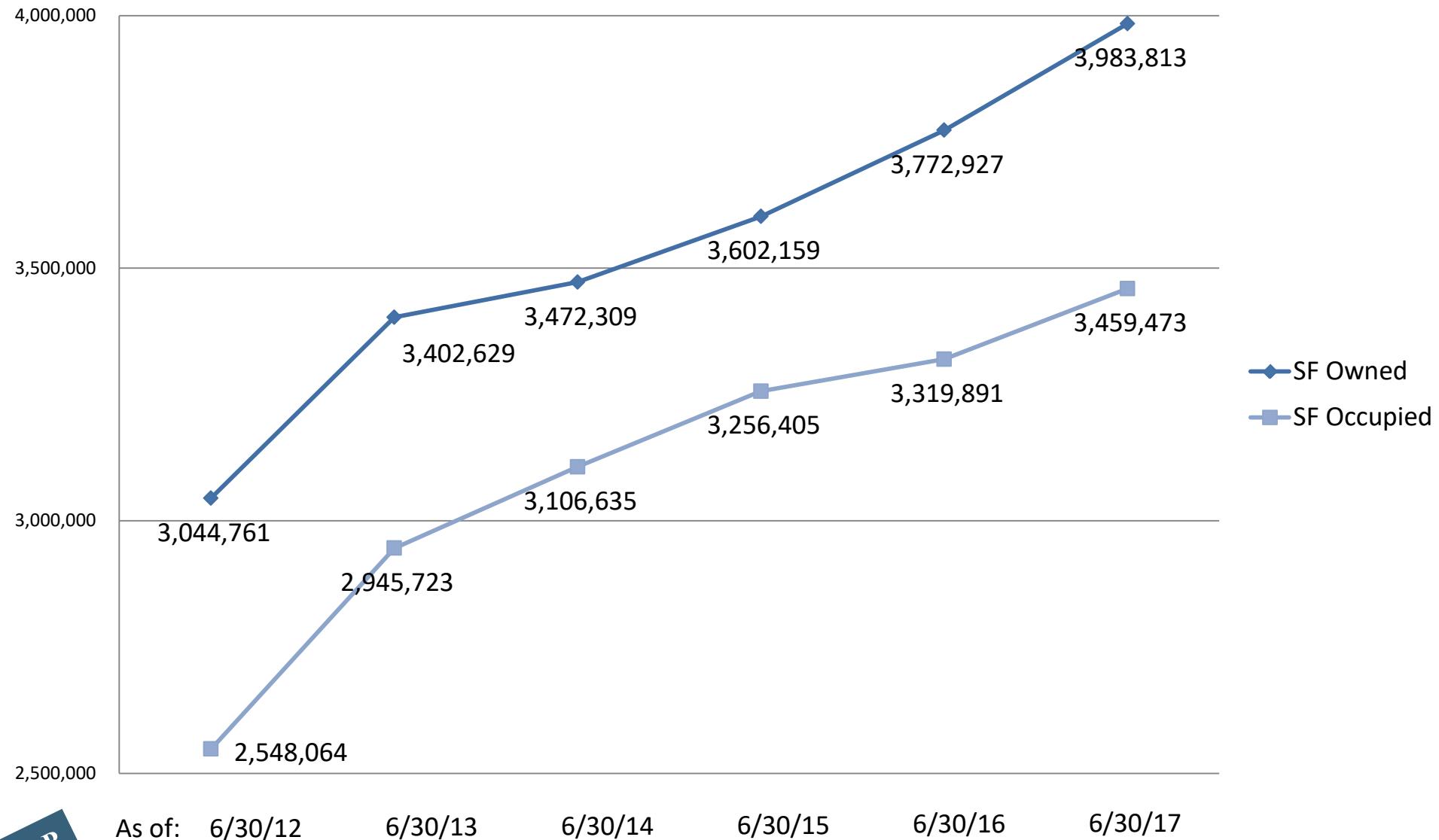
Developed Buildings	Total SF 6/30/2017	% Occupied 6/30/2017	June 30, 2017 Mortgage Debt	Debt Maturity	Year Built
Arundel Business Center, Howard County, MD					
8230 Preston Court	72,391	62%			1987
8240 Preston Court	90,405	100%			1996
Total	162,796		\$0		
Oregon Business Center, Anne Arundel County, MD					
810 Oregon Avenue	113,280	86%	\$4,501,677	7/1/2027	1989
812 Oregon Avenue	82,335	100%	\$3,259,835	7/1/2027	1990
Total	195,615		\$7,761,512		
Rossville Business Center/Yellow Brick, Baltimore County, MD					
9104 Yellow Brick Road	93,755	100%			1994
9108 Yellow Brick Road	96,762	100%	\$3,120,044	7/1/2027	1992
Total	190,517		\$3,120,044		
Lakeside Business Park, Harford County, MD					
1502 Quarry Drive	110,875	100%	\$284,593	6/1/2018	1997
1504 Quarry Drive	96,800	100%	\$1,249,300	11/1/2021	2000
1506 Quarry Drive	94,832	34%	\$1,070,825	11/1/2021	2001
2201 Lakeside Blvd.	148,425	100%			2009
2202 Lakeside Blvd.	129,891	100%	\$1,947,557	6/1/2023	2002
2203 Lakeside Blvd.	99,100	0%	\$1,320,685	6/1/2021	2001
2204 Lakeside Blvd.	74,056	100%			2007
2206 Lakeside Blvd.	67,128	100%	\$540,162	11/1/2019	1999
2208 Lakeside Blvd.	72,615	100%	\$540,162	11/1/2019	1999
Total	893,722		\$6,953,284		
Dorsey Run Business Park, Howard County, MD					
8620 Dorsey Run Road	85,100	100%	\$745,039	12/1/2020	1987
Hillside Business Park, Baltimore City, MD					
7001 Dorsey Blvd.	145,180	100%			2005
7010 Dorsey Road	74,600	100%	\$2,978,517	7/1/2027	2003
7020 Dorsey Road	84,760	82%	\$3,216,541	7/1/2027	2006
7021 Dorsey Blvd.	200,200	100%	\$1,015,725	9/1/2018	2003
7030 Dorsey Blvd.	62,733	63%			2008
Total	567,473		\$7,210,783		
Interchange Business Park , DE					
100/300 Interchange Blvd.	151,006	100%			1987
200/400 Interchange Blvd.	152,000	100%			1987
Total	303,006		\$0		

Asset Management

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Developed Buildings	Total SF 6/30/2017	% Occupied 6/30/2017	June 30, 2017 Mortgage Debt	Debt Maturity	Year Built
Port Capital, Howard County, MD 7700 Port Capital Drive	91,218	100%			1974
Windsor Corporate Park, Baltimore, MD 6920 Tudsbury Road	86,100	0%	\$824,073	12/1/2020	2000
Loveton Business Center , Baltimore, MD 34 Loveton Circle	33,708	81%	\$1,611,487	7/1/2027	1990
Windlass Run Business Park, Baltimore County 11500 Crossroads	69,474	100%			2008
Gilroy, Hunt Valley, MD 10820 Gilroy Road	107,438	100%			1967
Norfolk Industrial Park, Norfolk, VA 1187 Azalea Garden Blvd.	188,093	100%			1966
155 E. 21st Street Buildings, Jacksonville, FL, Duval County	68,757	100%			1964
Hollander 95, Baltimore City 1901 62 nd Street 1921 62 nd Street	82,800 79,550	100% 100%	\$4,470,992	7/1/2027	2008 2016
Total	162,350		\$4,470,992		
Patriot Business Center, Manassas VA 11800 Brewer's Spring Road 11801 Brewer's Spring Road 7600 Doane Drive 7780 Doane Drive	125,550 117,600 129,850 103,448	100% 100% 100% 50%	Revolver Collateral \$1,911,216 \$1,911,216 \$1,911,216		2014 2013 2016 2017
Total	476,448		\$5,733,649		
Transit Business Park, Baltimore City 3031 Washington Blvd. 3051 Washington Blvd. 3101 Washington Blvd 3121 Washington Blvd. 3131 Washington Blvd.	22,000 71,200 40,328 70,790 28,000	61% 37% 100% 100% 100%			1990 1990 1978 1972 1986
Total	232,318		\$0		
Kelso Business Park, Baltimore City 8515 Kelso Drive 8525 Kelso Drive	33,990 35,690	100% 100%			1999 1999
Total	69,680		\$0		

Square Feet Owned and Tenant Occupancy



As of: 6/30/12

6/30/13

6/30/14

6/30/15

6/30/16

6/30/17

Mining Royalty Lands

Mining Royalty Lands

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Astatula Sand



Tyrone Quarry



Grandin Sand



Newberry Cement



FRP



Segment Overview

- We own 14 properties comprising approximately 15,000 acres currently under lease for mining rents or royalties (not including the Brooksville property – 4,280 acres – owned in a JV with Vulcan Materials through which we also collect mining royalties as Vulcan continues to mine that property).
- Other than one location in VA, all of these properties are located in Florida and Georgia. Based on history, we believe strongly in the future construction growth potential of these two States which directly benefits our potential for increased mining royalties. Additionally, these locations provide us with excellent opportunities for valuable “2nd lives” for these assets as commercial and/or residential communities.
- Our current mining tenants include Vulcan Materials, Martin Marietta and Cemex, among others.
- Mining royalties are collected on lands where mineable reserves exist. These royalties are based on the greater of (i) a fixed annual minimum royalty charge, or (ii) the volume of tons mined and sold from our property in a given year multiplied by a percentage of the average annual sales price.
- Minimum rents are typically collected on lands where the reserves have been substantially depleted but the land still has operational value to the mine operator (e.g., their processing plant is on our property, serves as buffer lands, etc.).
- We experience no additional costs with increased volumes or prices in this business so additional royalty revenue drops straight to our bottom line.
- Our total estimated reserves were just over 401,000,000 tons as of June 30, 2017.

Mining Royalty Lands

as of 06/30/2017 27

Location	Acres	Tenant	Lease Termination	Renewal Options	Minimum Royalty (Annually)	2016 Royalty Paid	2016 Tons Sold
Newberry, Alachua Co, FL	1,107	ARGOS	11/30/2098	None	\$92,592	\$984,626	1,038,614
Forest Park, Clayton Co. GA	116	Vulcan Materials	7/31/2037	(2) 25 year terms	92,328	92,328	0
Tyrone, Fayette Co, GA	98	Martin Marietta	4/30/2046	(3) 10 year terms	138,912	593,906	753,209
Airgrove (Lake Sand), Lake Co, FL	578	Vulcan Materials	4/30/2040	None	150,000	369,896	426,147
Ft. Myers, Lee Co, FL	1,993	Vulcan Materials	4/30/2032	(1) 15 year terms	370,404	354,689	0
Columbus, Muscogee Co., GA	143	Foley/Concrete Co.	12/31/2028	(1) 20 year term	136,404	300,367	1,282,320
Macon, Monroe Co. ,GA	459	Vulcan Materials	10/31/2059	(8) 5 year terms	148,704	781,714	1,498,988
Grandin, Putnam Co., FL	6,829	Vulcan Materials	8/31/2026	(2) 10 year terms	1,000,000	1,023,595*	479,478
Keuka, Putnam Co, FL	1,155	Vulcan Materials	4/30/2026	(1) 10 year terms	185,184	597,669	281,920
Lake Louisa, Clermont, FL	1,196	Cemex	5/31/2038		1,369,300	913,421	0
Manassas, VA	51	Vulcan Materials	5/31/2020	None	4,800	635,105	514,624
Marion Sand	562	Vulcan Materials	3/31/2031	None	146,005	146,005	0
Astatula	326	Vulcan Materials	3/31/2031		146,005	290,063	264,680
Subtotal FRP Mines	14,613				\$3,980,638	\$7,083,384	6,539,980
Brooksville JV Land	4,280	Vulcan Materials	4/30/2040	None	250,000	348,990	403,568
TOTAL					\$4,230,638	\$7,432,374	6,943,548

*Based on tons and price, Grandin royalty should have been the minimum. Royalty exceeded minimum related to timing of minimums being used as prepayment

Historical Tons and Royalty Information

Aggregates	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Tons	10,295,167	8,215,584	6,983,772	4,951,961	4,377,904	4,648,370	3,943,841	3,798,401	3,940,340	5,006,743	5,501,374
Total Royalty	\$5,307,820	\$4,784,110	\$4,598,289	\$3,632,870	\$3,542,740	\$3,396,258	\$3,506,444	\$4,176,073	\$4,271,123	\$4,913,142	\$6,098,758
Avg royalty per ton	\$0.52	\$0.58	\$0.66	\$0.73	\$0.81	\$0.73	\$0.89	\$1.10	\$1.08	\$0.98	\$1.07

Cement	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Tons	810,325	749,573	733,126	555,571	652,652	619,697	537,040	709,039	642,588	705,605	1,038,614
Total Royalty	\$671,763	\$709,575	\$707,320	\$501,792	\$576,756	\$457,784	\$385,169	\$512,209	\$496,337	\$580,233	\$984,626
Avg royalty per ton	\$0.83	\$0.95	\$0.96	\$0.90	\$0.88	\$0.74	\$0.72	\$0.72	\$0.77	\$0.82	\$0.95

“Second Life”



Sand & Gravel Mining Operation encompassing 135 acres. Operations sold aggregates to 3rd parties and serviced concrete plant (lower right corner of picture).

Lakeside Business Park consisting of nine buildings totaling 894,000 s. f. with finished building lots for an additional 260,000 s. f. Note redistribution of ponds and concrete plant remains.

Ft. Myers Property

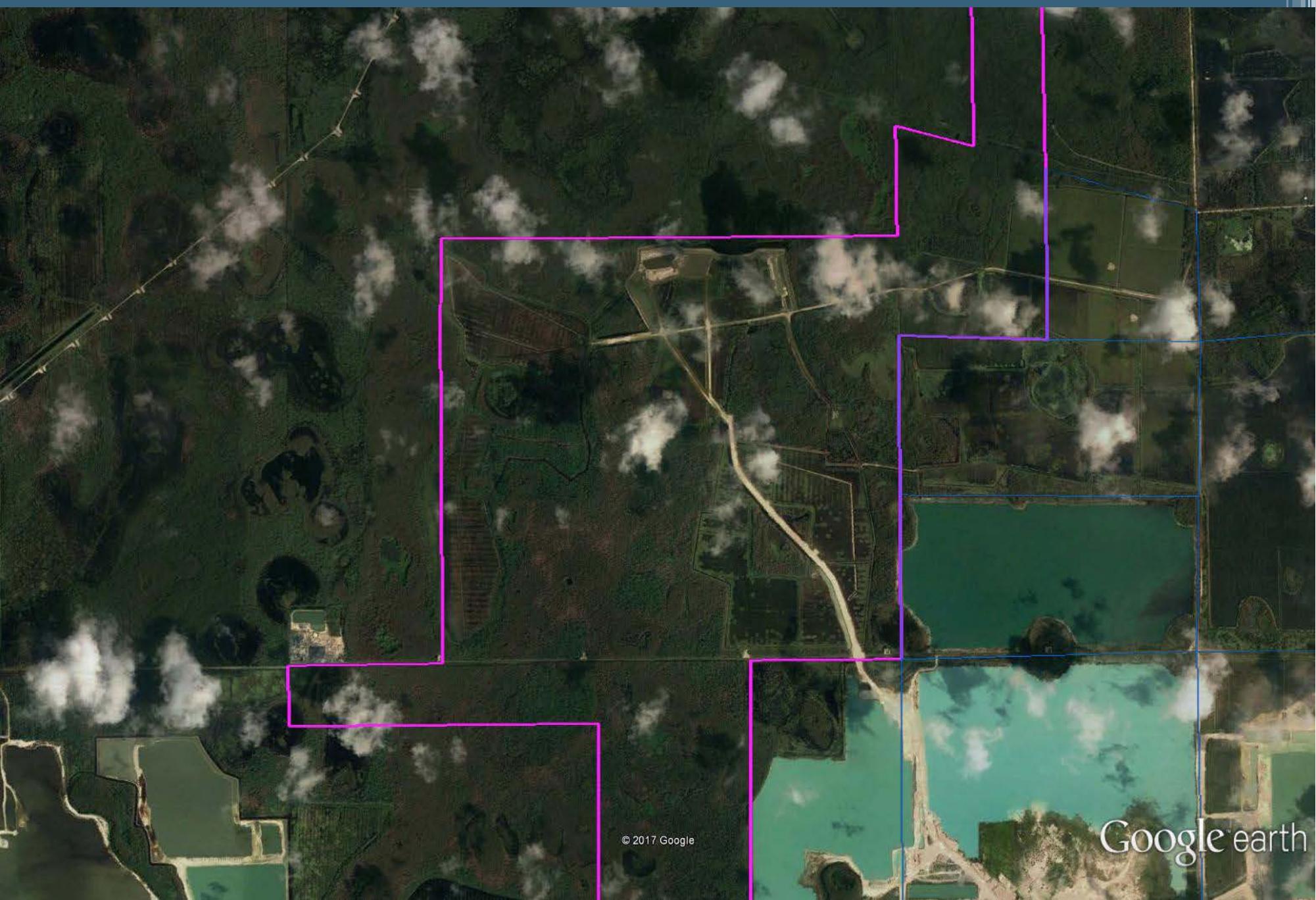
- We own approximately 2,000 acres leased to Vulcan Materials of which 475 acres are approved for mining with estimated mineable reserves of +/- 16M tons.
- To date, Vulcan has not mined on this land and has paid just the annual minimum royalty which is currently \$344,000.
- During the second quarter of this year, Lee County issued Vulcan a Mine Operating Permit (MOP) for our section of their operations in Ft. Myers, the last of the permits required to begin mining this property
- Vulcan has now begun mining at this location. Starting in the fourth quarter of this year, Vulcan's ability finally to realize the reserves at this site should positively impact revenue and income by at least \$500,000
- Mining Plan:
 - We divided our mining land into three areas (Phases 1-5 (6M tons), Phase 6 (7.5M tons) and Phase 7 (2.5M tons))
 - On Phases 1-5 - Vulcan agreed to commence mining as soon as permits are received and to complete mining and reclaiming that area no later than March 31, 2032. Additionally, Vulcan agreed to leave land in place around those lakes (approximately 100 acres) sufficient to accommodate up to 105 one acre residential lots that are already approved under our current zoning.
 - Phase 6 - As soon as practicable following completion of Phases 1-5, Vulcan agreed to commence mining Phase 6 to completion
 - No time frame placed on mining Phase 7 (2.5M tons)
- Estimated royalty when mining commences is approximately \$1.00 per ton
- We plan to market and sell the residential land as soon as practicable following completion of mining of Phases 1-5

Ft Myers Mining Plan



Mining Royalty Lands

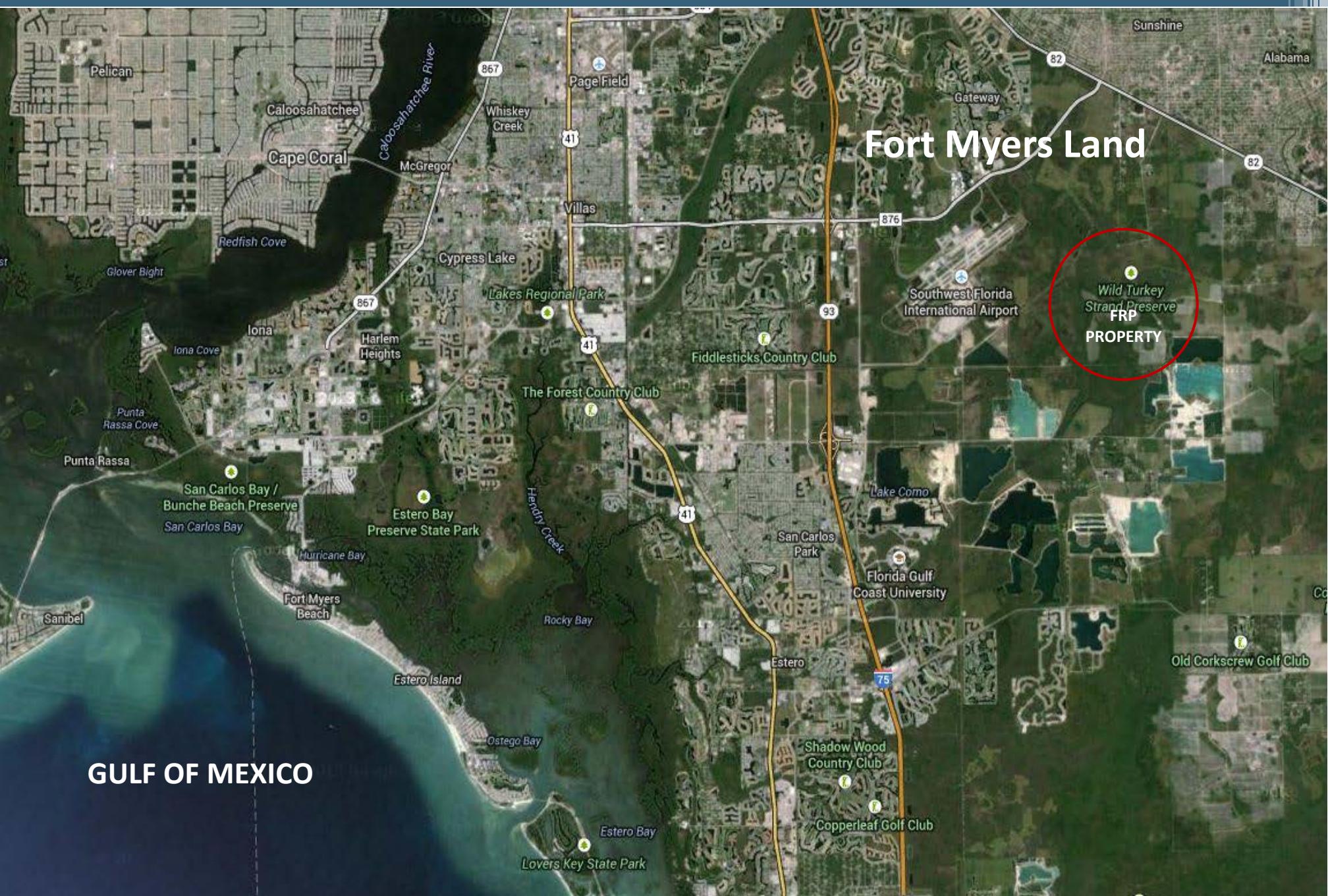
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© 2017 Google

Mining Royalty Lands

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Ft. Myers Florida – Area Map



Miromar Lakes Assessments and Sales



Miromar Lakes

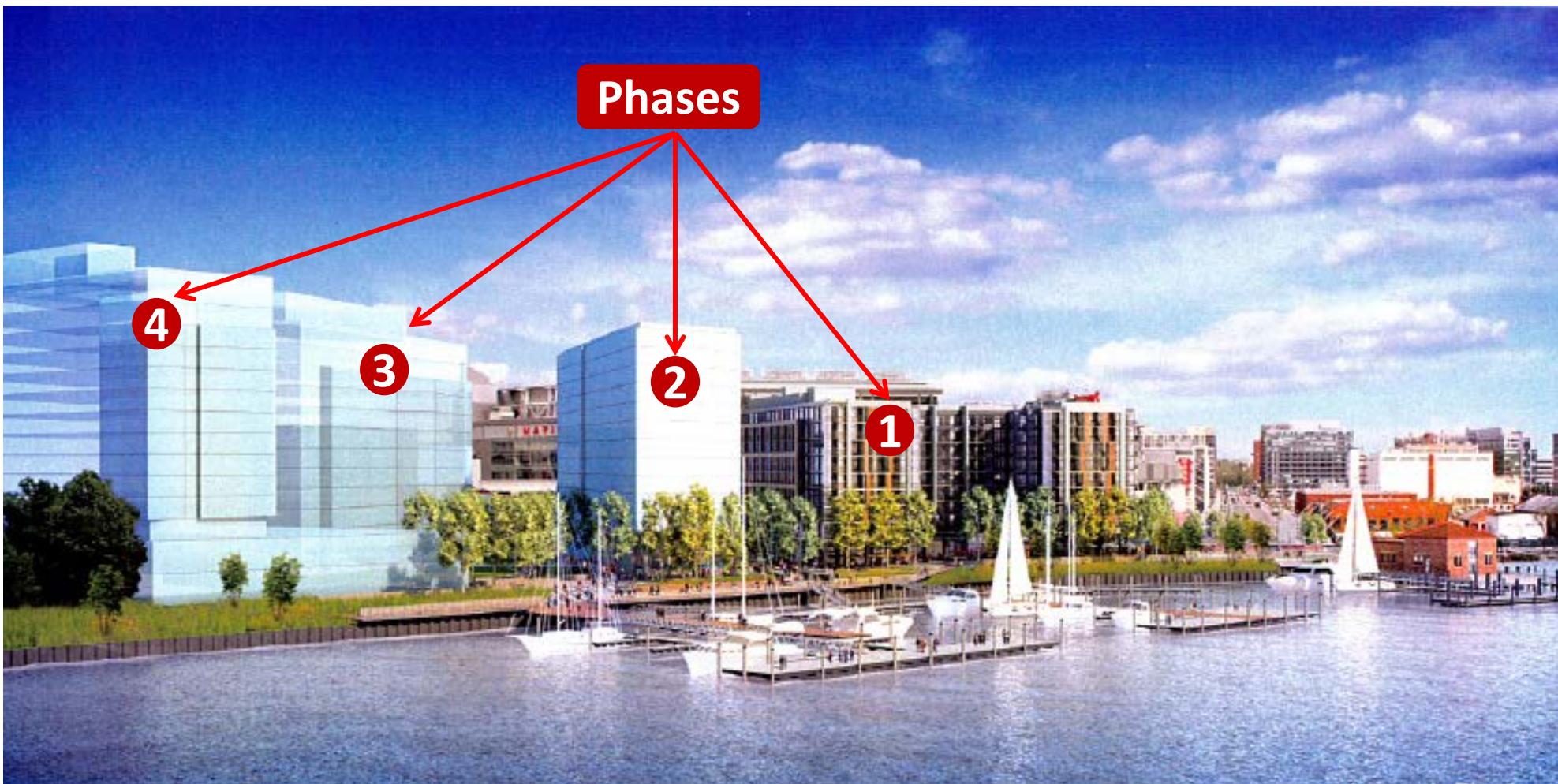
- Vacant lots in our area of future development
- 2017 Lee County Property Assessor's Land Value:
 - 10771 Isola Bella Ct:
 - .55 acres,
 - \$575,000
 - 10701 Isola Bella Ct:
 - .70 acres
 - \$760,000
 - 11780 Via Sorrento Pl:
 - .52 acres
 - \$875,000
- Recent Sales
 - May 2017: 18112 Portofino Way
 - .51 acres, vacant
 - Sold for \$995,000
 - August 2017: 17432 Via Lugano
 - .64 acres, vacant
 - Sold for \$1,700,000
 - December 2016: 17416 Via Lugano
 - .64 acres, vacant
 - Sold for \$1,400,000
- Current Listings:
 - 17458 Via Lugano
 - .66 acres, vacant
 - List Price \$1,600,000
 - 17462 Via Lugano
 - .66 acres, vacant
 - List Price \$1,600,000

RiverFront on the Anacostia

Overview of RiverFront on the Anacostia

- This property consists of 6 acres on the Anacostia River and sits immediately adjacent to the Washington Nationals' baseball park.
- We began the process to obtain mixed use zoning (PUD) approvals in the Fall of '94.
- Our property is now zoned for approximately 1M square feet of mixed use development in four phases including a shared public esplanade along the waterfront.
- Since the Nationals' baseball park opened in 2008, the Capitol Riverfront submarket has seen one of the most rapid and impressive redevelopments in the country.
- Phase I is complete and stabilized
- Phases II, III and IV are slated for a residential building, office building and a hotel/residential building, respectively, all with ground floor retail.
- This property is the “crown jewel” of our portfolio, and we will continue our focus on finding the best way(s) to maximize the long term value for our shareholders.

RiverFront on the Anacostia



- Phase I (Dock '79) – October 2014



“Dock 79 at RiverFront”



State of Construction July 2015

- **Dock '79 Today**



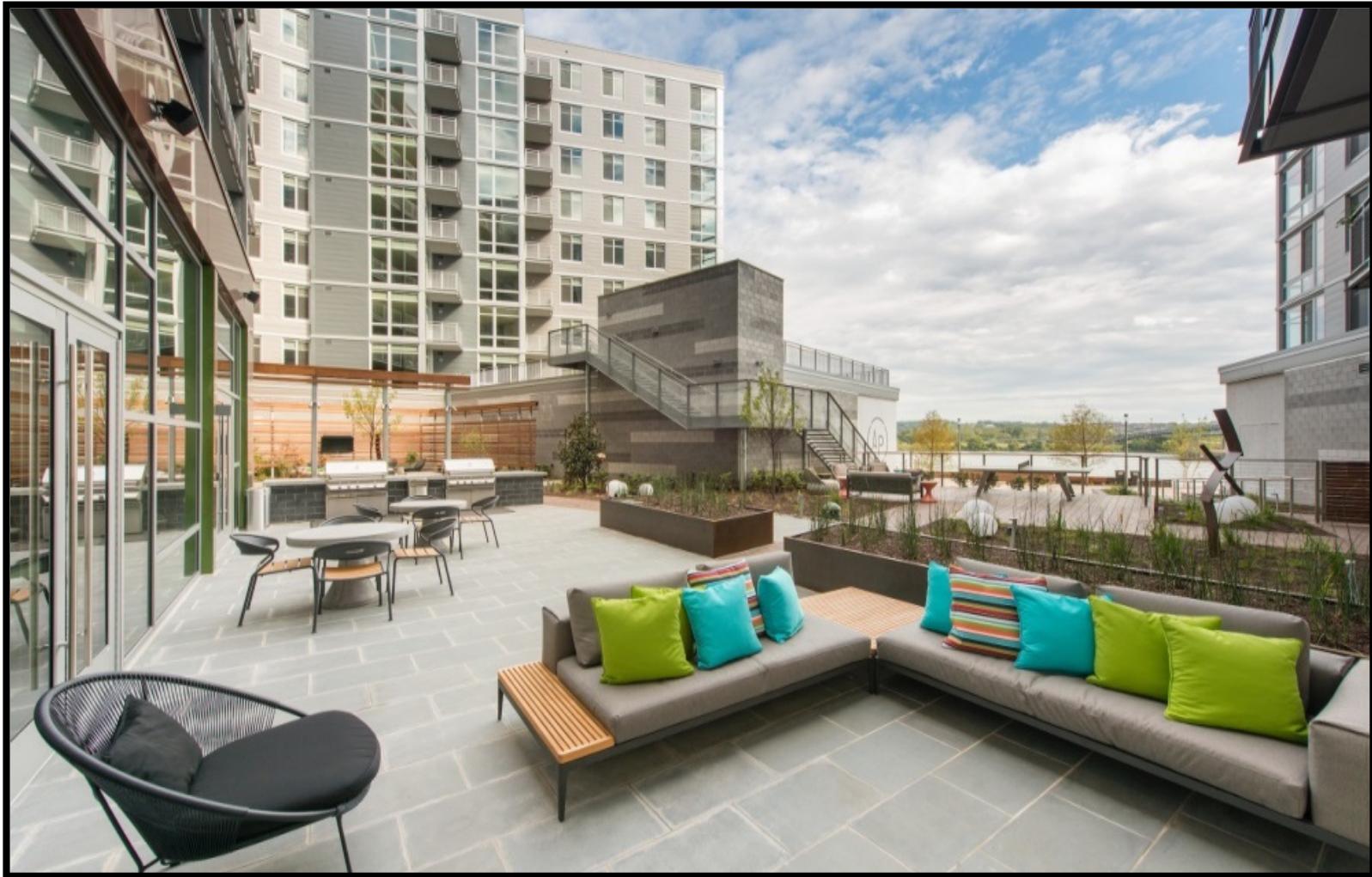
Overview

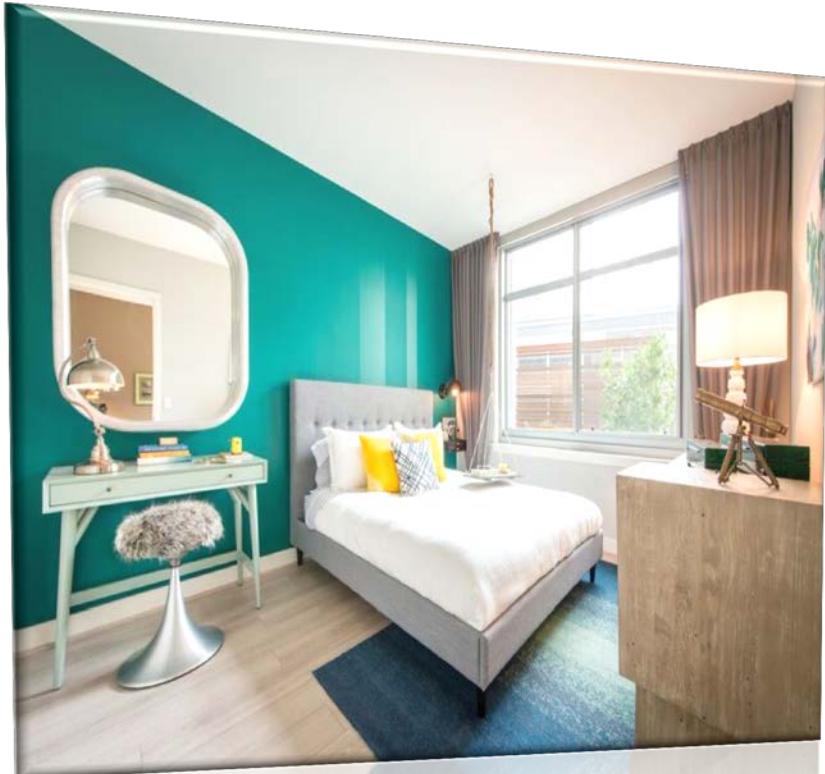
- Dock 79 is the first of up to five developments on our property along the Anacostia River in Washington, D.C.
- It is a 305 unit residential apartment building with 19,000 sf of ground floor retail directly across the street from the Washington Nationals' baseball stadium
- In July 2017, after less than a year in service, the occupancy of the residential units finally exceeded 90%. Per our agreement with our JV partner, MRP, this means the project has reached stabilization and represents a change in control of the joint venture from MRP to FRP
- As of the end of August, Dock 79 is 96.72% leased and 94.10% occupied. As our first “generation” of tenants come up for renewal, 52% have renewed (in line with expectations) with an average rent increase of 4.52%, which is stronger than we budgeted.

- Dock '79 - Lobby



- Dock '79 - Patio





Dock '79 - Unit



RiverFront On The Anacostia



Dock '79 - Recreation



FRP

- Potomac 71 – Phase II



RiverFront on the Anacostia – Phase II

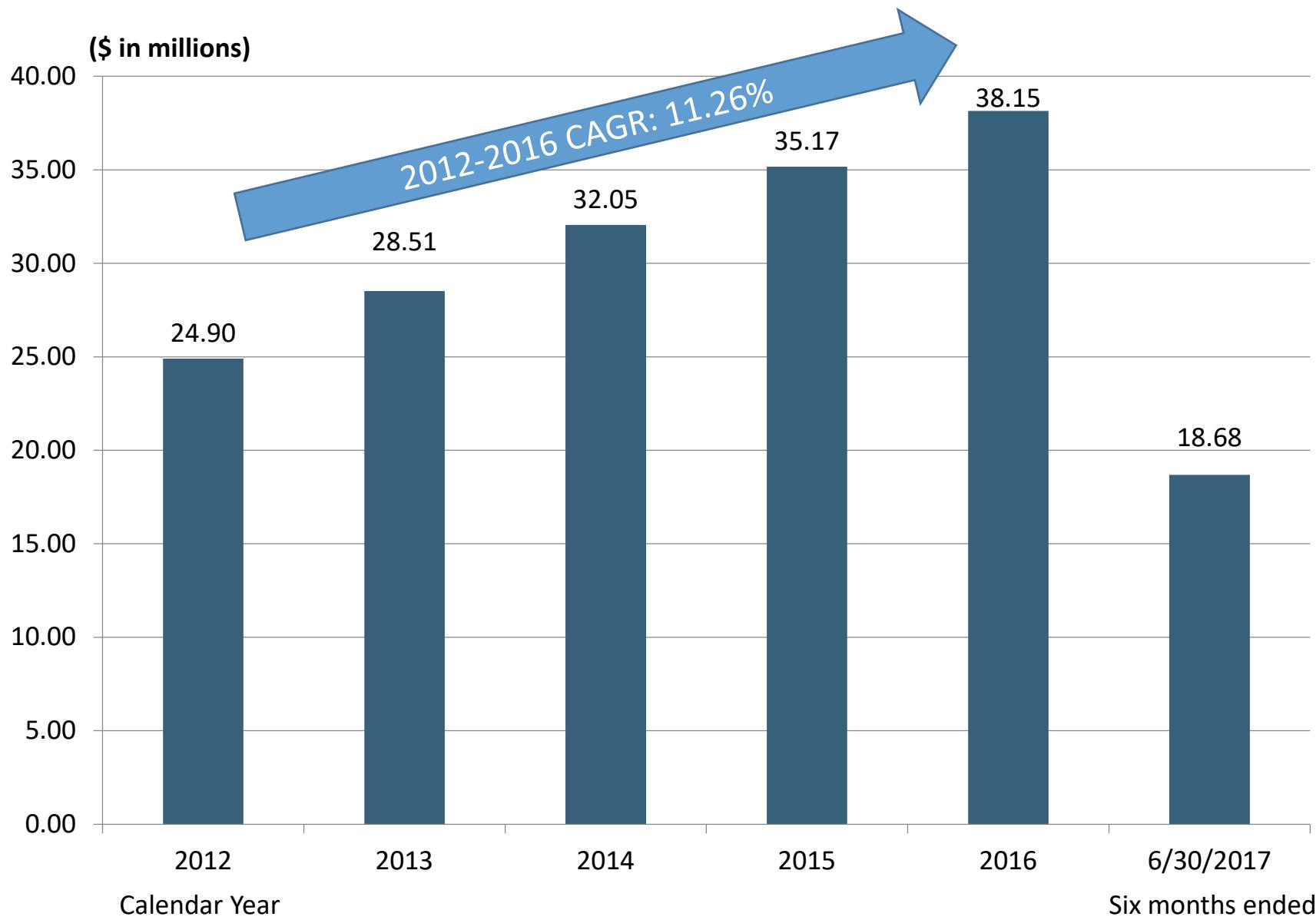
- Just as we did with Phase I of our RiverFront on the Anacostia project (Dock 79), we have entered into a joint venture with MRP for Phase II (Potomac 71)
- The purpose of the JV is to develop, own, lease and ultimately sell the approximately 249,820 sf residential apartment building inclusive of 261 apartments and 11,500 sf of high-end retail.



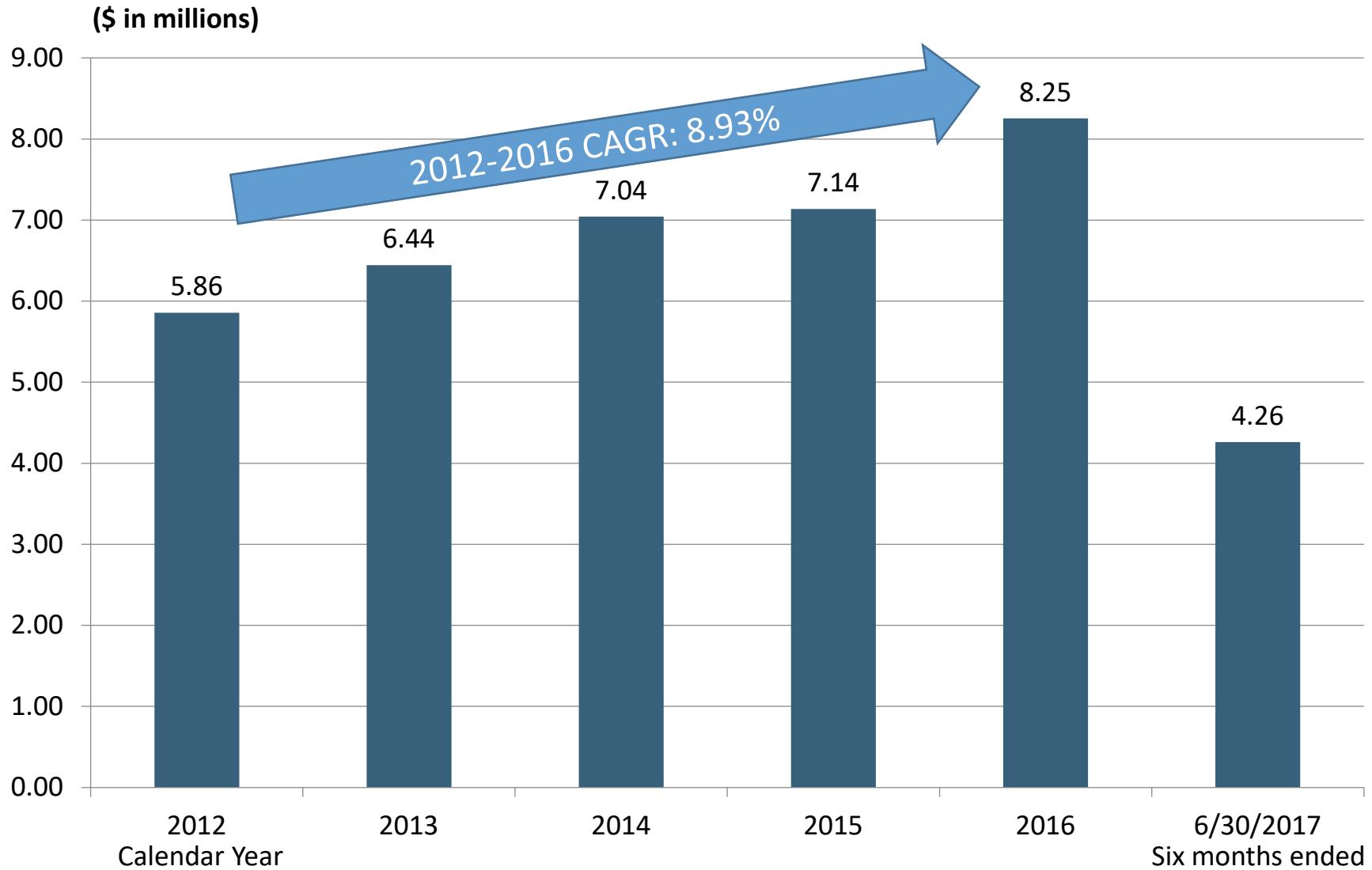
- In February, the D.C. Zoning Commission voted 5-0 in favor of the Planned Unit Development (PUD) of Potomac 71. After formal publishing of the record and a 35 day appeal period we anticipate formal approval before the end of the year

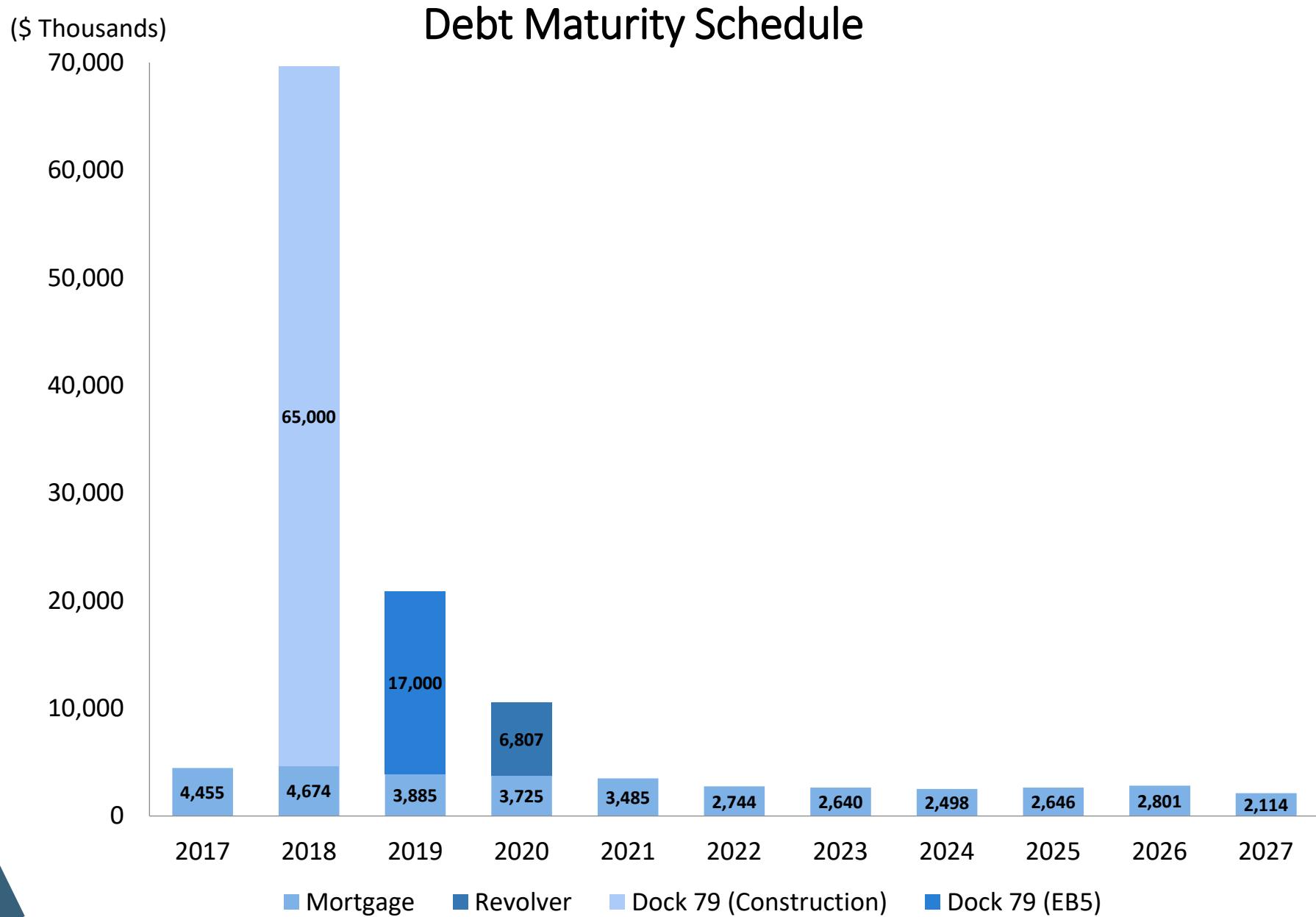
Financial Information

Revenue Growth



Annual Depreciation, Depletion and Amortization Expense





(in thousands)	Three Months ended		Six Months Ended	
	June 30, 2017	2016	June 30 2017	2016
Revenues:				
Rental revenue	\$ 6,222	6,082	12,505	12,171
Royalty and rents	1,809	2,033	3,548	3,789
Revenue - reimbursements	1,329	1,128	2,629	2,898
Total Revenues	9,360	9,243	18,682	18,858
Cost of operations:				
Depreciation, depletion and amortization	2,202	2,066	4,261	3,995
Operating expenses	1,002	974	2,003	2,505
Environmental remediation expense	—	2,000	—	2,000
Property taxes	1,129	1,128	2,191	2,270
Management company indirect	475	425	944	921
Corporate expenses	566	684	1,893	1,692
Total cost of operations	5,374	7,277	11,292	13,383
Total operating profit	3,986	1,966	7,390	5,475
Interest income	—	—	—	1
Interest expense	(371)	(392)	(619)	(807)
Equity in loss of joint ventures	(806)	(186)	(1577)	(272)
(Loss) gain on investment land sold	—	(109)	—	(109)
Income before income taxes	2,809	1,279	5,194	4,288
Provision for income taxes	1,096	505	2,038	1,694
Net income	\$ 1,713	774	3,156	2,594

INFORMATION REGARDING NON-GAAP MEASURES

The Company utilizes net operating income (NOI) as one measure of the operating performance of our building portfolio. Net operating income is not a measure of financial or operating performance that is specifically defined by generally accepted accounting principles (GAAP) in the United States. We believe NOI provides management and investors with additional information concerning our operating performance and a basis to compare our performance with those of other similar companies. Our computation of these non-GAAP measures may not be the same as similar measures reported by other companies. This non-GAAP financial measures should not be considered as an alternative to net income as a measure of our operating performance or to cash flows computed in accordance with GAAP as a measure of liquidity nor is it indicative of cash flows from operating and financial activities. Reconciliations of NOI to the most directly comparable GAAP measure are provided on the following slides.

Developed Property Rental Segment Six Months Ended 6/30/16 NOI

(As Reconciled to Six Months Ended 6/30/16 GAAP Reported Financials in 10Q)

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	Asset Management Segment	Land Development Segment	Mining Royalties Segment	FRP Holdings, Inc. (Per GAAP)
Income from continuing operations	3,061	(2,558)	2,091	2,594
Income Tax Allocation	1,999	(1,669)	1,364	1,694
Inc. from continuing operations before income taxes	5,060	(4227)	3,455	4,288
Less:				
Lease intangible rents	9			
Other Income			1	
Unrealized Rents	31			
Plus:				
Equity in loss of Joint Venture			251	
Loss on investment land sold			124	
Interest Expense	807			
Depreciation/Amortization	3,820		129	
Management Co. Indirect	406		515	
Allocated Corporate Expenses	874		691	
Net Operating Income	10,927	(2,518)		

NOTE: The Company makes reference above to net operating income ("NOI") of its developed properties rentals segment. For this purpose, NOI is defined as rental revenues, including tenant expense reimbursements, less property operating expenses (property operating expenses, property management expenses including allocated personnel costs, real estate taxes, repairs and maintenance, marketing, other property operating costs, and provision for doubtful accounts). NOI excludes unrealized rent revenue from straight line rent adjustments, lease intangible rents, depreciation, amortization, overhead expenses and interest expense. Management believes that NOI is a useful measure of the operating performance of the operating assets of this segment because NOI excludes certain items that are not associated with management of the properties. Additional, FRP believes that NOI is a widely accepted measure of comparative operating performance in the real estate industry. However, NOI should not be considered as an alternative measure of profitability. Moreover, FRP's use of the term NOI may not be comparable to that of other real estate companies as they may use different methodologies for computing this amount.

Developed Property Rental Segment Six Months Ended 6/30/17 NOI

(As Reconciled to Six Months Ended 6/30/17 GAAP Reported Financials in 10Q)

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	Asset Management Segment	Land Development Segment	Mining Royalties Segment	FRP Holdings, Inc. (Per GAAP)
Income from continuing operations	3,064	(1,860)	1,952	3,156
Income Tax Allocation	1,978	(1,201)	1,261	2,038
Inc. from continuing operations before income taxes	5,042	(3,061)	3,213	5,194
Less:				
Lease intangible rents	4			
Other Income				
Unrealized Rents	31			
Plus:				
Equity in loss of Joint Venture		1,558		
Loss on investment land sold				
Interest Expense	619			
Depreciation/Amortization	4,022	165		
Management Co. Indirect	379	565		
Allocated Corporate Expenses	1,074	725		
Net Operating Income	11,101	(48)		

NOTE: The Company makes reference above to net operating income ("NOI") of its developed properties rentals segment. For this purpose, NOI is defined as rental revenues, including tenant expense reimbursements, less property operating expenses (property operating expenses, property management expenses including allocated personnel costs, real estate taxes, repairs and maintenance, marketing, other property operating costs, and provision for doubtful accounts). NOI excludes unrealized rent revenue from straight line rent adjustments, lease intangible rents, depreciation, amortization, overhead expenses and interest expense. Management believes that NOI is a useful measure of the operating performance of the operating assets of this segment because NOI excludes certain items that are not associated with management of the properties. Additional, FRP believes that NOI is a widely accepted measure of comparative operating performance in the real estate industry. However, NOI should not be considered as an alternative measure of profitability. Moreover, FRP's use of the term NOI may not be comparable to that of other real estate companies as they may use different methodologies for computing this amount.

Developed Property Rental Segment Last Twelve Months Ended 6/30/17 NOI

(As Reconciled to Twelve Months Ended 6/30/17 GAAP Reported Financials in 10Q, 10Q, 10K, 10Q)

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	Asset Management Segment	Land Development Segment	Mining Royalties Segment	FRP Holdings, Inc. (Per GAAP)
Income from continuing operations	6,300	(3,733)	4,228	6,795
Income Tax Allocation	4,091	(2,424)	2,546	4,213
Inc. from continuing operations before income taxes	10,391	(6,157)	6,774	11,008
Less:				
Gains on investment land sold	(1)	(147)		
Other Income	0			
Lease intangible rents	12			
Plus:				
Unrealized Rents	94			
Equity in loss of Joint Venture		3,315		
Interest Expense	1,199			
Depreciation/Amortization	8,098	285		
Management Co. Indirect	748	1,090		
Allocated Corporate Expenses	1,898	1,320		
Net Operating Income	22,417	0		

NOTE: The Company makes reference above to net operating income ("NOI") of its developed properties rentals segment. For this purpose, NOI is defined as rental revenues, including tenant expense reimbursements, less property operating expenses (property operating expenses, property management expenses including allocated personnel costs, real estate taxes, repairs and maintenance, marketing, other property operating costs, and provision for doubtful accounts). NOI excludes unrealized rent revenue from straight line rent adjustments, lease intangible rents, depreciation, amortization, overhead expenses and interest expense. Management believes that NOI is a useful measure of the operating performance of the operating assets of this segment because NOI excludes certain items that are not associated with management of the properties. Additional, FRP believes that NOI is a widely accepted measure of comparative operating performance in the real estate industry. However, NOI should not be considered as an alternative measure of profitability. Moreover, FRP's use of the term NOI may not be comparable to that of other real estate companies as they may use different methodologies for computing this amount.

REIT Election

REIT Election

Retained Earnings and Profits Dividend

- In order to elect REIT status, the Company would pay out all its Retained Earnings and Profits in a taxable dividend; estimated at this time to be \$120M
- Shareholders may elect to receive dividend in cash or shares of common stock of the Company
- Dividend would be up to 20% cash (\$24M) and 80% additional equity (\$96M)

Strategic Direction

- Development of Anacostia sequentially as market allows, including 664E
- Development and/or sale of 105 waterfront lots at Ft. Myers
- Add to our industrial portfolio as our balance sheet will allow
- Lease up our existing portfolio to 95%

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INVESTOR RELATIONS
John D. Milton, Jr.
Executive Vice-President, CFO, Treasurer, Secretary