



**Q2 2018 Financial Supplement** | August 2018

# Safe Harbor Statement

**Forward-Looking Statements** - Certain statements in this presentation regarding anticipated financial outcomes including Rayonier's earnings guidance, if any, business and market conditions, outlook, expected dividend rate, Rayonier's business strategies, including expected harvest schedules, timberland acquisitions and dispositions, the anticipated benefits of Rayonier's business strategies, and other similar statements relating to Rayonier's future events, developments or financial or operational performance or results, are "forward-looking statements" made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995 and other federal securities laws. These forward-looking statements are identified by the use of words such as "may," "will," "should," "expect," "estimate," "believe," "intend," "project," "anticipate" and other similar language. However, the absence of these or similar words or expressions does not mean that a statement is not forward-looking. While management believes that these forward-looking statements are reasonable when made, forward-looking statements are not guarantees of future performance or events and undue reliance should not be placed on these statements.

The following important factors, among others, could cause actual results or events to differ materially from those expressed in forward-looking statements that may have been made in this document: the cyclical and competitive nature of the industries in which we operate; fluctuations in demand for, or supply of, our forest products and real estate offerings; entry of new competitors into our markets; changes in global economic conditions and world events; fluctuations in demand for our products in Asia, and especially China; the uncertainties of potential impacts of climate-related initiatives; the cost and availability of third party logging and trucking services; the geographic concentration of a significant portion of our timberland; our ability to identify, finance and complete timberland acquisitions; changes in environmental laws and regulations regarding timber harvesting, delineation of wetlands, and endangered species, that may restrict or adversely impact our ability to conduct our business, or increase the cost of doing so; adverse weather conditions, natural disasters and other catastrophic events such as hurricanes, wind storms and wildfires, which can adversely affect our timberlands and the production, distribution and availability of our products; interest rate and currency movements; our capacity to incur additional debt; changes in tariffs, taxes or treaties relating to the import and export of our products or those of our competitors; changes in key management and personnel; our ability to meet all necessary legal requirements to continue to qualify as a real estate investment trust ("REIT") and changes in tax laws that could adversely affect beneficial tax treatment; the cyclical nature of the real estate business generally; a downturn in the housing market; the lengthy, uncertain and costly process associated with the ownership, entitlement and development of real estate, especially in Florida, which also may be affected by changes in law, policy and political factors beyond our control; unexpected delays in the entry into or closing of real estate transactions; changes in environmental laws and regulations that may restrict or adversely impact our ability to sell or develop properties; the timing of construction and availability of public infrastructure; and the availability of financing for real estate development and mortgage loans.

For additional factors that could impact future results, please see Item 1A - Risk Factors in the Company's most recent Annual Report on Form 10-K and similar discussion included in other reports that we subsequently file with the Securities and Exchange Commission (the "SEC"). Forward-looking statements are only as of the date they are made, and the Company undertakes no duty to update its forward-looking statements except as required by law. You are advised, however, to review any further disclosures we make on related subjects in our subsequent reports filed with the SEC.

**Non-GAAP Financial Measures** - To supplement Rayonier's financial statements presented in accordance with generally accepted accounting principles in the United States ("GAAP"), Rayonier uses certain non-GAAP measures, including "cash available for distribution," "pro forma sales," "pro forma operating income," "pro forma net income," and "Adjusted EBITDA," which are defined and further explained in this communication. Reconciliation of such measures to the nearest GAAP measures can also be found in this communication. Rayonier's definitions of these non-GAAP measures may differ from similarly titled measures used by others. These non-GAAP measures should be considered supplemental to, and not a substitute for, financial information prepared in accordance with GAAP.

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## Section 1



# Financial and Segment Information

# Financial Highlights

(\$ in millions, except per share data)

Profitability	2Q 2018	1Q 2018	2Q 2017
Sales	\$245.9	\$203.2	\$201.0
Operating Income	51.6	57.1	46.9
Net Income Attributable to Rayonier Inc.	36.3	40.5	26.2
Adjusted EBITDA <sup>(1)</sup>	111.3	93.2	86.8
Diluted Earnings Per Share:			
Net Income Attributable to Rayonier Inc.	0.28	0.31	0.20
Average Diluted Shares (millions)	129.7	129.6	129.1

Capital Resources & Liquidity	Six Months ended June 30,	
	2018	2017
Cash provided by Operating Activities	\$181.6	\$128.3
Cash used for Investing Activities <sup>(2)</sup>	(61.5)	(235.2)
Cash (used for) provided by Financing Activities	(115.6)	95.7
Cash Available for Distribution (CAD) <sup>(1)</sup>	163.5	97.3

	6/30/2018	12/31/2017
Debt <sup>(3)</sup>	\$975.0	\$1,028.4
Cash <sup>(4)</sup>	106.6	112.7
Net Debt	868.4	915.7
Net Debt / Enterprise Value <sup>(5)</sup>	15%	18%

(1) Non-GAAP measures (see page 16 for definitions and pages 8 and 18 for reconciliations).

(2) Cash used for Investing Activities excludes the change in restricted cash due to the Q1 2018 adoption of ASU No. 2016-18.

(3) Debt as of June 30, 2018 includes \$975.0 million of long-term borrowings, gross of \$2.7 million of deferred financing costs.

(4) Excludes \$69.1 million and \$59.2 million of restricted cash held by LKE intermediaries as of June 30, 2018 and December 31, 2017, respectively.

(5) Enterprise Value based on equity market capitalization plus net debt at June 30, 2018 and December 31, 2017, respectively.



# Variance Analysis – 2Q 2017 to 2Q 2018

## Operating Income (Loss) (\$ in millions)

	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and Other	Total
<b>2Q17 Operating Income (Loss)</b>	\$9.7	(\$1.5)	\$26.8	\$16.1	\$1.1	(\$5.3)	\$46.9
Volume/Mix	1.4	0.3	3.4	21.5	—	—	26.6
Price	—	6.7	1.6	(4.1)	—	—	4.2
Cost	0.3	(0.1)	(0.9)	0.9	(0.9)	(1.0)	(1.7)
Non-timber income <sup>(2)</sup>	6.2	—	0.5	—	—	—	6.7
Foreign exchange <sup>(3)</sup>	—	—	1.3	—	—	—	1.3
Depreciation, depletion & amortization	(1.9)	0.2	(0.1)	(8.5)	—	(0.2)	(10.5)
Non-cash cost of land and improved development	—	—	—	(7.0)	—	—	(7.0)
Other	—	—	(14.8) <sup>(4)</sup>	—	—	—	(14.8)
<b>2Q18 Operating Income</b>	<b>\$15.7</b>	<b>\$5.6</b>	<b>\$17.8</b>	<b>\$18.9</b>	<b>\$0.2</b>	<b>(\$6.5)</b>	<b>\$51.6</b>

## Adjusted EBITDA<sup>(1)</sup> (\$ in millions)

	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and Other	Total
<b>2Q17 Adjusted EBITDA</b>	\$21.6	\$5.5	\$42.3	\$21.5	\$1.1	(\$5.2)	\$86.8
Volume/Mix	2.5	2.9	4.6	27.3	—	—	37.3
Price	—	6.7	1.6	(4.1)	—	—	4.2
Cost	0.3	(0.1)	(0.9)	0.9	(0.9)	(1.0)	(1.7)
Non-timber income <sup>(2)</sup>	6.2	—	0.5	—	—	—	6.7
Foreign exchange <sup>(3)</sup>	—	—	1.5	—	—	—	1.5
Other	—	—	(23.8) <sup>(5)</sup>	0.3 <sup>(6)</sup>	—	—	(23.5)
<b>2Q18 Adjusted EBITDA</b>	<b>\$30.6</b>	<b>\$15.0</b>	<b>\$25.8</b>	<b>\$45.9</b>	<b>\$0.2</b>	<b>(\$6.2)</b>	<b>\$111.3</b>

(1) Non-GAAP measure (see page 16 for definition and page 18 for reconciliations).

(2) For the New Zealand Timber segment, includes carbon credit sales.

(3) Net of currency hedging impact.

(4) Includes \$14.8 million of income from timberland sales in Q2 2017.

(5) Includes \$24.3 million of timberland sold less cash costs of \$0.5 million in Q2 2017.

(6) Includes \$0.3 million of deferred revenue in Q2 2017.

# Variance Analysis – 2Q 2017 YTD to 2Q 2018 YTD

## Operating Income (Loss) (\$ in millions)

	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and Other	Total
<b>2Q17 YTD Operating Income (Loss)</b>	\$23.6	(\$2.4)	\$37.1	\$45.8	\$2.2	(\$10.1)	\$96.2
Pro forma adjustments <sup>(1)</sup>	—	—	—	(28.2)	—	0.7	(27.5)
<b>Pro forma Operating Income (Loss)<sup>(1)</sup></b>	\$23.6	(\$2.4)	\$37.1	\$17.6	\$2.2	(\$9.4)	\$68.7
Volume/Mix	3.4	0.3	5.0	18.3	—	—	27.0
Price	(0.1)	11.9	4.4	19.3	—	—	35.5
Cost	(0.3)	0.4	(1.2)	1.4	(1.8)	(0.7)	(2.2)
Non-timber income <sup>(2)</sup>	5.0	(0.3)	2.5	—	—	—	7.2
Foreign exchange <sup>(3)</sup>	—	—	0.9	—	—	—	0.9
Depreciation, depletion & amortization	(3.7)	0.4	0.2	(7.9)	—	(0.4)	(11.4)
Non-cash cost of land and improved development	—	—	—	(1.8)	—	—	(1.8)
Other	—	—	(15.2) <sup>(4)</sup>	—	—	—	(15.2)
<b>2Q18 YTD Operating Income</b>	<b>\$27.9</b>	<b>\$10.3</b>	<b>\$33.7</b>	<b>\$46.9</b>	<b>\$0.4</b>	<b>(\$10.5)</b>	<b>\$108.7</b>

## Adjusted EBITDA<sup>(1)</sup> (\$ in millions)

	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and Other	Total
<b>2Q17 YTD Adjusted EBITDA</b>	\$48.0	\$14.9	\$58.0	\$30.1	\$2.2	(\$9.2)	\$144.0
Volume/Mix	6.2	2.3	6.7	27.6	—	—	42.8
Price	(0.1)	11.9	4.4	19.3	—	—	35.5
Cost	(0.3)	0.4	(1.2)	1.4	(1.8)	(0.7)	(2.2)
Non-timber income <sup>(2)</sup>	5.0	(0.3)	2.5	—	—	—	7.2
Foreign exchange <sup>(3)</sup>	—	—	1.3	—	—	—	1.3
Other	—	—	(24.2) <sup>(5)</sup>	0.3 <sup>(6)</sup>	—	—	(23.9)
<b>2Q18 YTD Adjusted EBITDA</b>	<b>\$58.8</b>	<b>\$29.2</b>	<b>\$47.5</b>	<b>\$78.7</b>	<b>\$0.4</b>	<b>(\$9.9)</b>	<b>\$204.6</b>

(1) Non-GAAP measures and pro forma items (see page 16 for definitions and page 19 for reconciliation).

(2) For the New Zealand Timber segment, includes carbon credit sales.

(3) Net of currency hedging impact.

(4) Includes \$14.8 million of income from timberland sales in 2017 and \$0.4 million from a settlement received in 2017.

(5) Includes \$24.3 million of timberland sold in 2017 less cash costs of \$0.5 million and \$0.4 million of operating income from a settlement received in 2017.

(6) Includes \$0.3 million of deferred revenue in 2017.

# Liquidity Measures – Cash Available for Distribution

(\$ in millions, except per share data)	Six Months ended June 30,	
	2018	2017
<b>Cash Provided by Operating Activities</b>	<b>\$181.6</b>	<b>\$128.3</b>
Working capital and other balance sheet changes	7.8	(1.2)
Capital expenditures <sup>(1)</sup>	(25.9)	(29.8)
<b>Cash Available for Distribution<sup>(2)</sup></b>	<b>\$163.5</b>	<b>\$97.3</b>
<b>Net income</b>	<b>\$82.0</b>	<b>\$65.9</b>
Interest, net and miscellaneous expense	15.3	16.3
Income tax expense	14.0	13.7
Depreciation, depletion and amortization	80.9	67.9
Non-cash cost of land and improved development	14.9	7.4
Non-operating (income) expense	(2.7)	0.3
Costs related to shareholder litigation <sup>(2)</sup>	—	0.7
Large Dispositions <sup>(2)</sup>	—	(28.2)
<b>Adjusted EBITDA<sup>(2)</sup></b>	<b>\$204.6</b>	<b>\$144.0</b>
Cash interest paid <sup>(3)</sup>	(14.9)	(16.5)
Cash taxes paid	(0.2)	(0.4)
Capital expenditures <sup>(1)</sup>	(25.9)	(29.8)
<b>Cash Available for Distribution<sup>(2)</sup></b>	<b>\$163.5</b>	<b>\$97.3</b>
Cash Available for Distribution	163.5	97.3
Real estate development investments	(4.5)	(5.6)
Cash Available for Distribution after real estate development investments	\$159.1	\$91.7
Shares outstanding at period end	129,451,268	128,897,430
<b>CAD per Share</b>	<b>\$1.26</b>	<b>\$0.76</b>
<b>Dividends per Share</b>	<b>\$0.52</b>	<b>\$0.50</b>

(1) Capital expenditures exclude timberland acquisitions of \$31.2 million and \$237.2 million during the six months ended June 30, 2018 and June 30, 2017, respectively, as well as spending on the Rayonier office building of \$5.6 million during the six months ended June 30, 2017.

(2) Non-GAAP measure and pro forma item (see page 16 for definitions).

(3) Cash interest paid is presented net of patronage refunds received of \$3.8 million and \$3.0 million for the six months ended June 30, 2018 and June 30, 2017, respectively.



# Southern Timber Overview

	2017					2018				
	Q1	Q2	Q3	Q4	FY 2017	Q1	Q2	Q3	Q4	YTD
<b>Sales Volume (Tons in 000s)</b>										
Pine Pulpwood	823	764	818	698	3,103	943	905	—	—	1,848
Pine Sawtimber	505	520	469	439	1,933	580	503	—	—	1,083
<b>Total Pine Volume</b>	<b>1,328</b>	<b>1,284</b>	<b>1,287</b>	<b>1,137</b>	<b>5,036</b>	<b>1,523</b>	<b>1,408</b>	—	—	<b>2,931</b>
Hardwood	51	73	69	85	278	45	82	—	—	127
<b>Total Volume</b>	<b>1,379</b>	<b>1,357</b>	<b>1,356</b>	<b>1,222</b>	<b>5,314</b>	<b>1,568</b>	<b>1,490</b>	—	—	<b>3,058</b>
% Delivered Sales	20%	20%	23%	24%	22%	23%	29%	—	—	26%
% Stumpage Sales	80%	80%	77%	76%	78%	77%	71%	—	—	74%
<b>Net Stumpage Pricing (\$ per ton)<sup>(1)</sup></b>										
Pine Pulpwood	\$17.29	\$15.62	\$16.32	\$15.16	\$16.14	\$17.11	\$16.05	—	—	\$16.59
Pine Sawtimber	26.42	25.66	25.93	24.44	25.64	26.31	26.23	—	—	26.27
Weighted Average Pine	<b>\$20.76</b>	<b>\$19.68</b>	<b>\$19.83</b>	<b>\$18.74</b>	<b>\$19.79</b>	<b>\$20.61</b>	<b>\$19.69</b>	—	—	<b>\$20.17</b>
Hardwood	10.95	11.65	15.98	11.58	12.58	10.49	12.12	—	—	11.54
Weighted Average Total	<b>\$20.40</b>	<b>\$19.25</b>	<b>\$19.63</b>	<b>\$18.24</b>	<b>\$19.41</b>	<b>\$20.32</b>	<b>\$19.27</b>	—	—	<b>\$19.80</b>
<b>Summary Financial Data (\$ in MM\$)</b>										
Timber Sales	\$32.7	\$30.8	\$31.9	\$27.2	\$122.6	\$38.1	\$37.3	—	—	\$75.4
(-) Cut, Haul & Freight	(4.6)	(4.7)	(5.3)	(4.9)	(19.5)	(6.3)	(8.6)	—	—	(14.8)
Net Stumpage Sales	<b>\$28.1</b>	<b>\$26.1</b>	<b>\$26.6</b>	<b>\$22.3</b>	<b>\$103.1</b>	<b>\$31.9</b>	<b>\$28.7</b>	—	—	<b>\$60.6</b>
Non-Timber Sales	6.4	4.8	5.4	5.3	21.9	5.4	10.8	—	—	16.2
Total Sales	<b>\$39.1</b>	<b>\$35.5</b>	<b>\$37.3</b>	<b>\$32.5</b>	<b>\$144.5</b>	<b>\$43.6</b>	<b>\$48.0</b>	—	—	<b>\$91.6</b>
Operating Income	\$13.9	\$9.7	\$11.5	\$7.2	\$42.2	\$12.2	\$15.7	—	—	\$27.9
(+) DD&A	12.5	11.9	12.7	12.3	49.4	16.0	14.9	—	—	30.9
Adjusted EBITDA <sup>(2)</sup>	<b>\$26.4</b>	<b>\$21.6</b>	<b>\$24.2</b>	<b>\$19.5</b>	<b>\$91.6</b>	<b>\$28.2</b>	<b>\$30.6</b>	—	—	<b>\$58.8</b>
<b>Other Data</b>										
Period End Acres (in 000s) <sup>(3)</sup>	1,817	1,903	1,900	1,820	1,820	1,811	1,808	—	—	1,808

(1) Pulpwood and sawtimber product pricing for composite stumpage sales is estimated based on market data.

(2) Non-GAAP measure (see page 16 for definition and pages 18 and 19 for reconciliations).

(3) During the six months ended June 30, 2018, approximately 24,700 acres were sold, 14,300 acres were acquired and approximately 2,000 leased acres expired.

# Pacific Northwest Timber Overview

	2017					2018				
	Q1	Q2	Q3	Q4	FY 2017	Q1	Q2	Q3	Q4	YTD
<b>Sales Volume (Tons in 000s)</b>										
Pulpwood	89	71	59	57	276	75	94	—	—	169
Sawtimber	310	204	193	264	971	304	281	—	—	585
<b>Total Volume</b>	<b>399</b>	<b>275</b>	<b>252</b>	<b>321</b>	<b>1,247</b>	<b>379</b>	<b>374</b>	<b>—</b>	<b>—</b>	<b>753</b>
<b>Northwest Sales Volume (Converted to MBF)</b>										
Pulpwood	8,264	6,745	5,516	5,448	25,973	7,170	8,859	—	—	16,029
Sawtimber	39,458	26,758	25,380	33,981	125,577	38,810	37,414	—	—	76,224
<b>Total Volume</b>	<b>47,722</b>	<b>33,503</b>	<b>30,896</b>	<b>39,429</b>	<b>151,550</b>	<b>45,980</b>	<b>46,273</b>	<b>—</b>	<b>—</b>	<b>92,253</b>
% Delivered Sales	80%	99%	76%	80%	83%	79%	81%	—	—	80%
% Sawtimber Sales	78%	74%	76%	82%	78%	80%	75%	—	—	78%
<b>Delivered Log Pricing (\$ per ton)</b>										
Pulpwood	\$38.71	\$39.38	\$41.43	\$44.44	\$40.62	\$44.52	\$49.76	—	—	\$47.49
Sawtimber	74.88	81.93	89.62	95.34	84.55	95.45	103.38	—	—	99.24
<b>Weighted Average Log Price</b>	<b>\$66.06</b>	<b>\$70.88</b>	<b>\$76.47</b>	<b>\$84.88</b>	<b>\$73.89</b>	<b>\$84.35</b>	<b>\$88.45</b>	<b>—</b>	<b>—</b>	<b>\$86.41</b>
<b>Summary Financial Data (\$ in MMs)</b>										
Timber Sales	\$24.8	\$19.4	\$18.6	\$25.8	\$88.7	\$30.5	\$31.3	—	—	\$61.8
(-) Cut & Haul	(10.3)	(9.9)	(6.7)	(9.8)	(36.7)	(11.4)	(11.6)	—	—	(23.0)
<b>Net Stumpage Sales</b>	<b>\$14.5</b>	<b>\$9.5</b>	<b>\$11.9</b>	<b>\$16.0</b>	<b>\$52.0</b>	<b>\$19.1</b>	<b>\$19.6</b>	<b>—</b>	<b>—</b>	<b>\$38.7</b>
Non-Timber Sales	1.1	1.0	0.5	0.6	3.2	0.9	0.9	—	—	1.8
<b>Total Sales</b>	<b>\$25.9</b>	<b>\$20.5</b>	<b>\$19.1</b>	<b>\$26.4</b>	<b>\$91.9</b>	<b>\$31.4</b>	<b>\$32.2</b>	<b>—</b>	<b>—</b>	<b>\$63.6</b>
Operating Income (Loss)	(\$0.9)	(\$1.5)	\$1.1	\$2.4	\$1.1	\$4.7	\$5.6	—	—	\$10.3
(+) DD&A	10.2	7.0	6.5	8.2	32.0	9.5	9.4	—	—	18.9
<b>Adjusted EBITDA<sup>(1)</sup></b>	<b>\$9.3</b>	<b>\$5.5</b>	<b>\$7.6</b>	<b>\$10.6</b>	<b>\$33.1</b>	<b>\$14.2</b>	<b>\$15.0</b>	<b>—</b>	<b>—</b>	<b>\$29.2</b>
<b>Other Data</b>										
Period-End Acres (in 000s)	378	378	378	378	378	378	378	—	—	378
Northwest Sawtimber (\$ per MBF) <sup>(2)</sup>	\$609	\$638	\$681	\$753	\$665	\$764	\$770	—	—	\$767
Estimated Percentage of Export Volume	25%	25%	30%	24%	26%	21%	27%	—	—	24%

(1) Non-GAAP measure (see page 16 for definition and pages 18 and 19 for reconciliations).

(2) Delivered Sawtimber excluding chip-n-saw.

# New Zealand Timber Overview

	2017					2018				
	Q1	Q2	Q3	Q4	FY 2017	Q1	Q2	Q3	Q4	YTD
<b>Sales Volume (Tons in 000s)</b>										
Domestic Pulpwood (Delivered)	101	104	131	112	448	113	141	—	—	254
Domestic Sawtimber (Delivered)	196	217	239	200	852	185	235	—	—	420
Export Pulpwood (Delivered)	23	32	28	23	106	17	22	—	—	38
Export Sawtimber (Delivered)	180	263	376	314	1,133	244	340	—	—	584
<b>Total Volume</b>	<b>500</b>	<b>616</b>	<b>774</b>	<b>649</b>	<b>2,539</b>	<b>558</b>	<b>738</b>	<b>—</b>	<b>—</b>	<b>1,297</b>
<b>Delivered Log Pricing (\$ per ton)</b>										
Domestic Pulpwood	\$34.70	\$33.31	\$34.42	\$32.86	\$33.84	\$35.99	\$38.28	—	—	\$37.26
Domestic Sawtimber	78.45	79.04	83.61	83.02	81.12	87.02	86.21	—	—	86.57
Export Sawtimber	108.73	111.05	113.35	115.77	112.74	117.70	120.80	—	—	119.51
Weighted Average Log Price	<b>\$81.42</b>	<b>\$85.78</b>	<b>\$90.28</b>	<b>\$90.95</b>	<b>\$87.61</b>	<b>\$90.62</b>	<b>\$93.46</b>	<b>—</b>	<b>—</b>	<b>\$92.24</b>
<b>Summary Financial Data (\$ in MM\$)</b>										
Timber Sales	\$40.7	\$52.9	\$69.9	\$59.0	\$222.5	\$50.6	\$69.0	—	—	\$119.6
(-) Cut & Haul	(16.0)	(19.5)	(24.8)	(20.3)	(80.6)	(18.3)	(24.6)	—	—	(42.9)
(-) Port / Freight Costs	(6.0)	(9.6)	(12.9)	(11.2)	(39.7)	(8.6)	(14.5)	—	—	(23.1)
<b>Net Stumpage Sales</b>	<b>\$18.7</b>	<b>\$23.8</b>	<b>\$32.2</b>	<b>\$27.5</b>	<b>\$102.2</b>	<b>\$23.6</b>	<b>\$30.0</b>	<b>—</b>	<b>—</b>	<b>\$53.6</b>
Land/Other Sales	—	\$24.3	—	—	\$24.3	—	—	—	—	—
Non-Timber Sales/Carbon Credits	0.1	0.2	0.2	0.3	0.8	2.4	0.6	—	—	3.0
<b>Total Sales</b>	<b>\$40.8</b>	<b>\$77.4</b>	<b>\$70.1</b>	<b>\$59.3</b>	<b>\$247.6</b>	<b>\$53.0</b>	<b>\$69.7</b>	<b>—</b>	<b>—</b>	<b>\$122.6</b>
Operating Income	\$10.3	\$26.8	\$19.3	\$16.1	\$72.5	\$16.0	\$17.8	—	—	\$33.7
(+) DD&A <sup>(1)</sup>	5.4	15.5	8.5	6.9	36.4	5.7	8.0	—	—	13.7
(+) Non-cash cost of land	—	—	—	—	0.1	—	—	—	—	—
<b>Adjusted EBITDA<sup>(2)</sup></b>	<b>\$15.7</b>	<b>\$42.3</b>	<b>\$27.8</b>	<b>\$23.1</b>	<b>\$109.0</b>	<b>\$21.7</b>	<b>\$25.8</b>	<b>—</b>	<b>—</b>	<b>\$47.5</b>
<b>Other Data</b>										
NZ\$/US\$ Exchange Rate (Period-average rate)	0.7148	0.6985	0.7328	0.6972	0.7108	0.7236	0.7104	—	—	0.7170
Net Plantable Period-End Acres (in 000s)	298	294	294	293	293	293	294	—	—	294
Export Sawtimber (\$ / JAS m3)	\$126.38	\$129.06	\$131.80	\$134.61	\$131.08	\$136.85	\$140.46	—	—	\$138.95
Domestic Sawtimber (NZ\$ / tonne)	\$120.74	\$124.47	\$125.51	\$130.98	\$125.43	\$132.03	\$133.60	—	—	\$132.91

(1) Q2 2017 includes \$8.9 million of DD&A related to timberland sales.

(2) Non-GAAP measure (see page 16 for definition and pages 18 and 19 for reconciliations).

# Real Estate Overview

	2017					2018				
	Q1	Q2	Q3	Q4	FY 2017	Q1	Q2	Q3	Q4	YTD
<b>Gross Sales (\$ in MMs)</b>										
Improved Development <sup>(1)</sup>	—	\$0.4	\$0.1	\$6.4	\$6.9	\$1.1	\$1.3	—	—	\$2.5
Unimproved Development	—	2.5	13.9	—	16.4	7.4	—	—	—	7.4
Rural	6.7	5.5	3.1	3.3	18.6	1.7	4.8	—	—	6.5
Non-strategic / Timberlands	5.6	17.5	0.2	23.0	46.3	25.8	43.7	—	—	69.5
Large Dispositions <sup>(2)</sup>	42.0	—	—	53.4	95.4	—	—	—	—	—
Deferred revenue adjustments	—	(0.3)	—	(0.3)	(0.6)	—	—	—	—	—
Net Sales	\$54.3	\$25.6	\$17.3	\$85.9	\$183.0	\$36.1	\$49.9	—	—	\$85.9
<b>Acres Sold</b>										
Improved Development <sup>(1)</sup>	—	1.3	0.2	21.8	23.2	4.1	4.1	—	—	8.2
Unimproved Development	—	130	1,319	—	1,449	625	—	—	—	625
Rural	2,284	1,728	1,128	1,204	6,344	415	1,071	—	—	1,486
Non-strategic / Timberlands	3,923	5,733	102	6,249	16,007	7,181	14,729	—	—	21,910
Acres Sold	6,207	7,592	2,549	7,475	23,823	8,225	15,804	—	—	24,029
Large Dispositions <sup>(2)</sup>	24,954	—	—	24,645	49,599	—	—	—	—	—
Total Acres Sold	31,161	7,592	2,549	32,120	73,422	8,225	15,804	—	—	24,029
<b>Gross Price per Acre (\$ per acre)</b>										
Improved Development <sup>(1)</sup>	—	\$324,427	\$269,412	\$295,083	\$296,550	\$280,691	\$317,008	—	—	\$299,005
Unimproved Development	—	19,195	10,540	—	11,318	11,922	—	—	—	11,922
Rural	2,950	3,178	2,771	2,721	2,937	3,977	4,509	—	—	4,361
Non-strategic / Timberlands	1,427	3,050	1,616	3,686	2,891	3,599	2,966	—	—	3,174
Large Dispositions <sup>(2)</sup>	1,681	—	—	2,167	1,922	—	—	—	—	—
Weighted Avg. (Total) <sup>(3)</sup>	\$1,988	\$3,411	\$6,764	\$4,378	\$3,702	\$4,387	\$3,153	—	—	\$3,575
Weighted Avg. (Adjusted) <sup>(4)</sup>	\$1,988	\$3,356	\$6,747	\$3,530	\$3,417	\$4,250	\$3,071	—	—	\$3,474
Total Net Sales (Excluding Large Dispositions <sup>(2)</sup> )	\$12.3	\$25.6	\$17.3	\$32.5	\$87.6	\$36.1	\$49.9	—	—	\$85.9
Operating Income	\$29.7	\$16.1	\$11.4	\$58.8	\$116.0	\$28.1	\$18.9	—	—	\$46.9
(-) Large Dispositions <sup>(2)</sup>	(28.2)	—	—	(38.8)	(67.0)	—	—	—	—	—
Pro Forma Operating Income <sup>(2)</sup>	\$1.5	\$16.1	\$11.4	\$20.0	\$49.0	\$28.1	\$18.9	—	—	\$46.9
(+) Depreciation, depletion and amortization	2.6	2.6	0.7	3.1	9.0	3.1	13.7	—	—	16.8
(+) Non-cash cost of land and improved development	4.5	2.8	1.3	5.1	13.6	1.6	13.3	—	—	14.9
Adjusted EBITDA <sup>(2)</sup>	\$8.6	\$21.5	\$13.4	\$28.2	\$71.5	\$32.7	\$45.9	—	—	\$78.7

(1) Reflects land with capital invested in infrastructure improvements.

(2) Non-GAAP measure and pro forma item (see page 16 for definitions and pages 17, 18 and 19 for reconciliations).

(3) Excludes Large Dispositions.

(4) Excludes Improved Development and Large Dispositions.



# Capital Expenditures By Segment

(\$ in millions)	Three Months Ended			Six Months Ended	
	June 30, 2018	March 31, 2018	June 30, 2017	June 30, 2018	June 30, 2017
<b>Southern Timber</b>					
Reforestation, Silviculture & Other Capital Expenditures	\$3.8	\$2.6	\$2.7	\$6.4	\$5.9
Property taxes	1.7	1.6	1.8	3.2	4.4
Lease payments	0.5	1.6	0.7	2.1	2.5
Allocated overhead	0.9	1.1	0.8	2.0	1.8
<b>Subtotal Southern Timber</b>	<b>\$6.9</b>	<b>\$6.9</b>	<b>\$6.0</b>	<b>\$13.7</b>	<b>\$14.6</b>
<b>Pacific Northwest Timber</b>					
Reforestation, Silviculture & Other Capital Expenditures	1.0	2.5	2.0	3.5	3.9
Property taxes	0.2	0.2	0.2	0.4	0.4
Allocated overhead	0.6	0.6	0.5	1.2	1.0
<b>Subtotal Pacific Northwest Timber</b>	<b>\$1.7</b>	<b>\$3.3</b>	<b>\$2.7</b>	<b>\$5.0</b>	<b>\$5.3</b>
<b>New Zealand Timber</b>					
Reforestation, Silviculture & Other Capital Expenditures	2.0	1.8	2.5	3.8	3.9
Property taxes	0.1	0.2	0.2	0.3	0.4
Lease payments	1.1	0.4	1.4	1.5	2.0
Allocated overhead	0.7	0.7	0.7	1.4	1.4
<b>Subtotal New Zealand Timber</b>	<b>\$4.0</b>	<b>\$3.0</b>	<b>\$4.8</b>	<b>\$7.1</b>	<b>\$7.7</b>
<b>Total Timber Segments Capital Expenditures</b>	<b>\$12.6</b>	<b>\$13.2</b>	<b>\$13.5</b>	<b>\$25.8</b>	<b>\$27.6</b>
<b>Real Estate</b>	0.1	—	0.3	0.1	0.4
<b>Corporate</b>	—	—	1.6	—	1.8
<b>Total Capital Expenditures</b>	<b>\$12.7</b>	<b>\$13.2</b>	<b>\$15.4</b>	<b>\$25.9</b>	<b>\$29.8</b>
<b>Timberland Acquisitions</b>					
Southern Timber	24.4	—	213.8	24.4	214.3
Pacific Northwest Timber	—	—	—	—	1.5
New Zealand Timber	6.8	—	12.1	6.8	21.4
<b>Subtotal Timberland Acquisitions</b>	<b>\$31.2</b>	<b>—</b>	<b>\$225.9</b>	<b>\$31.2</b>	<b>\$237.2</b>
<b>Real Estate Development Investments</b>	<b>\$2.2</b>	<b>\$2.3</b>	<b>\$3.4</b>	<b>\$4.5</b>	<b>\$5.6</b>
<b>Rayonier Office Building</b>	<b>—</b>	<b>—</b>	<b>\$3.0</b>	<b>—</b>	<b>\$5.6</b>

# 2018 Revised Financial Guidance

(\$ in millions)	Revised Guidance		Year-to-Date
<b>Timber Volumes (tons in millions)</b>			
Southern Timber	5.8	- 5.9	3.1
Pacific Northwest Timber	1.3	- 1.4	0.8
New Zealand Timber	2.6	- 2.7	1.3
<b>Total</b>	<b>9.7</b>	<b>- 10.0</b>	<b>5.2</b>
<b>Segment Adjusted EBITDA<sup>(1)</sup></b>			
Southern Timber	\$106.0	- \$110.0	\$58.8
Pacific Northwest Timber	43.0	- 46.0	29.2
New Zealand Timber	84.0	- 89.0	47.5
Real Estate	88.0	- 91.0	78.7
Trading	—	- 1.0	0.4
Corporate and Other	(21.0)	- (22.0)	(9.9)
<b>Total</b>	<b>\$300.0</b>	<b>- \$315.0</b>	<b>\$204.6</b>
<b>Segment DD&amp;A</b>			
Southern Timber	\$60.0	- \$62.0	\$30.9
Pacific Northwest Timber	33.0	- 34.0	18.9
New Zealand Timber	29.0	- 30.0	13.7
Real Estate	18.0	- 19.0	16.8
Trading	—	- —	—
Corporate and Other	1.0	- 1.5	0.6
<b>Total</b>	<b>\$141.0</b>	<b>- \$146.5</b>	<b>\$80.9</b>
Non-cash cost of land and improved development	\$21.0	- \$22.0	\$14.9
<b>Segment Operating Income</b>			
Southern Timber	\$46.0	- \$48.0	\$27.9
Pacific Northwest Timber	10.0	- 12.0	10.3
New Zealand Timber	55.0	- 59.0	33.7
Real Estate	49.0	- 50.0	46.9
Trading	—	- 1.0	0.4
Corporate and Other	(22.0)	- (23.5)	(10.5)
<b>Total</b>	<b>\$138.0</b>	<b>- \$146.5</b>	<b>\$108.7</b>
Capital Expenditures	\$65.0	- \$69.0	\$25.9
Diluted Earnings Per Share	\$0.63	- \$0.68	\$0.59



(1) Non-GAAP measure and pro forma item (see page 16 for definitions).

## Section 2



## Supplemental Information

# Definitions of Non-GAAP Measures and Pro Forma Items

**Pro Forma Sales** is defined as revenue adjusted for Large Dispositions. Rayonier believes that this non-GAAP financial measure provides investors with useful information to evaluate our core business operations because it excludes specific items that are not indicative of ongoing operating results.

**Pro Forma Operating Income** is defined as operating income adjusted for costs related to shareholder litigation and Large Dispositions. Rayonier believes that this non-GAAP financial measure provides investors with useful information to evaluate our core business operations because it excludes specific items that are not indicative of ongoing operating results.

**Pro Forma Net Income** is defined as net income attributable to Rayonier Inc. adjusted for costs related to shareholder litigation and Large Dispositions. Rayonier believes that this non-GAAP financial measure provides investors with useful information to evaluate our core business operations because it excludes specific items that are not indicative of ongoing operating results.

**Adjusted EBITDA** is defined as earnings before interest, taxes, depreciation, depletion, amortization, the non-cash cost of land and improved development, non-operating income and expense, costs related to shareholder litigation and Large Dispositions. Adjusted EBITDA is a non-GAAP measure that management uses to make strategic decisions about the business and that investors can use to evaluate the operational performance of the assets under management. It removes the impact of specific items that management believes do not directly reflect the core business operations on an ongoing basis.

**Cash Available for Distribution (CAD)** is defined as cash provided by operating activities adjusted for capital spending (excluding timberland acquisitions and spending on the Rayonier office building) and working capital and other balance sheet changes. CAD is a non-GAAP measure that management uses to measure cash generated during a period that is available for common stock dividends, distributions to the New Zealand minority shareholder, repurchase of the Company's common shares, debt reduction, strategic acquisitions and real estate development investments. CAD is not necessarily indicative of the CAD that may be generated in future periods.

**Costs related to shareholder litigation** is defined as expenses incurred as a result of the securities litigation, the shareholder derivative demands and the Securities and Exchange Commission investigation. See Note 10—*Contingencies* of Item 8 — Financial Statements and Supplementary Data in the Company's most recent Annual Report on Form 10-K.

**Large Dispositions** are defined as transactions involving the sale of timberland that exceed \$20 million in size and do not have a demonstrable premium relative to timberland value.

# Reconciliation of Reported to Pro Forma Earnings

(\$ in millions, except per share amounts)

Six Months Ended	June 30, 2018		June 30, 2017	
	\$	EPS	\$	EPS
Sales	\$449.1		\$395.5	
Large Dispositions <sup>(1)</sup>	—		42.0	
Pro Forma Sales	\$449.1		\$353.5	
Net Income attributable to Rayonier Inc.	\$76.8	\$0.59	\$60.0	\$0.47
Costs related to shareholder litigation <sup>(1)</sup>	—	—	0.7	0.01
Large Dispositions <sup>(1)</sup>	—	—	(28.2)	(0.22)
Pro Forma Net Income	\$76.8	\$0.59	\$32.5	\$0.26



(1) Pro forma items (see page 16 for definitions).

# Reconciliation of Operating Income (Loss) to Adjusted EBITDA by Segment

(\$ in millions)

Three Months Ended	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and Other	Total
<b>June 30, 2018</b>							
Operating income	\$15.7	\$5.6	\$17.8	\$18.9	\$0.2	(\$6.5)	\$51.6
Depreciation, depletion & amortization	14.9	9.4	8.0	13.7	—	0.3	46.4
Non-cash cost of land and improved development	—	—	—	13.3	—	—	13.3
Adjusted EBITDA	\$30.6	\$15.0	\$25.8	\$45.9	\$0.2	(\$6.2)	\$111.3
<b>March 31, 2018</b>							
Operating income	\$12.2	\$4.7	\$16.0	\$28.1	\$0.1	(\$4.0)	\$57.1
Depreciation, depletion & amortization	16.0	9.5	5.7	3.1	—	0.3	34.5
Non-cash cost of land and improved development	—	—	—	1.6	—	—	1.6
Adjusted EBITDA	\$28.2	\$14.2	\$21.7	\$32.7	\$0.1	(\$3.8)	\$93.2
<b>June 30, 2017</b>							
Operating income (loss)	\$9.7	(\$1.5)	\$26.8	\$16.1	\$1.1	(\$5.3)	\$46.9
Depreciation, depletion & amortization	11.9	7.0	15.5	2.6	—	0.1	37.1
Non-cash cost of land and improved development	—	—	—	2.8	—	—	2.8
Adjusted EBITDA	\$21.6	\$5.5	\$42.3	\$21.5	\$1.1	(\$5.2)	\$86.8

# Reconciliation of Operating Income (Loss) to Adjusted EBITDA by Segment

(\$ in millions)

Six Months Ended	Southern Timber	Pacific Northwest Timber	New Zealand Timber	Real Estate	Trading	Corporate and other	Total
<b>June 30, 2018</b>							
Operating income	\$27.9	\$10.3	\$33.7	\$46.9	\$0.4	(\$10.5)	\$108.7
Depreciation, depletion & amortization	30.9	18.9	13.7	16.8	—	0.6	80.9
Non-cash cost of land and improved development	—	—	—	14.9	—	—	14.9
Adjusted EBITDA	\$58.8	\$29.2	\$47.5	\$78.7	\$0.4	(\$9.9)	\$204.6
<b>June 30, 2017</b>							
Operating income (loss)	\$23.6	(\$2.4)	\$37.1	\$45.8	\$2.2	(\$10.1)	\$96.2
Costs related to shareholder litigation <sup>(1)</sup>	—	—	—	—	—	0.7	0.7
Large Dispositions <sup>(1)</sup>	—	—	—	(28.2)	—	—	(28.2)
Pro forma operating income (loss)	\$23.6	(\$2.4)	\$37.1	\$17.6	\$2.2	(\$9.4)	\$68.7
Depreciation, depletion & amortization	24.4	17.3	20.8	5.2	—	0.2	67.9
Non-cash cost of land and improved development	—	—	0.1	7.3	—	—	7.4
Adjusted EBITDA	\$48.0	\$14.9	\$58.0	\$30.1	\$2.2	(\$9.2)	\$144.0