Vantage Risk Ltd.

Financial Condition Report

For the Year Ended December 31, 2025

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OVERVIEW

Vantage Risk Ltd. ("Vantage Risk" or the "Company") was incorporated under the laws of Bermuda on July 28, 2020. The Company is a wholly owned subsidiary of Vantage Group Holdings Ltd. ("Vantage Holdings" or the "Vantage Group" when referring to the collective group of Vantage Holdings and its subsidiaries including the Company).

Vantage Risk is licensed under the Bermuda Insurance Act 1978, as amended, to write general business as a Class 4 insurer as of October 19, 2020. The Company was capitalized with equity capital provided by its parent, Vantage Holdings, during the fourth quarter of 2020. Vantage Risk began writing property and casualty ("P&C") insurance and reinsurance business commencing January 1, 2021. Vantage Risk is rated "A-" (Excellent) by A.M. Best as of February 28, 2025.

This Financial Condition Report relates to the Company for the financial year ended December 31, 2025. Financial information is prepared in accordance with accounting principles generally accepted in the United States ("U.S. GAAP"). Amounts are expressed in thousands of United States Dollars, except for ratio information.

1. BUSINESS AND PERFORMANCE

1.1 Name of the Insurer

Vantage Risk Ltd.
30 Woodbourne Ave, 4th Floor
Pembroke HM 08
Bermuda

1.2 Supervisors

Bermuda Monetary Authority
BMA House
43 Victoria Street
Hamilton
Bermuda

Vantage Group does not currently have a group supervisor but may become subject to group regulation in the future.

1.3 Approved Auditor

PricewaterhouseCoopers Ltd. (Bermuda)
Washington House, 4th Floor
16 Church Street
Hamilton HM11
Bermuda

1.4 Ownership Details

Vantage Risk is a wholly owned subsidiary of Vantage Holdings. Vantage Holdings is a holding company headquartered in Bermuda. The Vantage Group is a privately held specialty insurance and reinsurance group established in 2020 to meet the increasing demands of (re)insurance clients in select lines of business. On December 17, 2025, Howard Hughes Insurance Holdings, LLC, a wholly owned subsidiary of Howard Hughes Holdings Inc. (NYSE: HHH) ("Howard Hughes"), entered into a Purchase and Sale Agreement to acquire 100% of the issued and outstanding equity interests of Vantage Holdings from its then-existing shareholders. The transaction closed on June 4, 2026, at which time Vantage Holdings became an indirect subsidiary of Howard Hughes and the Company's ultimate beneficial ownership changed accordingly. The Company notified the Bermuda Monetary Authority of this change in shareholder controller in accordance with Sections 30D and 30J of the Insurance Act 1978.

1.5 Group Structure Chart

Please see Group Structure Chart, as of December 31, 2025, attached as Exhibit A.

1.6 (Re)Insurance Business Written

The Company commenced writing business on January 1, 2021. The Company currently offers reinsurance and insurance products on a worldwide basis. Reinsurance products include Property & Casualty (including Per Risk, Quota Share, Catastrophe, Cyber), Specialty (including Marine, Energy, Aviation, Space, Accident & Health, Terrorism), and Financial Lines (including Mortgage, Surety). The Company's insurance products, offered primarily through VRUS, include Healthcare Liability, Excess Casualty, Financial Lines, Cyber Liability, and Professional Lines Liability.

The table below illustrates gross written premium by product:

	2025	2024
Property Catastrophe	$11,180	$11,370
Property	101,561	77,946
Aviation	54,995	43,143
Credit	28,025	25,037
Energy Offshore-Marine	201,261	178,121
US Casualty	55,758	62,688
US Professional	22,615	19,059
US Specialty	9,336	8,416
International Casualty	73,041	89,852
Retro Property	102,176	71,079
Total	**$659,948**	**$586,711**

The table below illustrates gross written premium by underwriting risk location:

	2025	2024
United States	$309,113	$268,249
United Kingdom	112,069	106,545
European Union	25,486	25,972
Israel	12,605	12,797
Norway	10,188	11,969
Australia	11,680	11,043
Mexico	9,639	6,352

Brazil	5,496	5,395
Thailand	5,087	2,879
Other*	158,585	135,510
Total	**$659,948**	**$586,711**

* Includes policies that provide global coverage and all other countries with less than $5m of gross written premium.

1.7 Investment Performance and Material Income and Expenses

1.7.1 Investment Performance

The Company's investment strategy has historically focused primarily on investment grade fixed income assets with a duration appropriate to the Company's (re)insurance liability portfolio duration.

Asset Class	2025		2024	
	Cost or Amortized Cost	Fair Value	Cost or Amortized Cost	Fair Value
U.S. Government Treasury Bonds	106,255	106,814	136,803	135,399
U.S. Corporate Bonds	530,836	542,033	494,857	493,323
U.S. Agency Debentures	437,903	431,449	299,867	284,605
Foreign Government Bonds	–	–	3,423	3,409
ABS	183,577	185,571	168,440	168,767
Municipal Bonds	26,637	26,771	22,063	21,666
Total Fixed Income Securities	**1,285,208**	**1,292,638**	**1,125,453**	**1,107,169**
Total Short-Term Investments	**28,736**	**28,769**	**-**	**-**
Total Investments	**$1,313,944**	**$1,321,407**	**$1,125,453**	**$1,107,169**

Gross investment income for the twelve-month period ended December 31, 2025 and 2024 is as follows:

Asset Class	2025	2024
Fixed income securities	$52,708	$ 40,690
Equity securities	–	–
Short-term investment securities	6,650	5,591
Total	**$59,358**	**$ 46,281**

Effective June 2026, the Company's Board of Directors approved a new investment strategy in connection with the acquisition of Vantage Group Holdings Ltd. by Howard Hughes Holdings Inc. and the associated entry into an investment management arrangement with Pershing Square Capital Management, L.P. ("Pershing Square"). Under this arrangement, Pershing Square will assume responsibility for managing the Company's investment portfolio on a fee-free basis, aligning its economic interests directly with those of the Company and its stakeholders. This represents a transition with investment advice being provided by Pershing Square, with emphasis on long-term capital appreciation and disciplined deployment of assets backing net insurance reserves.

The approved investment approach contemplates a portfolio which will be primarily comprised of cash and short-term U.S. Treasury securities and public equities, alongside a reduction in the relative emphasis on traditional fixed income allocations. This reallocation is intended to enhance overall return potential while maintaining appropriate liquidity and credit quality standards consistent with the Company's obligations to policyholders and cedents, reflecting a more total-return oriented strategy aligned with Pershing Square's long-term investment philosophy.

1.7.2 Material Income and Expense

The Company derives its revenues primarily from premiums on (re)insurance policies, net of any reinsurance or retrocessional coverage purchased. The Company's material expenses are attributable to claims payments, acquisition costs and operational expenses.

1.8 Other Material Information

None.

2. GOVERNANCE STRUCTURE

2.1 Board and Senior Executives

2.1.1 Structure of the Board, Roles and Responsibilities and Segregation of these Responsibilities

The fundamental responsibility of the Board of Directors of the Company (the "Board") is to exercise its business judgment in what it reasonably believes to be the best interests of the Company and its shareholders. The Board of Directors, by itself or through its Committees:

i. Reviews and approves appropriate strategies, policies and business plans for the Company;
ii. Provides oversight for the Company's framework for risk management and systems for internal control over financial reporting and disclosure;
iii. Establishes corporate governance standards for the Company;
iv. Monitors and provides oversight regarding the following functions and operational areas: Investments, Internal Audit, Compliance, Outsourcing, Actuarial and Underwriting; and
v. Ensures the Company is managed with integrity and that it complies with legal and regulatory requirements, including those of the BMA and any other relevant regulatory authority.

The Company's Board of Directors as of December 31, 2025:

Name	Position	
Christopher McKeown	Chairman	Non-Executive (Affiliate)
Roberto Bernardino	Director	Executive
Caroline Foulger	Director	Non-Executive (Independent)
Maurice Kane	Director	Executive
Peta White	Director	Executive

The Company's Officers as of December 31, 2025:

Name	Position
Peta White	President
Mark Booth	Chief Risk Officer
Maurice Kane	Chief Financial Officer
Roberto Bernardino	Group Treasurer
Appleby Global Corporate Services (Bermuda)	Company Secretary
Bobbi Anderson	Data Privacy Officer

2.1.2 Remuneration

Vantage Risk's compensation philosophy is designed to attract and retain the highest quality talent in the (re)insurance industry and to create long-term alignment of interests with other key stakeholders in Vantage Risk including policyholders, regulators, and shareholders.

The compensation plan is designed to reward employees for achieving performance goals in a way that is consistent with the Company's approach to active risk management. In line with industry standards, compensation includes a) fixed pay components, b) variable salary components, c) contributions to savings and retirement plans and d) health and welfare benefits.

Independent Directors are paid an annual retainer payable in four quarterly installments. Executive Directors and Non-Executive (Affiliate) Directors do not receive separate remuneration for this role.

2.1.3 Supplementary Pension/Early Retirement Schemes

Employees of the Company are offered the opportunity to participate in various savings and retirement plans, with the specific plan in which an employee participates being based on certain eligibility criteria. The Company contributes to such employees' accounts as well in the form of a matching contribution.

2.1.4 Material Transactions with Shareholder Controllers

On October 1, 2025, the Company entered into a Profit Participation Agreement with Vantage Holdings, which resulted in the formation of Vantage Risk Ltd. U.S. ("VRUS"), a tax partnership that is treated as a corporation for U.S. federal income tax purposes. VRUS is subject to taxation as an insurance company under Subchapter L of the Internal Revenue Code. As a result, the capital and profits allocated to VRUS became subject to U. S. federal and applicable state income taxes beginning in the fourth quarter of 2025.

In connection with the acquisition of Vantage Holdings by Howard Hughes Holdings Inc. on

June 4, 2026, the Company entered into an Investment Management Agreement with Pershing Square Capital Management, L.P. ("Pershing Square"), pursuant to which Pershing Square assumed responsibility for managing the Company's investment portfolio on a fee-free basis. Pershing Square is affiliated with Howard Hughes by ownership and through William A. Ackman, who serves as Executive Chairman of Howard Hughes and as the managing member of Pershing Square. The Board of Directors reviewed and approved the Investment Management Agreement. Additional detail regarding the outsourcing arrangement is provided in Section 2.7.1.

2.2 Fitness and Proprietary Requirements

2.2.1 <u>Fit and Proper Process</u>

Vantage Risk's directors, senior officers and certain employees performing key functions are assessed for their fitness and propriety prior to or at the time of appointment. An assessment includes a review of the person's professional experience, skills and qualifications relevant to their appointment and a background check consistent with Vantage's standard employment screening practices, which includes screening against sanctions, politically exposed persons and watch/blacklists. Directors and senior executives are subject to enhanced procedures to assess and verify that their professional experience, skills and qualifications are appropriately matched to their proposed role. Directors and senior officers are re-assessed periodically to ensure that they remain fit and proper for their roles. Additionally, all employees and directors are subject to and must adhere to Vantage Group's Code of Conduct. Employees and directors are required to attest to their compliance with the Code of Conduct annually.

2.2.2 <u>Board and Senior Executives Qualifications</u>

***Board of Directors*.**

Chris McKeown, Chief Executive of Reinsurance, ILS and Innovation of Vantage Group. Chris has over 35 years of experience in underwriting, portfolio construction, alternative capital management and applied analytics. He is the former CEO of New Ocean Capital Management, an ILS manager affiliated with XL Capital. Prior roles include CEO of CIG Re & New Castle Re, CEO of ACE Tempest Re (Bermuda), and Vice Chairman and CEO of Global Analytics for Guy Carpenter.

Roberto (Rob) Bernardino, Group Treasurer. Rob has over 20 years of experience in the global banking and (re)insurance industry. Before joining Vantage Risk in April 2022, he most recently served as Vice President/Group Treasury Director at AXIS Capital Holdings Limited where his focus was on capital management, liquidity and cash flow forecasting, FX hedging strategy and management of rating agencies and banking partners.

Caroline Foulger, Independent Director. Caroline has 25 years of experience in public accounting with a focus on clients in the global (re)insurance sector. Caroline led the Insurance & Reinsurance team for PwC Bermuda for 12 years. For the last 10 years, Caroline has served as a non-executive director for several companies operating in the insurance and financial services space.

Maurice Kane, Chief Financial Officer, was appointed to the Board effective February 28,

2024. Maurice has over 30 years' experience in the financial services sector where he has served in a variety of leadership roles in the (re)insurance industry. Maurice joined Vantage Risk in June 2022. Prior experience includes over 16 years of experience at Tokio Millenium Re Ltd. where he held progressively senior roles culminating in Group Chief Financial Officer. Prior to that, he served as Group Financial Controller at Aon Bermuda Ltd.

Peta White, President of Vantage Risk. Peta has over 25 years of experience in the (re)insurance industry. Before joining Vantage Risk in January 2021, she most recently served as Co-Head of Reinsurance Operations and Head of North American Property Underwriting at Markel Re. Prior experience includes progressively senior positions at Alterra, Max Re, and Ace Tempest Re.

***Senior Executives*.**

Peta White, President – see biography above.

Mark Booth, PhD, Chief Risk Officer. Mark has over 15 years of (re)insurance experience in many facets of reinsurance underwriting and property catastrophe analytics including active portfolio management and optimization. Prior to joining Vantage Risk in March 2021, he held positions of Head of Property Reinsurance Underwriting at Mt. Logan Re from 2014 to 2021, Head of Catastrophe Risk Management at Aspen Bermuda from 2007 to 2014, and Senior Modeling Analyst at Axis Reinsurance from 2006 to 2007. Mark earned a Bachelor of Science degree from UC Irvine, followed by a Master of Science degree and PhD in Biomedical Engineering from Boston University.

Maurice Kane, Chief Financial Officer – see biography above.

Roberto (Rob) Bernardino, Group Treasurer – see biography above.

Bobbi Anderson, Data Privacy Officer. Bobbi has over 20 years of experience advising internal and external clients across the (re)insurance industry. Bobbi currently acts as General Counsel for Vantage Holdings. Before joining Vantage, Bobbi served as Principal, General Counsel, and Chief Compliance Officer for Elementum Advisors, LLC. Prior to that, she was a Partner in the Insurance and Financial Services Group at Sidley Austin, LLP.

2.3 Risk Management and Solvency Self-Assessment

2.3.1 Risk Management Process and Procedures to Identify, Measure, Manage and Report on Risk Exposures

In accordance with international best practices and consistent with the BMA Insurance Code of Conduct, Vantage Risk has developed a risk and capital framework built around a clear understanding of the source and nature of risks faced by the business, consistent with the sound principles adopted by its regulator, which assists the Company in implementing and adhering to an enterprise-wide, risk-oriented decision-making culture.

The risk management framework is designed to:

i. Identify all material risks, both financial and non-financial, including on- and off-balance sheet items and emerging risks.
ii. Assess the potential impact of all material risks, including those risks affecting capital requirements and capital management, short- and long-term liquidity requirements, reinsurance contract obligations, and operational strategies and objectives.
iii. Establish acceptable risk levels approved by the Board which are monitored and reviewed at least annually to ensure appropriateness for the size and complexity of the business.
iv. Develop policies and strategies to effectively monitor, manage, mitigate and report on all material risks.
v. Establish principles by which Vantage Risk can evaluate the risk/reward trade-offs associated with key strategic and tactical decisions.
vi. Facilitate the achievement of return on capital goals through the efficient use and allocation of capital.

The risk and finance functions provide reporting to the Board as appropriate.

In the event of an actual, projected or proposed material change in the risk profile of the Company, the risk function, together with the finance function, will perform analysis to understand the potential implications from a risk and capital perspective ensuring that the key results of the self-assessment form an integral part of the management and strategic decision-making process.

Risk is monitored and managed at both the Company and Vantage Group level. Industry standard analytical tools, together with bespoke tools, support the monitoring and measurement of overall risk levels and facilitate the Company's management of total risk exposure and risk aggregation. Underwriting Guidelines address limits and types of risk to be written that are exposed to aggregating events as well as other risk limits.

In addition, the business planning process incorporates a forward-looking projection of the risk, capital and solvency profile of the Vantage Group. As part of this process, exposure to catastrophic events, results of various business stress scenarios, and a forward-looking analysis of market opportunities are regularly reviewed to determine adequacy of capital to support the business plan. The process produces both near- and long-term forecasts for the business with associated risk guidelines and capital requirements to be reviewed and agreed by the Board.

The Board provides oversight on the risk management framework including appropriate business risk monitoring, which will include development of bespoke stress-test scenarios, both by line of business and for the overall accumulation of risk across the portfolio. Stochastic model output, historical simulations, and Realistic Disaster Scenario testing are all methods that are utilized by the Company, as necessary, by line of business.

2.3.2 Implementation of Risk Management and Solvency Self-Assessment Systems

At Vantage Risk, a core tenet is to explore and understand risk more granularly and deeply than most legacy technologies allow. As such, underwriting and risk management systems and processes are closely linked to better understand, manage and monitor risk more completely.

The Company focuses on lines of reinsurance where exposures can be quantified and assessed through detailed data requests from cedants, and validated through analysis of historical losses, market share statistics, and industry level data. During underwriting, reinsurance contracts will generally be modeled utilizing experience rating methodologies and available third-party software and supplemented by proprietary software developed by the Company. Exposures will be monitored and included in risk management processes. Risk management will present a formal report summarizing real exposure against tolerance and results of stress testing for the Board and as a part of the annual CISSA filing.

2.3.3 Relationship Between Solvency Self-Assessment, Solvency Needs and Capital and Risk Management

The Company's risk and capital framework is built around a clear understanding of the source and nature of risks faced by the business, is consistent with the sound principles adopted by its regulator and assists the Company in implementing and adhering to an enterprise-wide, risk-oriented decision-making culture. Capital requirements and allocation are determined both in the annual business planning stages, as well as monitored for key risks on a dynamic, marginal basis, so that additional risk will be added to the portfolio in accordance with overall expected capital requirements.

2.3.4 Solvency Self-Assessment Approval Process

Management is responsible for the design, implementation and maintenance of the solvency self-assessment process. The Company's Board oversees the enterprise risk management of the Company and solvency self-assessment process. The Board, or a Board Committee, reviews the CISSA documents and supporting materials prepared by management and ultimately approves the CISSA.

2.4 Internal Controls

2.4.1 Internal Control System

The Company is following an industry-standard 3-lines of defense approach to provide oversight and assurance of the effectiveness and integrity of the risk management and internal control framework. Management is ultimately responsible for the design and implementation of the internal control system. Vantage Group utilizes both entity-specific and process-specific control procedures designed to assist management in protecting the integrity of assets and ensuring efficiency of operations. The control procedures are proportionate to the risks coming from the controlled activities and processes and are designed to help ensure any areas of deficiency are identified and managed appropriately. The internal control system consists of control owners who are accountable for specific controls, including implementation of any remedial action that may be identified; periodic reporting and attestation of the effectiveness of such controls; and process assurance through testing undertaken by Internal Audit.

2.4.2 Compliance Function

Vantage Group's Legal function oversees development and implementation of the Company's corporate governance framework with the addition of dedicated compliance resources, as appropriate. In 2025, the Company leveraged an outsourced Compliance Officer, who, in conjunction with the Vantage Group Legal function, and the Human Resources Administrator, oversaw the administration of processes to ensure effective employee, vendor and counterparty sanctions screening and reporting. The Vantage Group Legal and Compliance functions also review and administer compliance policies and procedures and oversee appropriate employee training.

The corporate governance framework is tailored to the nature, scale and complexity of the Company's business pursuant to a principled, risk-based approach. The compliance program is based upon a periodic risk assessment to identify and manage compliance risk, implementation of policies and procedures to address and mitigate those risks, employee training and communications to ensure that all employees are aware of their compliance responsibilities and ongoing compliance monitoring activities.

2.5 Internal Audit

The Vantage Group's internal audit team serves as the internal audit function for the Company as well as the other operating entities within the Vantage Group. The purpose of the internal audit function is to provide independent, objective assurance and consulting services designed to add value and improve the Company's operations. The mission of internal audit is to enhance and protect organizational value by providing risk-based and objective assurance, advice, and insight. Internal Audit serves as the third line of defense by providing independent assurance on the adequacy and effectiveness of the systems of internal control, risk management and governance.

The Head of Internal Audit reports functionally to the Vantage Group Board and administratively to the Vantage Group CEO. The Head of Internal Audit is responsible for ensuring that internal audit remains free from all conditions that threaten the ability of internal auditors to carry out their responsibilities in an unbiased manner, including matters of audit selection, scope, procedures, frequency, timing, and report content. If the Head of Internal Audit determines that independence or objectivity may be impaired in fact or appearance, the details of impairment will be disclosed to the Vantage Group Board. Internal auditors operate in accordance with the Vantage Group's Internal Audit Charter and have no direct operational responsibility or authority over any of the activities audited. Accordingly, internal auditors will not implement internal controls, develop procedures, install systems, prepare records, or engage in any other activity that may impair their judgment.

2.6 Actuarial Function

The Company's actuarial function is responsible for establishing loss reserves to cover the Company's estimated liabilities for payment of all losses and loss expenses incurred under its (re)insurance contracts. The Company also employs pricing actuaries to analyze and establish price adequacy of underwritten risks. In addition, a Loss Reserve Specialist has been appointed to support reserve reviews and the technical provisions of the economic balance sheet.

2.7 Outsourcing

The Company's Board of Directors is responsible for the ultimate supervision and termination of all material outsourcing arrangements. The Board delegates the appointment and management of the outsourcing arrangements to the senior officers, who regularly review performance against expected deliverables and contractual service standards, identifying and reporting potential issues at an early stage.

2.7.1 Third-Party Outsourcing Strategy

Vantage Risk outsources certain functions to third parties and receives support from other Vantage Group entities to achieve operational efficiencies and cost optimization. Current key outsourced functions include elements of compliance, investment management, human resource administration, loss reserving support in relation to setting of reserves and the technical provision of the economic balance sheet, technology support, and limited operational support such as data entry and processing to increase efficiency. The Company expects certain functions, including investment management and local IT support, as well as certain routine operations such as data entry, will continue to be outsourced over the longer term with oversight by Company senior executives.

2.7.2 Material Intra-Group Outsourcing

A number of administrative or support services are provided to the Company by Vantage Group or Vantage Services LLC through shared services arrangements. The services provided do not include the exercise of discretion or business judgment relating to the core business functions of the Company. These services include accounting, legal and compliance, tax, internal audit, HR administration and technology support. The Company remains responsible for all substantive decision making as well as supervision of outsourced services.

Effective June 2026, the Company entered into an investment management arrangement with Pershing Square Capital Management, L.P. ("Pershing Square"), pursuant to which Pershing Square serves as the Company's external investment manager on a fee-free basis. This arrangement constitutes a material outsourcing of the Company's investment function. Pershing Square has been deemed to have sound investment expertise, operational capacity, risk management framework, and data security practices in accordance with the relevant requirements under the Insurance Code of Conduct. The Board of Directors has approved this arrangement and retains ultimate oversight responsibility. The arrangement is governed by an Investment Management Agreement setting forth the scope of delegated authority, applicable investment guidelines, reporting obligations, and termination rights. Pershing Square is subject to ongoing monitoring by the Company's finance and risk functions, with performance and compliance reporting provided to the Board on a regular basis.

2.8 Other Material Information

The Company has no other material information to report.

3. RISK PROFILE

3.1 Material Risks

The key risk types that the Company is exposed to in its activities consist of underwriting risk, strategic risk, reserve risk, talent risk, operational risk, IT systems and security risk, liquidity risk, market and investment risk, legal risk, reputational risk, and Group risk (including concentration risk). As the Company has continued growing its business and executing on its business plan throughout 2025, each of these risks has increased over the prior reporting period. The risk management approach focuses on understanding and assessing these risks, enabling an evaluation of possible impacts that informs formulating preparedness and response plans. The following summarizes these risks, and the steps the Company is taking to mitigate them.

3.2 Risk Mitigation

Underwriting Risk – The Company believes that underwriting risk, specifically exposure to natural and man-made catastrophic events, is its most significant risk. The Company manages, monitors and mitigates this risk through a variety of mechanisms, including careful underwriting authority management, underwriting guidelines that limit the types and concentrations of risks, robust peer-review processes, the use of predictive analytics and models where appropriate (including model validation processes to mitigate model risk), prudent use of reinsurance and retrocessional protections and capital stress testing.

Strategic Risk – The Company faces risk in executing on its business plan, including exogenous risks surrounding the strategic environment in Bermuda and globally. Management believes this risk is mitigated by an experienced management team that executes in the core functional areas of Underwriting, Operations, Risk Management, and Claims, while providing oversight of any outsourced functions. The Vantage Group Board and the Vantage Risk Board are each comprised of seasoned industry professionals who provide strategic direction to Vantage Group and Vantage Risk, as applicable, including regular review of the overall operating environment and assistance in navigating an evolving strategic landscape. The Company also monitors strategic risk as it grows and implements its business plan.

Reserve Risk - The Company looks to prudently reserve for all known risks applying industry best practices. Reserving in recent years has proven difficult even for established companies with a number of large catastrophes or industry events subject to significant industry-wide loss creep. Further, the industry has experienced meaningful long-tail reserve development due to increasing social inflation. Although the Company is not exposed to many of those prior events, the Company remains mindful that the current inflationary environment – both social and core CPI inflation – needs to be factored into its pricing and reserving approaches. As a relatively young Company, the Company has only a few years of historical claim data from which to draw and establish trends in loss development. However, to ensure reserves are robust, the Company leverages industry data to help inform our actuarial assumptions. . Additionally, the Company's external actuarial adviser performs an annual analysis on reserves, which serves as an additional control on reserve setting. Our internal actuaries and external actuarial advisers are closely monitoring the inflationary pressures to help ensure these factors are reflected in the Company's reserves.

Talent Risk -- Recruiting for key technical and leadership positions and retaining high-performing employees are critical to the Company's business plans. While not an active concern, the Company recognizes the risk of disruption due to a key departure or inability to recruit. The Company focuses on effective and proactive human resource management and development to attract and retain qualified talent. Further, managers develop succession plans in key groups and provide internal and external opportunities for employees to learn and broaden skillsets.

Operational Risk – The Company faces risk of loss arising from internal operational inadequacies, failed processes and the inability to continue business operations following disruptive events. Key controls and mitigation strategies include: procedural controls and monitoring of compliance with established internal procedures and processes; conducting third party audits of control design and testing of controls; maintenance of business continuity and recovery planning across the organization; and a cloud-based IT environment with no dependence on local physical infrastructure. All staff are equipped to work remotely if there is a failure to restore premises to acceptable levels following a disruptive incident. Protocols are in place to conduct check-ins with employees to assess business capabilities and restore operations following such events.

IT Systems and Security Risk – Like all companies operating in the current heightened cyber risk environment, Vantage could become the target of cyber attacks, including the theft of intellectual property, disruption of operations or ransomware attacks. Vantage maintains and enhances the core information technology and security systems that are needed to operate its business and remain competitive in the marketplace in accordance with a carefully designed plan. The executive leadership team and the Board receive regular updates on cyber risk and related mitigation strategies and activities. The Company has implemented a series of protections based on its risk profile and in accordance with applicable regulatory requirements including the BMA's Operational Cyber Risk Management Code of Conduct. It tests these protections with external vendors and consultants to continuously look to improve security over time. The Company has implemented an employee training program to mitigate certain attack vectors such as malicious emails. The Company has also purchased cyber insurance as an additional layer of protection.

Liquidity Risk – This is the risk that the Company will not be able to derive enough liquidity to pay claims and creditors in a timely fashion. Liquidity risk arises when large claims must be paid, for example in the wake of a large natural or man-made catastrophic event, yet the investment portfolio cannot be liquidated or cannot be liquidated at reasonable prices due to stress in financial markets. During 2025, the Company employed a conservative investment strategy with over 90% of the portfolio focused on high grade, liquid fixed income assets. Effective June 2026, the Company's revised investment strategy contemplates a portfolio comprising cash and short-term U.S. Treasury securities and publicly listed equities, all of which are expected to be readily liquid. The Company intends to maintain sufficient cash and liquid assets to satisfy the Company's net (re)insurance claims, including under stress scenarios. Vantage does not have any maturing debt or other large liabilities that are payable on demand.

Additionally cash balances are almost exclusively held on deposit with either highly rated Global Systemically Important Financial Institutions or invested in AAA rated money market funds to ensure credit risk is minimized and cash is easily accessible.

Market Risk – This risk pertains to risks arising from fluctuations in market factors including equity prices, credit spreads, interest rates, cross currency rates and other market variables and their corresponding effect on the Company's investment portfolio and liquidity. Market risk has a number of subcomponents based on the investment strategy pursued by Vantage Risk. These are primarily: i) credit risk, ii) interest rate risk, iii) foreign exchange risk and iv) equity market risk. Effective June 2026, the Company's revised investment strategy, which emphasizes cash and short-term U.S. Treasury securities alongside publicly listed equities, will reduce the Company's relative exposure to credit and interest rate risk while increasing the significance of equity market risk as a subcomponent.

i. *Credit Risk*. A significant rise in credit spreads or a rise in default rates could impair the value of the investment portfolio to the extent it holds credit-sensitive instruments. Under the revised investment strategy effective June 2026, the Company's direct exposure to credit spread and default risk will begin to decrease, as the portfolio transitions from a predominantly investment grade fixed income allocation to one emphasizing cash, short-term U.S. Treasury securities, and publicly listed equities. Residual credit risk remains with respect to any fixed maturity holdings and counterparty exposures. This scenario could also impair the credit of key counterparties, such as reinsurance providers and banks that hold company cash deposits. The Company also tracks and manages counterparty credit exposures to reinsurance providers to limit and manage aggregations.

ii. *Interest Rate Risk*. A significant rise in interest rates, particularly one that occurs quickly, could cause a drop in the value of fixed income holdings within the investment portfolio. Under the revised investment strategy effective June 2026, the Company's exposure to interest rate risk will decrease, as the fixed income allocation becomes more concentrated in cash and short-term U.S. Treasury securities with limited duration. The Company regularly reviews its exposure to interest rate shocks, both upward and downward. It assesses these shocks in the context of potential liquidity needs associated with events such as a large catastrophic event. Interest rate movements may also indirectly affect the equity portion of the portfolio through their influence on equity valuations and discount rates, which is monitored as part of the Company's overall market risk framework.

iii. *Foreign Exchange Risk*. The Company writes reinsurance contracts in a variety of currencies, albeit the vast majority of premiums are in USD. A large catastrophic event occurring simultaneously with a dislocation in FX markets could give rise to a higher loss in USD terms than originally modelled. The Company actively reviews its FX positions on a quarterly basis. A portion of the premiums may be held in their native currency to hedge against likely loss scenarios. The Company does not currently use derivatives to hedge FX risk but may consider doing so in the future.

iv. *Equity Market Risk*. Effective June 2026, the Company's revised investment strategy contemplates selective allocation to publicly listed equities managed by Pershing Square. A significant decline in equity prices could impair the value of this portion of the investment portfolio and, if sufficiently large, could adversely affect the Company's capital position. This risk is mitigated through ongoing portfolio monitoring by the Company's risk and finance functions, and regular performance and compliance reporting to the Board.

Legal Risk – The legal and regulatory landscape continues to evolve and increase in complexity. Accordingly, the Company faces a myriad of legal and regulatory risks in Bermuda and other jurisdictions, including tax risk. Changes to the political, regulatory and/or tax environments in the Company's country of domicile as well as other countries which may seek to assert jurisdiction over the Company may increase the operating costs significantly. The Company relies on a combination of internal and external advisors to help monitor and anticipate changes to the legal, tax and regulatory environment so that it can adapt in a timely manner to any changes in the operating environment. Vantage Risk has adopted and continues to adopt policies, governance practices and operational procedures designed to ensure compliance with applicable legal and regulatory requirements.

Reputational Risk – Trust is a cornerstone of the Company's business. To the extent that events occur to tarnish Vantage Group's or the Company's reputation, it could significantly harm the Company's business prospects. Vantage Group and the Company seek to operate within its core values with respect to all stakeholders and has implemented training and oversight programs to mitigate exposure to reputational risk events.

Group Risk – The Company is part of a broader family of companies which can offer a source of strength but also introduce exogenous risks. To the extent that one or more of these entities experiences any adverse effects from underwriting, investment, operating, reputational, legal or other risks, the Company could experience perceived or actual negative impact. The Company's governance and risk management models considers and endeavors to address contagion risk by deploying control processes along with appropriate governance and risk management frameworks with an eye to ensuring Company solvency and protection of insured and reinsured counterparties.

3.3 Material Risk Concentration

The Company has identified elemental and non-elemental aggregating exposures within underwriting risk as areas of potential concentration risk. The Company's Underwriting Guidelines define maximum treaty exposure and single counterparty exposure. The Company also relies on reinsurance recoverables as a method to mitigate the potential impact on balance sheet capital in the event of large aggregating events. This strategy requires that the creditworthiness of the reinsurers who provide coverage is monitored and the panel of reinsurers is sufficiently diverse so as to avoid single counterparty risk. As of this filing, the Company believes that its reinsurers are able to, and will be able to, meet obligations under various retrocessional agreements in place.

The Company also monitors and manages concentration within risk categories via various operating guidelines for each functional area. For example, the Company's Investment Guidelines set limits on exposure to single name counterparties and to industry and asset class sub-sectors.

3.4 Investment in Assets in Accordance with the Prudent Person Principle of the Code of Conduct

Effective June 2026, the Company has set an investment strategy, as codified in its investment management agreement, which includes criteria permitting cash and short-term U.S. Treasury securities and public equities. This strategy has been designed to align with the overall risk appetite of the Company, balancing the need for a total return on the portfolio with the Company's objectives of capital preservation and liquidity management. The Company's investment portfolio has been designed to provide ample liquidity if a large loss event occurs and to mitigate the risks to surplus from significant market moves. The investment manager commits to provide regular reporting to Company management and the Board, enabling the Board to provide prudent oversight while the Company's risk and finance functions monitor investment portfolio compliance with the approved strategy.

3.5 Stress Testing

As part of the December 31, 2025 BSCR filing, the Company conducted stress and scenario tests required by the Authority. Based on the stress testing results, management of the Company believes that it has sufficient capital and liquidity to comply with its contractual obligations and regulatory requirements upon experiencing losses tested by these scenarios. In connection with the revised investment strategy effective June 2026, the Company expects that scenarios involving equity market declines, including the R1 scenario (40% decline in equity prices) and the combined R5 scenario, will be of increased relevance and will be given enhanced consideration in future stress testing and capital adequacy assessments.

The following stress and scenario tests were evaluated according to the specifications of the Authority:

Financial Market Scenarios:	Underwriting Scenarios:	Other Scenarios:
R1 40% decline in equity prices	Mortgage Loan Shock 1	Worst Case Loss
R2 Alt Investments and Real Estate	Mortgage Loan Shock 2	Ratings Downgrade
R3 Extreme US Yield Curve Widening	Northeast Hurricane	Reverse Stress Test
R4 Widening of credit spreads	Carolinas Hurricane	Terrorism Scenarios
R5 Combined R1, R2, R3 and R4	Miami-Dade Hurricane	Cyber Stress Scenario
R6 Foreign currency shocks	Pinellas Hurricane	Liability Loss Scenarios
R7 Escalation of sovereign risk	Gulf Windstorm (onshore)	
R8 Inflation and Monetary Policy Risk	Los Angeles Earthquake	
	San Francisco Earthquake	
	New Madrid (NM) RDS	
	European Windstorm	
	Japanese Typhoon	
	Japanese Earthquake	
	Aviation Collision	
	Major Cruise Vessel Incident	
	US Oil Spill	
	US Tornadoes	
	Australian Flooding	
	Australian Wildfires	

3.6 Other Material Information

The Company has no other material information to report.

4. SOLVENCY VALUATION

4.1 Valuation Basis, Assumptions and Methods to Derive the Value of Each Asset Class

The Company has adopted the valuation principles outlined by the Authority's "Guidance Note for Statutory Reporting Regime" for the reporting period's statutory filing. The assets and liabilities (other than technical provisions) were assessed and included in the Economic Balance Sheet at fair value in line with the U.S. GAAP principles. The Company has invested in short duration fixed income assets which have relatively active secondary markets. The significant economic valuation principles used for fixed income assets are as follows:

U.S. government and government agency securities – U.S. government and government agencies and authorities securities are priced by the Company's independent pricing service utilizing standard inputs.

Asset-backed securities – valuations provided by independent pricing services, substantially all through index providers and pricing vendors with an immaterial amount through broker-dealers. The fair values of these securities are generally determined through the use of pricing models which use spreads to determine the appropriate average life of the securities. These spreads are generally obtained from the new issue market, secondary trading and from broker-dealers who trade in the relevant security market.

U.S. Corporate securities – valuations provided by independent pricing services, substantially all through index providers and pricing vendors with an immaterial amount through broker-dealers. The fair values of these securities are generally determined using the spread above the risk-free yield curve. These spreads are generally obtained from the new issue market, secondary trading and from broker-dealers who trade in the relevant security market.

Foreign government securities – valuations provided by independent pricing services, with all prices provided through index providers and pricing vendors. The fair values of these securities are generally based on international indices or valuation models which include daily observed yield curves, cross-currency basis index spreads and country credit spreads.

Municipal securities – valuations provided by independent pricing services, with all prices provided through index providers and pricing vendors. The fair values of these securities are generally determined using spreads obtained from broker dealers who trade in the relevant security market, trade prices and the new issue market.

4.2 Valuation Basis, Assumptions and Methods to Derive the Value of Technical Provisions

Insurance technical provisions for the Company are valued based on best-estimate cash flows, adjusted to reflect the time value of money using the discount rate term structure as prescribed by the Authority. In addition, there is a risk margin to reflect the uncertainty inherent in the underlying cash flows. The "loss provision" is calculated using the GAAP reserves as a starting point. The discounted reserve is then calculated using expected payout patterns and the discount rate term structure as prescribed by the Authority. The "premium provision" is calculated using the unearned premium reserve on GAAP basis, adjusting for bound but not incepted business as of December 31, 2025, and applying expected loss and expense ratios and appropriate claims payout patterns to derive cash flows, which are then discounted using the discount rate term structure as prescribed by the Authority. The "Risk Margin" uses a cost-of-capital approach and assumes a risk-free portfolio. Capital requirements are derived for the full period needed to run-off the re/insurance liabilities and are discounted using the discount rate term structure as prescribed by the Authority.

The total technical provisions as of December 31 are as follows:

Technical Provision	2025	2024
Loss Provision	$746,756	$582,520
Premium Provision	(141,832)	(61,239)
Risk Margin	59,185	50,190
Total	**$664,109**	**$571,471**

4.3 Description of Recoverables from Reinsurance Contracts

The Company purchases reinsurance to increase capacity and to limit the impact of individual losses and events on its underwriting results by reinsuring certain levels of risk with other insurance enterprises or reinsurers. The Company uses pro rata, excess of loss and facultative reinsurance contracts. Reinsurance recoverable on unpaid losses and loss expenses are estimated in a manner consistent with the associated claim liability. Reinsurance recoverable related to IBNR is generally developed as part of the Company's loss reserving process, therefore, its estimation is subject to similar risks and uncertainties as the estimation of IBNR. In certain instances, the Company obtains collateral, including letters of credit and trust accounts to reduce the credit exposure on its reinsurance recoverables.

4.4 Valuation Basis, Assumptions and Methods to Derive the Value of Other Liabilities

The Company had other liabilities of $71,001 and $67,842 as of December 31, 2025 and 2024, respectively. The Company applied U.S. GAAP for recording the liabilities, including certain leased assets, primarily its office space in Bermuda. As part of the BSCR filing, the Company is required to prepare an economic balance sheet ("EBS"). Other liabilities disclosed on the EBS are fair-valued in accordance with U.S. GAAP principles, except where U.S. GAAP principles do not require an economic valuation. In those cases liabilities have been valued at the amount for which they could be transferred, or settled, between knowledgeable willing parties in an arm's length transaction.

4.5 Other Material Information

The Company has no other material information to report.

5. CAPITAL MANAGEMENT

5.1 Eligible Capital

5.1.1 Description of the Capital Management Policy and Process to Determine Capital Needs for Business Planning, How Capital is Managed and any Material Changes During the Reporting Period

The goal of the capital management policy is to maintain the Company's capital base at an appropriate level to meet the requirements of regulators and expectations of rating agencies and to ensure that the Company is able to satisfy obligations to policyholders. The Company also seeks to allocate capital in the most efficient way possible, aiming to deploy capital to areas likely to generate a return.

The Company projects capital requirements out over a three-year planning horizon and develops a capital management plan to ensure that the above objectives are met. Capital and liquidity positions are monitored throughout the year to ensure that minimum capital standards are maintained after taking into account changes in the Company's risk profile. The Company identifies, assesses and manages changes in its risk profile resulting from investment in new business, shifts in investment portfolio, business performance and market conditions, taking into account current circumstances and anticipated circumstance over the three-year planning horizon. Capital planning also considers access or potential access to a number of capital sources which could be used to fund additional capital.

5.1.2 Eligible Capital Description and Categorization

Eligible Capital is categorized by tiers in accordance with the Eligible Capital Rules. The Eligible Capital of Vantage Risk was as follows:

Tier	2025	2024
Tier 1 Capital	868,595	742,151
Tier 2 Capital	-	-
Tier 3 Capital	-	-
Total Capital	$868,595	$742,151

Eligible Capital for the Company as applied to its Minimum Margin of Solvency ("MSM") and Enhanced Capital Requirement ("ECR") was categorized as follows:

	2025		2024	
Tier	**Applied to ECR**	**Applied to MMS**	**Applied to ECR**	**Applied to MMS**
Tier 1 Capital	$868,595	$868,595	$742,151	$742,151
Tier 2 Capital	-	-	-	-
Tier 3 Capital	-	-	-	-
Total Capital	$868,595	$868,595	$742,151	$742,151

5.1.3 Confirmation of Eligible Capital that is Subject to Transitional Arrangements

None.

5.1.4 Encumbrances on Capital

In line with common practice in the reinsurance industry, the Company is required to post collateral to secure its obligations to certain cedents in order to comply with reinsurance contract provisions and/or relevant insurance regulations. In addition, the Company has access to a mix of committed and uncommitted secured credit facilities totaling $250,000, comprised of $75,000 of committed capacity and up to $175,000 of uncommitted capacity. These credit facilities are used to provide security to reinsureds and are fully collateralized by the Company in the aggregate amount of all outstanding letters of credit.

As of December 31, 2025, $155,516 of the $250,000 was in use, requiring $178,447 in collateral.

5.1.5 Ancillary Capital Instruments

The Company has no ancillary capital.

5.1.6 Differences in Shareholder’s Equity versus Available Statutory Capital and Surplus

The only difference between U.S. GAAP equity and available surplus has been an adjustment related to prepaid expenses and intangible assets.

5.2 Regulatory Capital Requirements

5.2.1 ECR and MSM Requirements at the End of the Reporting Period

The amount of the ECR and MSM at the end of the reporting period was:

	December 31, 2025	December 31, 2024
Enhanced Capital Requirement	$300,361	$260,342
Minimum Margin of Solvency	$300,361	$260,342

5.2.2 Identification of any Non-Compliance with the MMS and the ECR

The Company was in compliance with ECR and MMS requirements at December 31, 2025.

5.3 Approved Internal Capital Model

Not applicable.

6. SIGNIFICANT EVENT

Acquisition of Vantage Group Holdings Ltd. by Howard Hughes Holdings Inc.

On June 4, 2026, Howard Hughes Holdings Inc. (“Howard Hughes”), through its wholly owned subsidiary Howard Hughes Insurance Holdings, LLC, completed its acquisition of 100% of the issued and outstanding equity interests of Vantage Group Holdings Ltd. (“Vantage Holdings”), the ultimate parent company of Vantage Risk Ltd. (the “Company”), pursuant to a Purchase and Sale Agreement dated December 17, 2025. As a result of this transaction, Vantage Holdings became an indirect subsidiary of Howard Hughes, and the Company’s ultimate beneficial ownership changed from its then-existing shareholders to Howard Hughes. The acquisition constitutes a change in shareholder controller within the meaning of the Bermuda Insurance Act 1978 and applicable BMA guidance. The Company notified the Bermuda Monetary Authority (“BMA”) of this change in accordance with the applicable notification and approval requirements, including Sections 30D and 30J of the Insurance Act 1978.

In connection with the acquisition, Pershing Square has assumed responsibility for managing the Company’s investment portfolio on a fee-free basis, effective June 2026. The revised investment approach encompasses cash and short-term U.S. Treasury securities and public equities, with a reduced relative emphasis on traditional fixed income allocations. The Board of Directors approved the new investment strategy and the associated Investment

Management Agreement with Pershing Square.

The Company filed a Significant Event Report with the BMA in accordance with Section 30JA of the Insurance Act 1978 and this updated Financial Condition Report reflects all material changes to the Company's business, governance, and investment profile arising from the foregoing events.

VANTAGE RISK LTD.

Financial Condition Report Declaration

For the year ended December 31, 2025

We declare that to the best of our knowledge and belief, as of June 17, 2026, the information in this Financial Condition Report fairly represents the financial condition of the company in all respects.

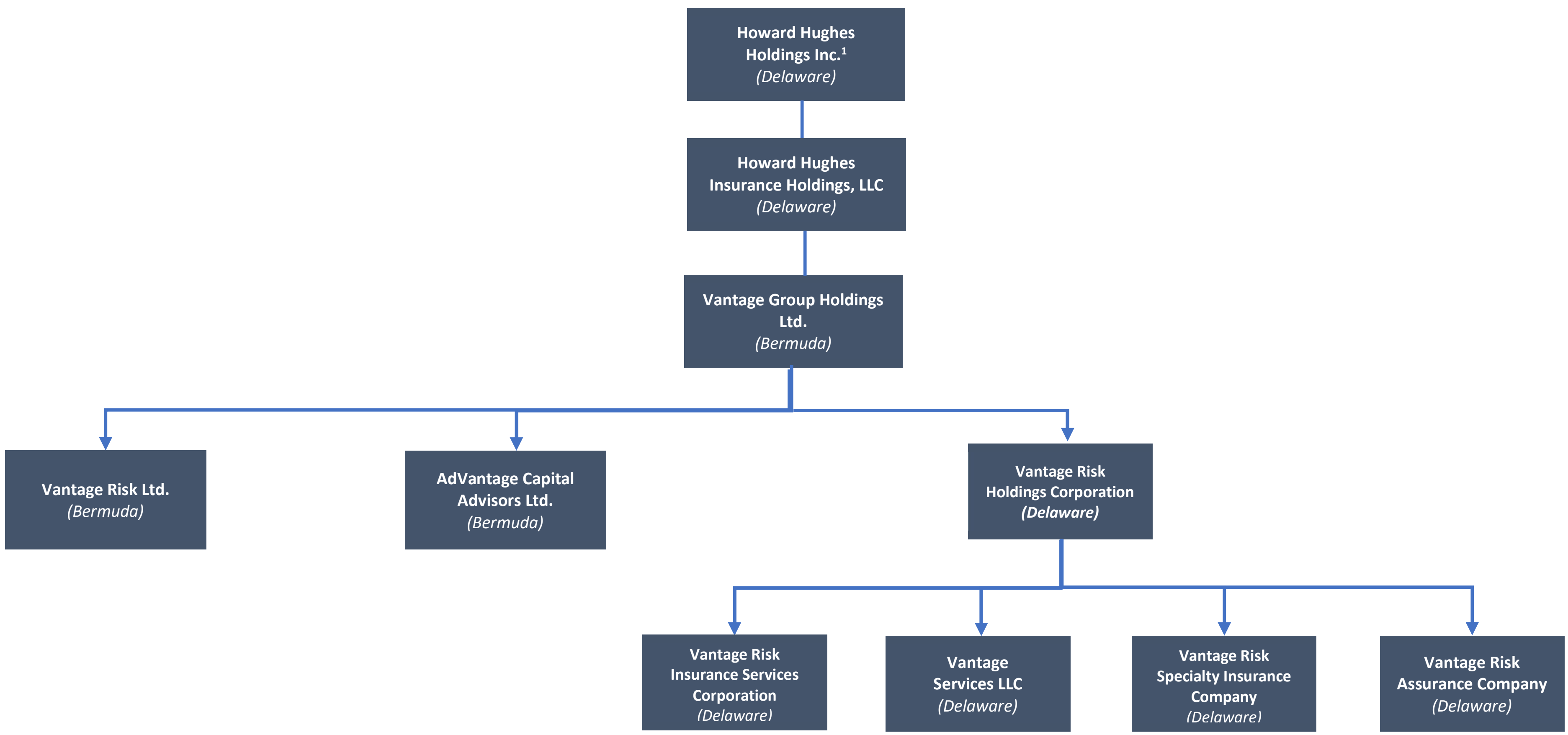
Peta White
President

Maurice Kane
Chief Financial Officer

EXHIBIT A

Vantage Group Structure Chart

Structural Schematic as of June 4, 2026



This organizational chart does not include affiliated entities outside the direct or "vertical" chain of ownership of the Delaware Insurers.

All ownership percentages on this page of this organizational chart are 100% ownership of voting securities unless otherwise specified.

1. Howard Hughes Holdings Inc. is publicly traded on New York Stock Exchange as HHH.