



CORRECTIONS CORPORATION OF AMERICA

**Supplemental Financial Information
For the Quarter Ended December 31, 2010**

The Company's supplemental financial information and other data presented herein speaks only as of the date or period indicated (or as of the date posted, as the case may be), and the Company does not undertake any obligation, and disclaims any duty, to update any of this information. The Company's future financial performance is subject to various risks and uncertainties that could cause actual results to differ materially from expectations. The factors that could affect the Company's future financial results are discussed more fully in our reports filed with the SEC. Readers are advised to refer to these reports for additional information concerning the Company. Readers are also advised that the Company's historical performance may not be indicative of future results. In addition, the information contained herein does not constitute an offer to sell or a solicitation to buy any of the Company's securities.

CORRECTIONS CORPORATION OF AMERICA

Supplemental Financial Information
For the Quarter Ended December 31, 2010

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CONSOLIDATED BALANCE SHEETS
(Unaudited and amounts in thousands, except per share amounts)

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ASSETS	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010	December 31, 2009
Cash and cash equivalents	\$ 25,509	\$ 34,439	\$ 22,740	\$ 47,166	\$ 45,908
Accounts receivable, net of allowance	307,126	348,013	265,499	249,586	241,208
Deferred tax assets	14,132	11,275	9,472	10,867	11,842
Prepaid expenses and other current assets	31,526	28,330	26,396	15,566	26,297
Total current assets	<u>378,293</u>	<u>422,057</u>	<u>324,107</u>	<u>323,185</u>	<u>325,255</u>
Property and equipment, net	2,549,295	2,539,880	2,548,883	2,535,559	2,520,503
Restricted cash	6,756	6,754	6,750	6,749	6,747
Investment in direct financing lease	10,798	11,161	11,512	11,854	12,185
Goodwill	11,988	11,988	11,988	13,672	13,672
Other assets	26,098	26,424	26,442	26,380	27,381
Total assets	<u>\$ 2,983,228</u>	<u>\$ 3,018,264</u>	<u>\$ 2,929,682</u>	<u>\$ 2,917,399</u>	<u>\$ 2,905,743</u>
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	\$ 205,379	\$ 201,937	\$ 181,262	\$ 190,324	\$ 194,102
Income taxes payable	476	473	471	6,387	481
Total current liabilities	<u>205,855</u>	<u>202,410</u>	<u>181,733</u>	<u>196,711</u>	<u>194,583</u>
Long-term debt	1,156,568	1,236,234	1,186,571	1,149,416	1,149,099
Deferred tax liabilities	118,245	108,497	95,268	90,945	88,260
Other liabilities	31,689	31,957	32,175	32,438	31,255
Total liabilities	<u>1,512,357</u>	<u>1,579,098</u>	<u>1,495,747</u>	<u>1,469,510</u>	<u>1,463,197</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,098	1,101	1,121	1,147	1,160
Additional paid-in capital	1,354,691	1,366,688	1,403,401	1,453,947	1,483,497
Retained earnings (deficit)	115,082	71,377	29,413	(7,205)	(42,111)
Total stockholders' equity	<u>1,470,871</u>	<u>1,439,166</u>	<u>1,433,935</u>	<u>1,447,889</u>	<u>1,442,546</u>
Total liabilities and stockholders' equity	<u>\$ 2,983,228</u>	<u>\$ 3,018,264</u>	<u>\$ 2,929,682</u>	<u>\$ 2,917,399</u>	<u>\$ 2,905,743</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
REVENUE:				
Management:				
Federal	\$ 181,845	\$ 170,660	\$ 717,800	\$ 656,230
State	220,652	215,436	838,526	849,322
Local	15,087	15,467	58,537	57,924
Other	13,235	14,197	53,416	58,799
Total management revenue	<u>430,819</u>	<u>415,760</u>	<u>1,668,279</u>	<u>1,622,275</u>
Transportation	800	853	4,036	3,970
Rental	550	681	2,557	2,165
Other	31	192	159	483
	<u>432,200</u>	<u>417,486</u>	<u>1,675,031</u>	<u>1,628,893</u>
EXPENSES:				
Operating:				
Facility fixed	221,503	214,369	873,335	846,385
Facility variable	69,946	69,483	274,686	274,640
Transportation	4,193	2,749	14,888	11,987
Other	69	53	862	2,043
Total operating expenses	<u>295,711</u>	<u>286,654</u>	<u>1,163,771</u>	<u>1,135,055</u>
General and administrative	22,061	21,522	84,148	86,537
Depreciation and amortization	27,336	25,442	104,051	99,939
	<u>345,108</u>	<u>333,618</u>	<u>1,351,970</u>	<u>1,321,531</u>
OPERATING INCOME	<u>87,092</u>	<u>83,868</u>	<u>323,061</u>	<u>307,362</u>
OTHER EXPENSE:				
Interest expense, net	18,628	17,845	71,127	72,780
Expenses associated with debt refinancing transactions	-	-	-	3,838
Other (income) expenses	115	91	40	(139)
	<u>18,743</u>	<u>17,936</u>	<u>71,167</u>	<u>76,479</u>
INCOME FROM CONTINUING OPERATIONS BEFORE INCOME TAXES	68,349	65,932	251,894	230,883
Income tax expense	<u>(24,644)</u>	<u>(24,002)</u>	<u>(94,297)</u>	<u>(79,541)</u>
INCOME FROM CONTINUING OPERATIONS	43,705	41,930	157,597	151,342
Income (loss) from discontinued operations, net of taxes	<u>-</u>	<u>561</u>	<u>(404)</u>	<u>3,612</u>
NET INCOME	<u>\$ 43,705</u>	<u>\$ 42,491</u>	<u>\$ 157,193</u>	<u>\$ 154,954</u>
BASIC EARNINGS PER SHARE	<u>\$ 0.40</u>	<u>\$ 0.37</u>	<u>\$ 1.40</u>	<u>\$ 1.33</u>
DILUTED EARNINGS PER SHARE	<u>\$ 0.39</u>	<u>\$ 0.36</u>	<u>\$ 1.39</u>	<u>\$ 1.32</u>

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
Basic:				
Income from continuing operations	\$ 43,705	\$ 41,930	\$ 157,597	\$ 151,342
Income (loss) from discontinued operations, net of taxes	-	561	(404)	3,612
Net income	<u>\$ 43,705</u>	<u>\$ 42,491</u>	<u>\$ 157,193</u>	<u>\$ 154,954</u>
Diluted:				
Income from continuing operations	\$ 43,705	\$ 41,930	\$ 157,597	\$ 151,342
Income (loss) from discontinued operations, net of taxes	-	561	(404)	3,612
Diluted net income	<u>\$ 43,705</u>	<u>\$ 42,491</u>	<u>\$ 157,193</u>	<u>\$ 154,954</u>
Basic:				
Weighted average common shares outstanding	110,052	115,691	112,413	116,600
Unvested restricted common stock	(411)	(503)	(398)	(512)
Weighted average common shares outstanding-basic	<u>109,641</u>	<u>115,188</u>	<u>112,015</u>	<u>116,088</u>
Diluted:				
Weighted average common shares outstanding-basic	109,641	115,188	112,015	116,088
Effect of dilutive securities:				
Stock options	755	1,293	769	976
Restricted stock-based compensation	302	331	193	226
Weighted average shares and assumed conversions-diluted	<u>110,698</u>	<u>116,812</u>	<u>112,977</u>	<u>117,290</u>
Basic earnings per share:				
Income from continuing operations	\$ 0.40	\$ 0.36	\$ 1.41	\$ 1.30
Income (loss) from discontinued operations, net of taxes	-	0.01	(0.01)	0.03
Net income	<u>\$ 0.40</u>	<u>\$ 0.37</u>	<u>\$ 1.40</u>	<u>\$ 1.33</u>
Diluted earnings per share:				
Income from continuing operations	\$ 0.39	\$ 0.36	\$ 1.39	\$ 1.29
Income (loss) from discontinued operations, net of taxes	-	-	-	0.03
Net income	<u>\$ 0.39</u>	<u>\$ 0.36</u>	<u>\$ 1.39</u>	<u>\$ 1.32</u>

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
Net Income	\$ 43,705	\$ 42,491	\$ 157,193	\$ 154,954
Special items:				
Reversal of reserve for uncertain tax positions and other additional income tax credits	-	-	-	(6,974)
Goodwill impairment for discontinued operations	-	-	1,684	-
Expenses associated with debt refinancing transactions	-	-	-	3,838
Income tax benefit for special items	-	-	-	(1,465)
Diluted adjusted net income	<u>\$ 43,705</u>	<u>\$ 42,491</u>	<u>\$ 158,877</u>	<u>\$ 150,353</u>
Weighted average common shares outstanding - basic	109,641	115,188	112,015	116,088
Effect of dilutive securities:				
Stock options	755	1,293	769	976
Restricted stock-based compensation	<u>302</u>	<u>331</u>	<u>193</u>	<u>226</u>
Weighted average shares and assumed conversions - diluted	<u>110,698</u>	<u>116,812</u>	<u>112,977</u>	<u>117,290</u>
Adjusted Diluted Earnings Per Share	<u>\$ 0.39</u>	<u>\$ 0.36</u>	<u>\$ 1.41</u>	<u>\$ 1.28</u>

SELECTED FINANCIAL INFORMATION
(Unaudited and amounts in thousands, except per share amounts)

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	<u>December 31, 2010</u>	<u>September 30, 2010</u>	<u>June 30, 2010</u>	<u>March 31, 2010</u>	<u>December 31, 2009</u>
BALANCE SHEET:					
Property and equipment	\$ 3,347,857	\$ 3,313,298	\$ 3,299,962	\$ 3,258,903	\$ 3,218,290
Accumulated depreciation and amortization	(798,562)	(773,418)	(751,079)	(723,344)	(697,787)
Property and equipment, net	<u>\$ 2,549,295</u>	<u>\$ 2,539,880</u>	<u>\$ 2,548,883</u>	<u>\$ 2,535,559</u>	<u>\$ 2,520,503</u>
Total assets	\$ 2,983,228	\$ 3,018,264	\$ 2,929,682	\$ 2,917,399	\$ 2,905,743
Maintenance & technology capital expenditures for the quarter ended	\$ 18,679	\$ 9,835	\$ 9,177	\$ 5,401	\$ 18,010
Total debt	\$ 1,156,568	\$ 1,236,234	\$ 1,186,571	\$ 1,149,416	\$ 1,149,099
Equity book value	\$ 1,470,871	\$ 1,439,166	\$ 1,433,935	\$ 1,447,889	\$ 1,442,546
LIQUIDITY:					
Cash and cash equivalents	\$ 25,509	\$ 34,439	\$ 22,740	\$ 47,166	\$ 45,908
Availability under revolving credit facility	\$ 228,186	\$ 149,466	\$ 199,332	\$ 236,165	\$ 236,165
CAPITALIZATION:					
Common shares outstanding	109,754	110,121	112,123	114,663	115,962
Common share price at end of period	\$ 25.06	\$ 24.68	\$ 19.08	\$ 19.86	\$ 24.55
Market value of common equity at end of period	<u>\$ 2,750,435</u>	<u>\$ 2,717,786</u>	<u>\$ 2,139,307</u>	<u>\$ 2,277,207</u>	<u>\$ 2,846,867</u>
Total equity market capitalization	<u>\$ 2,750,435</u>	<u>\$ 2,717,786</u>	<u>\$ 2,139,307</u>	<u>\$ 2,277,207</u>	<u>\$ 2,846,867</u>
Total market capitalization (market value of equity plus debt)	<u>\$ 3,907,003</u>	<u>\$ 3,954,020</u>	<u>\$ 3,325,878</u>	<u>\$ 3,426,623</u>	<u>\$ 3,995,966</u>
EBITDA	\$ 114,313	\$ 111,515	\$ 103,821	\$ 97,423	\$ 109,219
ADJUSTED EBITDA	\$ 114,313	\$ 111,515	\$ 103,821	\$ 97,423	\$ 109,219
FUNDS FROM OPERATIONS	\$ 81,577	\$ 79,792	\$ 64,605	\$ 84,599	\$ 81,996
FUNDS FROM OPERATIONS PER SHARE:					
Basic funds from operations per share	<u>\$ 0.74</u>	<u>\$ 0.72</u>	<u>\$ 0.57</u>	<u>\$ 0.73</u>	<u>\$ 0.71</u>
Diluted funds from operations per share	<u>\$ 0.74</u>	<u>\$ 0.72</u>	<u>\$ 0.57</u>	<u>\$ 0.73</u>	<u>\$ 0.70</u>
ADJUSTED FUNDS FROM OPERATIONS	\$ 62,898	\$ 69,957	\$ 55,428	\$ 79,198	\$ 63,986
ADJUSTED FUNDS FROM OPERATIONS PER SHARE:					
Basic adjusted funds from operations per share	<u>\$ 0.57</u>	<u>\$ 0.64</u>	<u>\$ 0.49</u>	<u>\$ 0.69</u>	<u>\$ 0.56</u>
Diluted adjusted funds from operations per share	<u>\$ 0.57</u>	<u>\$ 0.63</u>	<u>\$ 0.49</u>	<u>\$ 0.68</u>	<u>\$ 0.55</u>

SELECTED FINANCIAL INFORMATION
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
Number of days per period	92	92	365	365
ALL FACILITIES:				
Average available beds	90,037	84,457	86,803	83,756
Average compensated occupancy	89.7%	91.7%	90.2%	90.6%
Total compensated man-days	7,431,466	7,123,206	28,586,444	27,707,351
Revenue per compensated man-day	\$ 57.97	\$ 58.37	\$ 58.36	\$ 58.55
Operating expenses per compensated man-day:				
Fixed expense	29.81	30.09	30.55	30.55
Variable expense	9.41	9.75	9.61	9.91
Total	39.22	39.84	40.16	40.46
Operating margin per compensated man-day	\$ 18.75	\$ 18.53	\$ 18.20	\$ 18.09
Operating margin rate	32.3%	31.7%	31.2%	30.9%
DEPRECIATION AND AMORTIZATION:				
Depreciation expense on real estate	18,478	17,154	70,578	67,044
Other depreciation expense	9,185	8,966	35,810	35,936
Amortization of negative contract values	(327)	(678)	(2,337)	(3,041)
Depreciation and amortization	\$ 27,336	\$ 25,442	\$ 104,051	\$ 99,939
FUNDS FROM OPERATIONS:				
Net income	\$ 43,705	\$ 42,491	\$ 157,193	\$ 154,954
Income tax expense	24,644	24,002	94,297	79,541
Expenses associated with debt refinancing transactions	-	-	-	3,838
Income tax benefit for debt refinancing transactions	-	-	-	(1,465)
Income taxes paid	(17,183)	(13,843)	(61,396)	(63,534)
Depreciation and amortization	27,336	25,442	104,051	99,939
Depreciation and amortization for discontinued operations	-	233	2,222	864
Goodwill impairment for discontinued operations	-	-	1,684	-
Income tax expense (benefit) for discontinued operations	-	321	(253)	1,723
Stock-based compensation reflected in G&A expenses	2,022	2,268	8,525	8,690
Amortization of debt costs and other non-cash interest	1,053	1,082	4,250	4,017
Funds from operations	\$ 81,577	\$ 81,996	\$ 310,573	\$ 288,567
Maintenance and technology capital expenditures	(18,679)	(18,010)	(43,092)	(48,866)
Adjusted funds from operations	\$ 62,898	\$ 63,986	\$ 267,481	\$ 239,701
FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.74	\$ 0.71	\$ 2.77	\$ 2.49
Diluted	\$ 0.74	\$ 0.70	\$ 2.75	\$ 2.46
ADJUSTED FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.57	\$ 0.56	\$ 2.39	\$ 2.06
Diluted	\$ 0.57	\$ 0.55	\$ 2.37	\$ 2.04

SELECTED FINANCIAL INFORMATION
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
MANAGED ONLY FACILITIES:				
Management revenue	\$ 92,851	\$ 79,823	\$ 336,572	\$ 308,541
Operating expenses:				
Fixed expense	60,295	52,059	222,563	201,434
Variable expense	19,667	18,042	72,210	68,831
Total	<u>79,962</u>	<u>70,101</u>	<u>294,773</u>	<u>270,265</u>
Contribution	<u>\$ 12,889</u>	<u>\$ 9,722</u>	<u>\$ 41,799</u>	<u>\$ 38,276</u>
Average available beds	<u>26,240</u>	<u>23,371</u>	<u>24,285</u>	<u>22,705</u>
Average compensated occupancy	<u>96.5%</u>	<u>95.8%</u>	<u>95.9%</u>	<u>97.0%</u>
Total compensated man-days	<u>2,329,281</u>	<u>2,060,417</u>	<u>8,499,574</u>	<u>8,036,407</u>
Revenue per compensated man-day	\$ 39.86	\$ 38.74	\$ 39.60	\$ 38.39
Operating expenses per compensated man-day:				
Fixed expense	25.89	25.27	26.19	25.07
Variable expense	8.44	8.76	8.50	8.56
Total	<u>34.33</u>	<u>34.03</u>	<u>34.69</u>	<u>33.63</u>
Operating margin per compensated man-day	<u>\$ 5.53</u>	<u>\$ 4.71</u>	<u>\$ 4.91</u>	<u>\$ 4.76</u>
Operating margin rate	<u>13.9%</u>	<u>12.2%</u>	<u>12.4%</u>	<u>12.4%</u>
OWNED AND MANAGED FACILITIES:				
Management revenue	\$ 337,968	\$ 335,937	\$ 1,331,707	\$ 1,313,734
Operating expenses:				
Fixed expense	161,208	162,310	650,772	644,951
Variable expense	50,279	51,441	202,476	205,809
Total	<u>211,487</u>	<u>213,751</u>	<u>853,248</u>	<u>850,760</u>
Contribution	<u>\$ 126,481</u>	<u>\$ 122,186</u>	<u>\$ 478,459</u>	<u>\$ 462,974</u>
Average available beds	<u>63,797</u>	<u>61,086</u>	<u>62,518</u>	<u>61,051</u>
Average compensated occupancy	<u>86.9%</u>	<u>90.1%</u>	<u>88.0%</u>	<u>88.3%</u>
Total compensated man-days	<u>5,102,185</u>	<u>5,062,789</u>	<u>20,086,870</u>	<u>19,670,944</u>
Revenue per compensated man-day	\$ 66.24	\$ 66.35	\$ 66.30	\$ 66.79
Operating expenses per compensated man-day:				
Fixed	31.60	32.06	32.40	32.79
Variable	9.85	10.16	10.08	10.46
Total	<u>41.45</u>	<u>42.22</u>	<u>42.48</u>	<u>43.25</u>
Operating margin per compensated man-day	<u>\$ 24.79</u>	<u>\$ 24.13</u>	<u>\$ 23.82</u>	<u>\$ 23.54</u>
Operating margin rate	<u>37.4%</u>	<u>36.4%</u>	<u>35.9%</u>	<u>35.2%</u>

ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

	<u>Outstanding Balance 12/31/2009</u>	<u>Outstanding Balance 12/31/2010</u>	<u>Stated Interest Rate</u>	<u>Effective Interest Rate</u> ¹⁾	<u>Maturity Date</u>	<u>Callable/ Redeemable</u>
Fixed Rate:						
\$375.0 Million Senior Notes	\$ 375,000	\$ 375,000	6.25%	6.50%	March 2013	On or prior to March 15, 2008, 35% redeemable at 106.25% with proceeds from equity offerings; on or after March 15, 2009, 100% redeemable at various premium prices until March 15, 2011 at par
\$150.0 Million Senior Notes	150,000	150,000	6.75%	6.99%	January 2014	On or prior to January 31, 2009, 35% redeemable at 106.75% with proceeds from equity offerings; on or after January 31, 2010, 100% redeemable at various premium prices until January 31, 2012 at par
\$465.0 Million Senior Notes	452,300	453,602	7.75%	8.65%	June 2017	On or prior to June 1, 2012, 35% redeemable at 107.75% with proceeds from equity offerings; on or after June 1, 2013, 100% redeemable at various premium prices until June 1, 2015 at par
Total Fixed Rate Debt	<u>977,300</u>	<u>978,602</u>				
Floating Rate:						
Revolving Credit Facility	<u>171,799</u>	<u>177,966</u>	1.42%	1.72%	December 2012	
Grand Total Debt	<u>\$ 1,149,099</u>	<u>\$ 1,156,568</u>	6.16%	6.52%	3.9	³⁾

¹⁾ Includes amortization of debt issuance costs, net of debt discounts and premiums.

²⁾ The Company also has \$29.9 million of letters of credit outstanding under a sub-facility. Further, Lehman's current unfunded \$13.9 million commitment is no longer being funded by Lehman which effectively reduces the Company's borrowing capacity under the Revolving Credit Facility to \$228.2 million. During February 2011, we were notified by an existing lender in the Revolving Credit Facility of their intent to purchase Lehman's commitment, thereby replenishing Lehman's \$15.0 million commitment once the purchase is completed. The Revolving Credit facility currently bears interest at LIBOR plus a margin of 0.75%.

³⁾ Represents the weighted average debt maturity in years.

Debt Maturity Schedule:

<u>Year</u>	<u>Total Debt Maturing</u>	<u>% of Debt Maturing</u>	<u>% of Debt Maturing</u>
2011	-	0.00%	0.00%
2012	177,966	15.24%	15.24%
2013	375,000	32.11%	47.34%
2014	150,000	12.84%	60.19%
2015	-	0.00%	60.19%
Thereafter	465,000	39.81%	100.00%
	<u>\$ 1,167,966</u>	<u>100.00%</u>	
Debt Discount - \$465.0 Million Senior Notes	(11,398)		
	<u>\$ 1,156,568</u>		

SELECTED OPERATING RATIOS
(Unaudited and amounts in thousands, except per share amounts)

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	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2010	2009	2010	2009
<u>COVERAGE RATIOS:</u>				
Interest coverage ratio (Adjusted EBITDA/Interest incurred)	6.2	6.0	5.8	5.6
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts))	6.2	6.0	5.8	5.6
Senior debt coverage ratio (Senior debt/Annualized Adjusted EBITDA)	2.5	2.6	2.7	2.8
Total debt coverage ratio (Total debt/Annualized Adjusted EBITDA)	2.5	2.6	2.7	2.8
Accounts receivable turnover (Annualized revenues/Accounts receivable)	5.6	6.9	5.5	6.8
<u>DEBT/EQUITY RATIOS:</u>				
Total debt/Total market capitalization	29.6%	28.8%	29.6%	28.8%
Total debt/Equity market capitalization	42.1%	40.4%	42.1%	40.4%
Total debt/Book equity capitalization	78.6%	79.7%	78.6%	79.7%
Total debt/Gross book value of real estate assets	34.4%	35.6%	34.4%	35.6%
<u>RETURN ON INVESTMENT RATIOS:</u>				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	13.7%	13.6%	13.0%	12.9%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	12.1%	12.1%	11.6%	11.5%
<u>OVERHEAD RATIOS:</u>				
Annualized general & administrative expenses/Average total assets (undepreciated book value)*	2.3%	2.4%	2.3%	2.4%
General & administrative expenses/Total revenues	5.1%	5.2%	5.0%	5.3%
<u>INTEREST EXPENSE, NET:</u>				
Interest income from continuing operations	\$ (567)	\$ (620)	\$ (2,269)	\$ (2,714)
Interest incurred	18,320	18,175	73,068	73,059
Amortization of debt costs and other non-cash interest	1,053	1,082	4,250	4,017
Capitalized interest	(178)	(792)	(3,922)	(1,582)
Interest expense, net	<u>\$ 18,628</u>	<u>\$ 17,845</u>	<u>\$ 71,127</u>	<u>\$ 72,780</u>
<u>EBITDA CALCULATION:</u>				
Net income	\$ 43,705	\$ 42,491	\$ 157,193	\$ 154,954
Interest expense, net	18,628	17,845	71,127	72,780
Depreciation and amortization	27,336	25,442	104,051	99,939
Income tax expense	24,644	24,002	94,297	79,541
(Income) loss from discontinued operations, net of taxes	-	(561)	404	(3,612)
EBITDA	<u>114,313</u>	<u>109,219</u>	<u>427,072</u>	<u>403,602</u>
Expenses associated with debt refinancing transactions	-	-	-	3,838
ADJUSTED EBITDA	<u>\$ 114,313</u>	<u>\$ 109,219</u>	<u>\$ 427,072</u>	<u>\$ 407,440</u>

*Calculated as a simple average (beginning of period plus end of period divided by 2)

FACILITY PORTFOLIO

Facility Name	Year Constructed (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/10
Owned and Managed Facilities:								
Central Arizona Detention Center Florence, Arizona	1994, 1998	USMS	2,304	Multi	Detention	Sep-13	(3) 5 year	155.50%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	100.16%
Florence Correctional Center Florence, Arizona	1999, 2004	USMS	1,824	Multi	Correctional	Sep-13	(3) 5 year	128.50%
La Palma Correctional Center Eloy, Arizona	2008	State of California	3,060	Medium	Correctional	Jun-13	Indefinite	97.66%
Red Rock Correctional Center Eloy, Arizona	2006	State of California	1,596	Medium	Correctional	Jun-13	Indefinite	91.84%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Medium	Correctional	Jun-11	-	102.41%
California City Correctional Center California City, California	1999	Office of the Federal Detention Trustee	2,304	Medium	Correctional	Sep-25	-	32.87%
San Diego Correctional Facility (E) San Diego, California	1999, 2000	ICE	1,154	Minimum/ Medium	Detention	Jun-11	(4) 3 year	91.48%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-11	-	96.51%
Crowley County Correctional Facility Olney Springs, Colorado	1998, 2004	State of Colorado	1,794	Medium	Correctional	Jun-11	-	90.71%
Huerfano County Correctional Center (F) Walsenburg, Colorado	1997	-	752	Medium	Correctional	-	-	0.00%
Kit Carson Correctional Center Burlington, Colorado	1998, 2008	State of Colorado	1,488	Medium	Correctional	Jun-11	-	55.23%
Coffee Correctional Facility (G) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-11	(23) 1 year	112.91%
McRae Correctional Facility McRae, Georgia	2000, 2002	BOP	1,524	Medium	Correctional	Nov-11	(1) 1 year	114.22%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	101.27%
Wheeler Correctional Facility (G) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-11	(23) 1 year	112.87%

FACILITY PORTFOLIO

Facility Name	Year Constructed (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/10
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-11	(3) 5 year	83.34%
Lee Adjustment Center Beattyville, Kentucky	1990	State of Vermont	816	Minimum/ Medium	Correctional	Jun-11	-	61.02%
Marion Adjustment Center St. Mary, Kentucky	1955, 1988	Commonwealth of Kentucky	826	Minimum	Correctional	Jun-11	(1) 2 year	98.44%
Otter Creek Correctional Center (H) Wheelwright, Kentucky	1993	Commonwealth of Kentucky	656	Minimum/ Medium	Correctional	Jun-12	(1) 1 year (1) 2 year	96.87%
Prairie Correctional Facility (I) Appleton, Minnesota	1991	-	1,600	Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	BOP	2,232	Medium	Correctional	Jul-13	(3) 2 year	114.02%
Tallahatchie County Correctional Facility (J) Tutwiler, Mississippi	2000, 2007, 2008	State of California	2,672	Medium	Correctional	Jun-13	Indefinite	97.56%
Crossroads Correctional Center (K) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Aug-11	(4) 2 year	99.13%
Nevada Southern Detention Center Pahrump, Nevada	2010	Office of the Federal Detention Trustee	1,072	Medium	Detention	Sep-15	(3) 5 year	74.30%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	BOP	1,129	Medium	Correctional	Sep-14	(3) 2 year	103.83%
New Mexico Women's Correctional Facility Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-13	-	99.71%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	USMS	910	Multi	Detention	Indefinite	-	92.98%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	BOP	2,016	Medium	Correctional	May-11	(2) 2 year	98.66%
Queensgate Correctional Facility (L) Cincinnati, Ohio	1906	-	850	Medium	-	-	-	0.00%
Cimarron Correctional Facility (M) Cushing, Oklahoma	1997, 2008	State of Oklahoma	1,692	Medium	Correctional	Jun-11	(3) 1 year	38.26%
Davis Correctional Facility (M) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Medium	Correctional	Jun-11	(3) 1 year	95.19%
Diamondback Correctional Facility (F) Watonga, Oklahoma	1998, 2000	-	2,160	Medium	Correctional	-	-	0.00%

FACILITY PORTFOLIO

Facility Name	Year Constructed (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/10
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	State of California	2,400	Medium	Correctional	Jun-13	Indefinite	99.11%
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-11	(9) 2 year	80.45%
Shelby Training Center Memphis, Tennessee	1986, 1995	-	200	Secure	-	-	-	0.00%
Whiteville Correctional Facility (N) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-11	(1) 1 year	97.11%
Bridgeport Pre-Parole Transfer Facility Bridgeport, Texas	1989	State of Texas	200	Medium	Correctional	Feb-11	-	99.88%
Eden Detention Center Eden, Texas	1990	BOP	1,422	Medium	Correctional	Apr-11	(3) 2 year	108.79%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Mar-11	(3) 1 year	89.35%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jun-11	-	54.50%
Webb County Detention Center Laredo, Texas	1998	USMS	480	Medium	Detention	Nov-12	(1) 5 year	73.94%
Mineral Wells Pre-Parole Transfer Facility Mineral Wells, Texas	1995	State of Texas	2,103	Minimum	Correctional	Feb-11	-	99.41%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Non-secure	Detention	Jan-15	Indefinite	97.20%
D.C. Correctional Treatment Facility (O) Washington D.C.	1992	District of Columbia	1,500	Medium	Detention	Mar-17	-	62.44%
Total design capacity for Owned and Managed Facilities (45 Owned and Managed Facilities)			63,797					
Managed Only Facilities:								
Bay Correctional Facility Panama City, Florida	N/A	State of Florida	985	Medium	Correctional	Jul-13	(2) 2 year	99.30%
Citrus County Detention Facility Lecanto, Florida	N/A	Citrus County, FL	760	Multi	Detention	Sep-15	Indefinite	78.43%
Graceville Correctional Facility Graceville, Florida	N/A	State of Florida	1,884	Minimum/ Medium	Correctional	Sep-13	(2) 2 year	99.37%

FACILITY PORTFOLIO

Facility Name	Year Constructed (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/10
Lake City Correctional Facility Lake City, Florida	N/A	State of Florida	893	Secure	Correctional	Jun-12	Indefinite	99.45%
Moore Haven Correctional Facility Moore Haven, Florida	N/A	State of Florida	985	Minimum/ Medium	Correctional	Jul-13	(2) 2 year	99.29%
North Georgia Detention Center Hall County, Georgia	N/A	ICE	502	Medium	Detention	Mar-14	Indefinite	74.93%
Idaho Correctional Center Boise, Idaho	N/A	State of Idaho	2,016	Multi	Correctional	Jun-14	(2) 2 year	99.25%
Marion County Jail Indianapolis, Indiana	N/A	Marion County, IN	1,030	Multi	Detention	Dec-17	(1) 10 year	100.68%
Winn Correctional Center Winnfield, Louisiana	N/A	State of Louisiana	1,538	Medium/ Maximum	Correctional	Jun-20	-	95.03%
Delta Correctional Facility Greenwood, Mississippi	N/A	State of Mississippi	1,172	Minimum/ Medium	Correctional	Jul-11	-	87.44%
Wilkinson County Correctional Facility Woodville, Mississippi	N/A	State of Mississippi	1,000	Medium	Correctional	Jun-11	(4) 1 year	89.04%
Elizabeth Detention Center Elizabeth, New Jersey	N/A	ICE	300	Minimum	Detention	Sep-11	(4) 3 year	100.00%
Silverdale Facilities Chattanooga, Tennessee	N/A	Hamilton County, TN	1,046	Multi	Detention	Dec-10	-	86.88%
South Central Correctional Center Clifton, Tennessee	N/A	State of Tennessee	1,676	Medium	Correctional	Jun-12	-	97.24%
Metro-Davidson County Detention Facility Nashville, Tennessee	N/A	Davidson County, TN	1,092	Multi	Detention	Jul-14	-	101.28%
Hardeman County Correctional Facility Whiteville, Tennessee	N/A	State of Tennessee	2,016	Medium	Correctional	May-12	(2) 3 year	97.54%
Bartlett State Jail Bartlett, Texas	N/A	State of Texas	1,049	Minimum/ Medium	Correctional	Aug-13	(2) 2 year	99.63%
Bradshaw State Jail Henderson, Texas	N/A	State of Texas	1,980	Minimum/ Medium	Correctional	Aug-13	(2) 2 year	99.22%
Dawson State Jail Dallas, Texas	N/A	State of Texas	2,216	Minimum/ Medium	Correctional	Aug-13	(2) 2 year	99.21%

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed (A)</u>	<u>Primary Customer</u>	<u>Design Capacity (B)</u>	<u>Security Level</u>	<u>Facility Type (C)</u>	<u>Term</u>	<u>Remaining Renewal Options (D)</u>	<u>Compensated Occupancy % for the Quarter ended 12/31/10</u>
Lindsey State Jail Jacksboro, Texas	N/A	State of Texas	1,031	Minimum/ Medium	Correctional	Aug-13	(2) 2 year	99.67%
Willacy State Jail Raymondville, Texas	N/A	State of Texas	1,069	Minimum/ Medium	Correctional	Aug-13	(2) 2 year	99.93%
Total design capacity for Managed Only Facilities (21 Managed Only Facilities)			<u>26,240</u>					
Total design capacity for All Facilities as of December 31, 2010			<u>90,037</u>					

Expansion and Development Projects and Facility Activations:

<u>Facility Name</u>	<u>Estimated Completion</u>	<u>Potential Customer(s)</u>	<u>Design Capacity (B)</u>	<u>Project Description</u>
Jenkins Correctional Center (G) Millen, Georgia	First quarter 2012	State of Georgia	1,124	New owned facility
Projected Design Capacity For All Facilities			<u>91,161</u>	

Leased Facilities:

Leo Chesney Correctional Center Live Oak, California	1989	Cornell Corrections	240	Minimum	Owned/Leased	Sep-15	-	N/A
Community Education Partners (P) Houston, Texas	N/A	Community Education Partners	-	Non-secure	Owned/Leased	Jun-14	-	N/A

(A) The year constructed represents the initial completion of the facility's construction, as well as significant additions to the facility that occurred at a later date.

(B) Design capacity measures the number of beds, and accordingly, the number of inmates each facility is designed to accommodate. Facilities housing detainees on a short term basis may exceed the original intended design capacity for sentenced inmates due to the lower level of services required by detainees in custody for a brief period. From time to time, we may evaluate the design capacity of our facilities based on the customers using the facilities, and the ability to reconfigure space with minimal capital outlays. We believe design capacity is an appropriate measure for evaluating prison operations, because the revenue generated by each facility is based on a per diem or monthly rate per inmate housed at the facility paid by the corresponding contracting governmental entity.

(C) We manage numerous facilities that have more than a single function (i.e., housing both long-term sentenced adult prisoners and pre-trial detainees). The primary functional categories into which facility types are identified was determined by the relative size of prisoner populations in a particular facility on December 31, 2010. If, for example, a 1,000-bed facility housed 900 adult prisoners with sentences in excess of one year and 100 pre-trial detainees, the primary functional category to which it would be assigned would be that of correction facilities and not detention facilities. It should be understood that the primary functional category to which multi-user facilities are assigned may change from time to time.

(D) Remaining renewal options represents the number of renewal options, if applicable, and the remaining term of each option renewal.

(E) The facility is subject to a ground lease with the County of San Diego whereby the initial lease term is 18 years from the commencement of the contract, as defined. Upon expiration of the lease in December 2015, ownership of the facility automatically reverts to the County of San Diego.

(F) During the first quarter of 2010, we were notified by the state of Arizona of their decision not to renew the management contracts at the Huerfano County Correctional Center upon its expiration on March 8, 2010 and the Diamondback Correctional Facility upon its expiration on May 1, 2010.

(G) The facility is subject to a purchase option held by the Georgia Department of Corrections, or GDOC, which grants the GDOC the right to purchase the facility for the lesser of the facility's depreciated book value, as defined, or fair market value at any time during the term of the contract between us and the GDOC.

(H) The facility is subject to a deed of conveyance with the city of Wheelwright, KY which includes provisions that would allow assumption of ownership by the city of Wheelwright under the following occurrences: (1) we cease to operate the facility for more than two years, (2) our failure to maintain at least one employee for a period of sixty consecutive days, or (3) a conversion to a maximum security facility based upon classification by the Kentucky Corrections Cabinet.

FACILITY PORTFOLIO

Facility Name	Year Constructed (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/10
<p>(I) During December 2009, we announced our decision to cease operations at our Prairie Correctional Facility on or about February 1, 2010 due to low inmate populations at the facility. During 2009, the Prairie facility housed offenders from the states of Minnesota and Washington. However, due to excess capacity in the states' systems, both states removed the populations held at Prairie.</p> <p>(J) The facility is subject to a purchase option held by the Tallahatchie County Correctional Authority which grants Tallahatchie County Correctional Authority the right to purchase the facility at any time during the contract at a price generally equal to the cost of the premises less an allowance for amortization originally over a 20 year period. The amortization period was extended through 2050 in connection with an expansion completed during the fourth quarter of 2007.</p> <p>(K) The State of Montana has an option to purchase the facility generally at any time during the term of the contract with us at fair market value less the sum of a pre-determined portion of per-diem payments made to us by the state of Montana.</p> <p>(L) During December 2008, we were notified by Hamilton County, Ohio of its intent to terminate the lease for the 850-bed Queensgate Correctional Facility. We believe the County elected to terminate the lease effective January 1, 2009, due to funding issues experienced by the County.</p> <p>(M) The facility is subject to a purchase option held by the Oklahoma Department of Corrections, or ODC, which grants the ODC the right to purchase the facility at its fair market value at any time.</p> <p>(N) The state of Tennessee has the option to purchase the facility in the event of our bankruptcy, or upon an operational breach, as defined, at a price equal to the book value, as defined.</p> <p>(O) The District of Columbia has the right to purchase the facility at any time during the term of the contract at a price generally equal to the present value of the remaining lease payments for the premises. Upon expiration of the lease in 2017, ownership of the facility automatically reverts to the District of Columbia.</p> <p>(P) The alternative educational facility is currently configured to accommodate 900 at-risk juveniles and may be expanded to accommodate a total of 1,400 at-risk juveniles.</p>								

DIVERSIFICATION OF REVENUE

(Unaudited and amounts in thousands)

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Customer	Management Revenue For the Twelve Months Ended December 31, 2010	Percent of Management Revenue For the Twelve Months Ended December 31, 2010
United States Marshals	\$ 271,596	16.28%
Bureau of Prisons	249,620	14.96%
California	214,042	12.83%
United States Immigration and Customs Enforcement	196,584	11.78%
Texas	93,399	5.60%
Tennessee	81,066	4.86%
Colorado	75,890	4.55%
Georgia	71,104	4.26%
Florida	51,023	3.06%
Hawaii	43,864	2.63%
	<u>\$ 1,348,188</u>	<u>80.81%</u>
Total Management Revenue	<u>\$ 1,668,279</u>	<u>100.00%</u>

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Credit Ratings:

	<u>Standard & Poor's</u>	<u>Moody's</u>
Corporate Credit Rating	BB	Not rated
Senior Unsecured Debt	BB	Ba2

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