



**Supplemental Financial Information  
For the Quarter Ended December 31, 2020**



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.

# CoreCivic, Inc.

## Supplemental Financial Information For the Quarter Ended December 31, 2020

### TABLE OF CONTENTS

Financial Highlights & 2021 Guidance Summary	1
Consolidated Balance Sheets	2
Consolidated Statements of Operations	3
Reconciliation of Basic to Diluted Earnings Per Share	4
Calculation of Adjusted Diluted Earnings Per Share	5
Funds From Operations	6
Selected Financial Information	7
Segment Data	9
Analysis of Outstanding Debt	10
Selected Operating Ratios	11
Partner Information	12
Facility Portfolio	13
Analyst Coverage	21

---

Damon T. Hininger, President and Chief Executive Officer  
David M. Garfinkle, Chief Financial Officer  
5501 Virginia Way  
Brentwood, TN 37027  
Tel.: (615) 263-3000 Fax: (615) 263-3010

## FINANCIAL HIGHLIGHTS

1 of 21

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2020	2019	2020	2019
<b>Adjusted Diluted EPS</b>	\$ 0.40	\$ 0.36	\$ 1.32	\$ 1.72
<b>Normalized FFO Per Share</b>	\$ 0.63	\$ 0.59	\$ 2.25	\$ 2.62
<b>AFFO Per Share</b>	\$ 0.58	\$ 0.58	\$ 2.23	\$ 2.58
<b>Debt Leverage</b>	3.5x	4.0x	3.7x	3.7x
<b>Fixed Charge Coverage Ratio</b>	4.4x	4.5x	3.9x	5.0x

## FINANCIAL GUIDANCE

At this time we are not providing 2021 financial guidance because of uncertainties associated with COVID-19, as well as uncertainties associated with the application of the administration's various executive orders related to immigration and criminal justice. We do not expect to provide financial guidance until we have further clarity around these uncertainties. Please see our Form 10-K for the year ended December 31, 2020 for risks and uncertainties associated with COVID-19. Our business is very durable, and continues to generate cash flow even during these unprecedented disruptions to the economy and criminal justice system. This resiliency is due to the essential nature of our facilities and services in our Safety and Community segments, further enhanced by the diversification and stability of our Properties segment, all supported by payments from highly rated federal, state, and local government agencies.

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

2 of 21

	December 31, 2020	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019
<b>ASSETS</b>					
Cash and cash equivalents	\$ 113,219	\$ 282,462	\$ 363,772	\$ 335,491	\$ 92,120
Restricted cash	23,549	11,227	18,968	16,850	26,973
Accounts receivable, net of credit loss reserve	267,705	264,745	246,114	272,598	280,785
Prepaid expenses and other current assets	33,243	35,553	39,552	34,962	35,507
Assets held for sale	279,406	-	-	-	-
Total current assets	<u>717,122</u>	<u>593,987</u>	<u>668,406</u>	<u>659,901</u>	<u>435,385</u>
Real estate and related assets:					
Property and equipment, net	2,350,272	2,703,475	2,725,179	2,758,682	2,700,107
Other real estate assets	228,243	230,067	232,750	235,691	238,637
Goodwill	5,902	48,569	48,569	50,537	50,537
Non-current deferred tax assets	11,113	11,583	14,475	13,663	16,058
Other assets	396,663	453,522	350,363	360,325	350,907
<b>Total assets</b>	<b><u>\$ 3,709,315</u></b>	<b><u>\$ 4,041,203</u></b>	<b><u>\$ 4,039,742</u></b>	<b><u>\$ 4,078,799</u></b>	<b><u>\$ 3,791,631</u></b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>					
Accounts payable and accrued expenses	\$ 274,318	\$ 278,732	\$ 256,708	\$ 318,365	\$ 337,462
Current portion of long-term debt, net	39,087	38,644	37,239	34,891	31,349
Total current liabilities	<u>313,405</u>	<u>317,376</u>	<u>293,947</u>	<u>353,256</u>	<u>368,811</u>
Long-term debt, net	1,747,664	2,043,692	2,227,319	2,236,427	1,928,023
Deferred revenue	18,336	13,741	5,653	9,061	12,469
Other liabilities	216,468	230,402	107,642	101,379	105,579
Total liabilities	<u>2,295,873</u>	<u>2,605,211</u>	<u>2,634,561</u>	<u>2,700,123</u>	<u>2,414,882</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,196	1,196	1,196	1,196	1,191
Additional paid-in capital	1,835,494	1,831,241	1,827,174	1,822,855	1,821,810
Accumulated deficit	(446,519)	(419,716)	(446,460)	(468,646)	(446,252)
Total stockholders' equity	<u>1,390,171</u>	<u>1,412,721</u>	<u>1,381,910</u>	<u>1,355,405</u>	<u>1,376,749</u>
Non-controlling interest - operating partnership	23,271	23,271	23,271	23,271	-
Total equity	<u>1,413,442</u>	<u>1,435,992</u>	<u>1,405,181</u>	<u>1,378,676</u>	<u>1,376,749</u>
<b>Total liabilities and equity</b>	<b><u>\$ 3,709,315</u></b>	<b><u>\$ 4,041,203</u></b>	<b><u>\$ 4,039,742</u></b>	<b><u>\$ 4,078,799</u></b>	<b><u>\$ 3,791,631</u></b>

**CONSOLIDATED STATEMENTS OF OPERATIONS**

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

	For the Three Months Ended		For the Twelve Months Ended	
	December 31,		December 31,	
	2020	2019	2020	2019
<b>REVENUE:</b>				
Safety	\$ 424,318	\$ 447,413	\$ 1,706,232	1,779,958
Community	25,320	31,145	105,990	123,265
Properties	23,802	19,224	93,098	77,307
Other	37	27	165	159
Total revenue	<u>473,477</u>	<u>497,809</u>	<u>1,905,485</u>	<u>1,980,689</u>
<b>EXPENSES:</b>				
Operating:				
Safety	315,127	332,415	1,288,938	1,304,121
Community	21,158	24,409	88,903	95,159
Properties	6,857	5,426	28,128	22,803
Other	65	273	407	686
Total operating expenses	<u>343,207</u>	<u>362,523</u>	<u>1,406,376</u>	<u>1,422,769</u>
General and administrative	27,031	32,231	124,338	127,078
Depreciation and amortization	36,425	36,804	150,861	144,572
Contingent consideration for acquisition of businesses	-	-	620	-
Asset impairments	47,570	-	60,628	4,706
	<u>454,233</u>	<u>431,558</u>	<u>1,742,823</u>	<u>1,699,125</u>
<b>OPERATING INCOME</b>	<u>19,244</u>	<u>66,251</u>	<u>162,662</u>	<u>281,564</u>
<b>OTHER (INCOME) EXPENSE:</b>				
Interest expense, net	19,572	21,328	83,299	84,401
Expenses associated with debt repayments and refinancing transactions	7,141	602	7,141	602
Loss (gain) on sale of real estate assets	17,943	-	13,023	(287)
Other (income) expense	188	450	(525)	123
	<u>44,844</u>	<u>22,380</u>	<u>102,938</u>	<u>84,839</u>
<b>INCOME (LOSS) BEFORE INCOME TAXES</b>	(25,600)	43,871	59,724	196,725
Income tax expense	<u>(1,203)</u>	<u>(1,897)</u>	<u>(4,386)</u>	<u>(7,839)</u>
<b>NET INCOME (LOSS)</b>	<u>(26,803)</u>	<u>41,974</u>	<u>55,338</u>	<u>188,886</u>
Net income attributable to non-controlling interest	-	-	(1,181)	-
<b>NET INCOME (LOSS) ATTRIBUTABLE TO COMMON STOCKHOLDERS</b>	<u>\$ (26,803)</u>	<u>\$ 41,974</u>	<u>\$ 54,157</u>	<u>\$ 188,886</u>
<b>BASIC EARNINGS (LOSS) PER SHARE</b>	<u>\$ (0.22)</u>	<u>\$ 0.35</u>	<u>\$ 0.45</u>	<u>\$ 1.59</u>
<b>DILUTED EARNINGS (LOSS) PER SHARE</b>	<u>\$ (0.22)</u>	<u>\$ 0.35</u>	<u>\$ 0.45</u>	<u>\$ 1.59</u>

## RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

4 of 21

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2020	2019	2020	2019
Basic:				
Net income (loss) attributable to common stockholders	\$ (26,803)	\$ 41,974	\$ 54,157	\$ 188,886
Diluted:				
Net income (loss) attributable to common stockholders	\$ (26,803)	\$ 41,974	\$ 54,157	188,886
Net income attributable to non-controlling interest	-	-	1,181	-
Diluted net income (loss) attributable to common stockholders	\$ (26,803)	\$ 41,974	\$ 55,338	\$ 188,886
Basic:				
Weighted average common shares outstanding-basic	119,636	119,096	119,559	119,028
Diluted:				
Weighted average common shares outstanding-basic	119,636	119,096	119,559	119,028
Effect of dilutive securities:				
Stock options	-	-	-	22
Restricted stock-based awards	56	144	28	114
Non-controlling interest - operating partnership units	1,342	-	1,342	-
Weighted average shares and assumed conversions-diluted	121,034	119,240	120,929	119,164
<b>Basic earnings (loss) per share</b>	<b>\$ (0.22)</b>	<b>\$ 0.35</b>	<b>\$ 0.45</b>	<b>\$ 1.59</b>
<b>Diluted earnings (loss) per share</b>	<b>\$ (0.22)</b>	<b>\$ 0.35</b>	<b>\$ 0.45</b>	<b>\$ 1.59</b>

**CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE**

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

5 of 21

	For the Three Months Ended		For the Twelve Months Ended	
	December 31,		December 31,	
	2020	2019	2020	2019
Net income (loss) attributable to common stockholders	\$ (26,803)	\$ 41,974	\$ 54,157	\$ 188,886
Non-controlling interest	-	-	1,181	-
Diluted net income (loss) attributable to common stockholders	\$ (26,803)	\$ 41,974	\$ 55,338	\$ 188,886
Special items:				
Expenses associated with debt repayments and refinancing transactions	7,141	602	7,141	602
Expenses associated with mergers and acquisitions	-	175	338	1,132
Expenses associated with COVID-19	2,792	-	13,777	-
Expenses associated with changes in corporate tax structure	195	-	5,240	-
Deferred tax expense on Kansas lease structure	-	-	3,085	-
Start-up expenses	-	-	-	9,480
Contingent consideration for acquisition of businesses	-	-	620	-
Loss on sale of real estate assets, net of taxes	17,943	-	13,555	-
Asset impairments	47,570	-	60,628	4,706
Adjusted net income	\$ 48,838	\$ 42,751	\$ 159,722	\$ 204,806
Weighted average common shares outstanding - basic	119,636	119,096	119,559	119,028
Effect of dilutive securities:				
Stock options	-	-	-	22
Restricted stock-based awards	56	144	28	114
Non-controlling interest - operating partnership units	1,342	-	1,342	-
Weighted average shares and assumed conversions - diluted	121,034	119,240	120,929	119,164
<b>Adjusted Earnings Per Basic Share</b>	<b>\$ 0.41</b>	<b>\$ 0.36</b>	<b>\$ 1.33</b>	<b>\$ 1.72</b>
<b>Adjusted Earnings Per Diluted Share</b>	<b>\$ 0.40</b>	<b>\$ 0.36</b>	<b>\$ 1.32</b>	<b>\$ 1.72</b>

**FUNDS FROM OPERATIONS**  
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2020	2019	2020	2019
<b>FUNDS FROM OPERATIONS:</b>				
Net income (loss)	\$ (26,803)	\$ 41,974	\$ 55,338	\$ 188,886
Depreciation and amortization of real estate assets	27,447	27,036	112,046	107,402
Impairment of real estate assets	4,225	-	14,380	4,428
Loss (gain) on sale of real estate assets, net of taxes	17,943	-	13,555	(287)
<b>Funds From Operations</b>	<b>\$ 22,812</b>	<b>\$ 69,010</b>	<b>\$ 195,319</b>	<b>\$ 300,429</b>
Expenses associated with debt repayments and refinancing transactions	7,141	602	7,141	602
Expenses associated with mergers and acquisitions	-	175	338	1,132
Contingent consideration for acquisition of businesses	-	-	620	-
Expenses associated with COVID-19	2,792	-	13,777	-
Expenses associated with changes in corporate tax structure	195	-	5,240	-
Deferred tax expense on Kansas lease structure	-	-	3,085	-
Start-up expenses	-	-	-	9,480
Goodwill and other impairments	43,345	-	46,248	278
<b>Normalized Funds From Operations</b>	<b>\$ 76,285</b>	<b>\$ 69,787</b>	<b>\$ 271,768</b>	<b>\$ 311,921</b>
Maintenance capital expenditures on real estate assets	(12,375)	(7,814)	(30,470)	(30,068)
Stock-based compensation	4,253	4,552	17,264	17,267
Amortization of debt costs	1,383	785	5,519	3,351
Other non-cash revenue and expenses	1,258	1,648	5,625	4,929
<b>Adjusted Funds From Operations</b>	<b>\$ 70,804</b>	<b>\$ 68,958</b>	<b>\$ 269,706</b>	<b>\$ 307,400</b>
<b>FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.19</b>	<b>\$ 0.58</b>	<b>\$ 1.62</b>	<b>\$ 2.52</b>
<b>NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.63</b>	<b>\$ 0.59</b>	<b>\$ 2.25</b>	<b>\$ 2.62</b>
<b>ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.58</b>	<b>\$ 0.58</b>	<b>\$ 2.23</b>	<b>\$ 2.58</b>

FFO and AFFO are widely accepted non-GAAP supplemental measures of REIT performance following the standards established by the National Association of Real Estate Investment Trusts (NAREIT). The Company believes that FFO and AFFO are important operating measures that supplement discussion and analysis of the Company's results of operations and are used to review and assess operating performance of the Company and its properties and their management teams. NAREIT defines FFO as net income computed in accordance with generally accepted accounting principles, excluding gains (or losses) from sales of property and extraordinary items, plus depreciation and amortization of real estate and impairment of depreciable real estate and after adjustments for unconsolidated partnerships and joint ventures calculated to reflect FFO on the same basis. Because the historical cost accounting convention used for real estate assets requires depreciation (except on land), this accounting presentation assumes that the value of real estate assets diminishes at a level rate over time. Because of the unique structure, design and use of the Company's properties, management believes that assessing performance of the Company's properties without the impact of depreciation or amortization is useful. The Company may make adjustments to FFO from time to time for certain other income and expenses that it considers non-recurring, infrequent or unusual, even though such items may require cash settlement, because such items do not reflect a necessary or ordinary component of the ongoing operations of the Company. Even though expenses associated with mergers and acquisitions (M&A) may be recurring, the magnitude and timing fluctuate based on the timing and scope of M&A activity, and therefore, such expenses, which are not a necessary component of the ongoing operations of the Company, may not be comparable from period to period. Start-up expenses represent the incremental operating losses incurred during the period we were activating idle correctional facilities. Normalized FFO excludes the effects of such items. The Company calculates AFFO by adding to Normalized FFO non-cash expenses such as the amortization of deferred financing costs and stock-based compensation, and by subtracting from Normalized FFO recurring real estate expenditures that are capitalized and then amortized, but which are necessary to maintain a REIT's properties and its revenue stream. Some of these capital expenditures contain a discretionary element with respect to when they are incurred, while others may be more urgent. Therefore, these capital expenditures may fluctuate from quarter to quarter, depending on the nature of the expenditures required, seasonal factors such as weather, and budgetary conditions. Other companies may calculate FFO, Normalized FFO, and AFFO differently than the Company does, or adjust for other items, and therefore comparability may be limited. FFO, Normalized FFO, and AFFO and their corresponding per share measures are not measures of performance under GAAP, and should not be considered as an alternative to cash flows from operating activities, a measure of liquidity or an alternative to net income as indicators of the Company's operating performance or any other measure of performance derived in accordance with GAAP. This data should be read in conjunction with the Company's consolidated financial statements and related notes included in its filings with the Securities and Exchange Commission.

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

7 of 21

	December 31, 2020	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019
<b>BALANCE SHEET:</b>					
Property and equipment	\$ 3,909,660	\$ 4,257,708	\$ 4,263,327	\$ 4,298,931	\$ 4,210,224
Accumulated depreciation and amortization	(1,559,388)	(1,554,233)	(1,538,148)	(1,540,249)	(1,510,117)
Property and equipment, net	\$ 2,350,272	\$ 2,703,475	\$ 2,725,179	\$ 2,758,682	\$ 2,700,107
Assets held for sale	\$ 279,406	\$ -	\$ -	\$ -	\$ -
Total assets	\$ 3,709,315	\$ 4,041,203	\$ 4,039,742	\$ 4,078,799	\$ 3,791,631
Maintenance & technology capital expenditures for the quarter ended	\$ 20,710	\$ 13,933	\$ 9,469	\$ 8,651	\$ 21,837
Property construction & land acquisition capital expenditures for the quarter ended	\$ 2,171	\$ 1,299	\$ 2,525	\$ 16,147	\$ 15,091
Tenant improvements & leasing commissions for the quarter ended	\$ 2,597	\$ 1,717	\$ 76	\$ 66	\$ -
Corporate office relocation for the quarter ended	\$ -	\$ -	\$ -	\$ -	\$ 348
Total debt	\$ 1,809,517	\$ 2,106,413	\$ 2,289,958	\$ 2,297,529	\$ 1,986,865
Equity book value	\$ 1,413,442	\$ 1,435,992	\$ 1,405,181	\$ 1,378,676	\$ 1,376,749
<b>LIQUIDITY:</b>					
Cash and cash equivalents	\$ 113,219	\$ 282,462	\$ 363,772	\$ 335,491	\$ 92,120
Availability under revolving credit facility	\$ 566,215	\$ 329,245	\$ 154,245	\$ 154,995	\$ 412,695
<b>CAPITALIZATION:</b>					
Common shares outstanding	119,638	119,634	119,631	119,629	119,096
Common share price at end of period	\$ 6.55	\$ 8.00	\$ 9.36	\$ 11.17	\$ 17.38
Market value of common equity at end of period	\$ 783,629	\$ 957,072	\$ 1,119,746	\$ 1,336,256	\$ 2,069,888
Total equity market capitalization	\$ 783,629	\$ 957,072	\$ 1,119,746	\$ 1,336,256	\$ 2,069,888
Total market capitalization (market value of equity plus debt)	\$ 2,593,146	\$ 3,063,485	\$ 3,409,704	\$ 3,633,785	\$ 4,056,753
Regular Dividends	\$ -	\$ -	\$ -	\$ 53,415	\$ 52,978
Dividends per common share	\$ -	\$ -	\$ -	\$ 0.44	\$ 0.44
<b>EBITDA</b>	\$ 33,041	\$ 87,760	\$ 83,716	\$ 99,521	\$ 102,708
<b>ADJUSTED EBITDA</b>	\$ 108,682	\$ 94,601	\$ 101,127	\$ 100,395	\$ 103,485
<b>NORMALIZED FUNDS FROM OPERATIONS</b>	\$ 76,285	\$ 62,339	\$ 67,841	\$ 65,303	\$ 69,787
Normalized funds from operations per diluted share	\$ 0.63	\$ 0.52	\$ 0.56	\$ 0.54	\$ 0.59
<b>FFO PAYOUT RATIO</b>	0.0%	0.0%	0.0%	81.5%	74.6%
<b>ADJUSTED FUNDS FROM OPERATIONS</b>	\$ 70,804	\$ 59,273	\$ 69,322	\$ 70,307	\$ 68,958
Adjusted funds from operations per diluted share	\$ 0.58	\$ 0.49	\$ 0.57	\$ 0.58	\$ 0.58
<b>AFFO PAYOUT RATIO</b>	0.0%	0.0%	0.0%	75.9%	75.9%

**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,	
	2020	2019	2020	2019
Number of days per period	92	92	366	365
<b>SAFETY AND COMMUNITY FACILITIES:</b>				
Average available beds	76,315	78,650	77,462	78,236
Average compensated occupancy	71.6%	79.4%	74.1%	81.9%
Total compensated man-days	5,025,561	5,745,620	21,005,542	23,399,110
Revenue per compensated man-day	\$ 87.85	\$ 81.67	\$ 84.71	\$ 79.72
Operating expenses per compensated man-day:				
Fixed expense	47.30	44.32	47.20	42.20
Variable expense	18.01	16.22	16.86	16.11
Total	65.31	60.54	64.06	58.31
Operating income per compensated man-day	\$ 22.54	\$ 21.13	\$ 20.65	\$ 21.41
Operating margin (1)	25.7%	25.9%	24.4%	26.9%
<b>DEPRECIATION AND AMORTIZATION:</b>				
Depreciation and amortization expense on real estate	27,447	27,036	112,046	107,402
Other depreciation expense	8,443	8,898	35,823	33,934
Amortization of intangibles	535	870	2,992	3,236
Depreciation and amortization	\$ 36,425	\$ 36,804	\$ 150,861	\$ 144,572
<b>NET OPERATING INCOME:</b>				
Revenue				
Safety	\$ 424,318	\$ 447,413	\$ 1,706,232	\$ 1,779,958
Community	25,320	31,145	105,990	123,265
Properties	23,802	19,224	93,098	77,307
Other	37	27	165	159
Total revenues	473,477	497,809	1,905,485	1,980,689
Operating Expenses				
Safety	315,127	332,415	1,288,938	1,304,121
Community	21,158	24,409	88,903	95,159
Properties	6,857	5,426	28,128	22,803
Other	65	273	407	686
Total operating expenses	343,207	362,523	1,406,376	1,422,769
Net Operating Income				
Safety	109,191	114,998	417,294	475,837
Community	4,162	6,736	17,087	28,106
Properties	16,945	13,798	64,970	54,504
Other	(28)	(246)	(242)	(527)
Total net operating income	\$ 130,270	\$ 135,286	\$ 499,109	\$ 557,920

(1) During the three and twelve months ended December 31, 2020, we incurred \$2.8 million and \$13.8 million, respectively, of incremental expenses directly associated with our response to the COVID-19 pandemic. Incremental expenses include, but may not be limited to, incentive payments to our line and field staff, as well as expenses to procure personal protective equipment and other supplies. Excluding these incremental expenses, our operating margin during the three and twelve months ended December 31, 2020 would have been 26.3 % and 25.2%, respectively.

## SEGMENT DATA

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2020	2019	2020	2019
<b>CORECIVIC SAFETY FACILITIES:</b>				
Facility revenue	\$ 424,318	\$ 447,413	\$ 1,706,232	\$ 1,779,958
Operating expenses:				
Fixed expense	226,952	242,423	945,024	939,468
Variable expense	88,175	89,992	343,914	364,653
Total	<u>315,127</u>	<u>332,415</u>	<u>1,288,938</u>	<u>1,304,121</u>
Facility net operating income	<u>\$ 109,191</u>	<u>\$ 114,998</u>	<u>\$ 417,294</u>	<u>\$ 475,837</u>
Average available beds	<u>71,082</u>	<u>73,345</u>	<u>72,201</u>	<u>72,962</u>
Average compensated occupancy	<u>72.7%</u>	<u>79.8%</u>	<u>75.0%</u>	<u>82.4%</u>
Total compensated man-days	<u>4,757,230</u>	<u>5,382,827</u>	<u>19,820,187</u>	<u>21,931,233</u>
Revenue per compensated man-day	\$ 89.19	\$ 83.12	\$ 86.09	\$ 81.16
Operating expenses per compensated man-day:				
Fixed	47.71	45.04	47.68	42.84
Variable	18.53	16.72	17.35	16.63
Total	<u>66.24</u>	<u>61.76</u>	<u>65.03</u>	<u>59.47</u>
Operating income per compensated man-day	<u>\$ 22.95</u>	<u>\$ 21.36</u>	<u>\$ 21.06</u>	<u>\$ 21.69</u>
Operating margin	<u>25.7%</u>	<u>25.7%</u>	<u>24.5%</u>	<u>26.7%</u>
<b>CORECIVIC COMMUNITY FACILITIES:</b>				
Facility revenue (1)	\$ 17,173	\$ 21,857	\$ 73,103	\$ 85,341
Operating expenses: (1)				
Fixed expense	10,767	12,218	46,361	47,934
Variable expense	2,312	3,227	10,238	12,285
Total	<u>13,079</u>	<u>15,445</u>	<u>56,599</u>	<u>60,219</u>
Facility net operating income	<u>\$ 4,094</u>	<u>\$ 6,412</u>	<u>\$ 16,504</u>	<u>\$ 25,122</u>
Average available beds	<u>5,233</u>	<u>5,305</u>	<u>5,261</u>	<u>5,274</u>
Average compensated occupancy	<u>55.7%</u>	<u>74.3%</u>	<u>61.6%</u>	<u>76.3%</u>
Total compensated man-days	<u>268,331</u>	<u>362,793</u>	<u>1,185,355</u>	<u>1,467,877</u>
Revenue per compensated man-day	\$ 64.00	\$ 60.25	\$ 61.67	\$ 58.14
Operating expenses per compensated man-day:				
Fixed expense	40.13	33.68	39.11	32.66
Variable expense	8.62	8.89	8.64	8.37
Total	<u>48.75</u>	<u>42.57</u>	<u>47.75</u>	<u>41.03</u>
Operating income per compensated man-day	<u>\$ 15.25</u>	<u>\$ 17.68</u>	<u>\$ 13.92</u>	<u>\$ 17.11</u>
Operating margin	<u>23.8%</u>	<u>29.3%</u>	<u>22.6%</u>	<u>29.4%</u>

(1) Our CoreCivic Community segment includes the operating results of residential reentry centers we operate during each period, along with the operating results of our non-residential correctional alternative services. However, the facility revenue and operating expenses in this table, and the corresponding per compensated man-day amounts, of CoreCivic Community include only those related to the operation of the residential reentry centers. For the three months ended December 31, 2020 and 2019, our alternative services generated revenue of \$8.1 million and \$9.3 million, respectively, and incurred operating expenses of \$8.1 million and \$9.0 million, respectively. For the twelve months ended December 31, 2020 and 2019, our alternative services generated revenue of \$32.9 million and \$37.9 million, respectively, and incurred operating expenses of \$32.3 million and \$34.9 million, respectively.

## ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

10 of 21

	Outstanding Balance 12/31/2019	Outstanding Balance 12/31/2020	Stated Interest Rate	Effective Interest Rate <sup>1)</sup>	Maturity Date	Callable/ Redeemable
<b>Fixed Rate:</b>						
\$350 Million Senior Notes	\$ 350,000	\$ 350,000	4.625%	4.80%	May 2023	Prior to February 1, 2023, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
\$250 Million Senior Notes	250,000	250,000	5.0%	5.19%	October 2022	Prior to July 15, 2022, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
\$250 Million Senior Notes	250,000	250,000	4.75%	4.91%	October 2027	Prior to July 15, 2027, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
Non-Recourse Mortgage Note - Capital Commerce	22,209	20,934	4.50%	4.70%	January 2033	Subject to prepayment at any time with a prepayment charge, if any, equal to an amount so as to maintain the same yield on the mortgage note as if it had been carried through to its full term using Treasury instruments having a term equal to the remaining term of the mortgage note as of the prepayment date.
Non-Recourse Mortgage Note - Kansas	159,522	157,607	4.43%	4.75%	January 2040	Redeemable in all or part at any time upon written notice of not less than 30 days and not more than 60 days prior to the date fixed for such prepayment, with a "make-whole" amount, together with interest accrued to, but not including, the redemption date.
Non-Recourse Mortgage Note - Baltimore	150,134	144,476	4.50%	4.52%	February 2034	Redeemable in whole or in part upon not less than 30 days' and not more than 60 days' prior written notice and such prepayment shall include a "make-whole" amount. During the last 90 days of the permanent loan term and upon 30 days' prior written notice, redeemable in full, including any accrued and outstanding interest on any permanent loan payment date, without the payment of the "make-whole" amount.
Total Fixed Rate Debt	<u>1,181,865</u>	<u>1,173,017</u>				
<b>Floating Rate:</b>						
Revolving Credit Facility	365,000	219,000	1.64%	1.90%	<sup>2), 3)</sup> April 2023	
Term Loan A	190,000	180,000	1.65%	1.66%	<sup>2)</sup> April 2023	
Term Loan B	250,000	237,500	5.50%	6.91%	<sup>4)</sup> December 2024	
Total Floating Rate Debt	<u>805,000</u>	<u>636,500</u>				
<b>Grand Total Debt</b>	<b><u>\$ 1,986,865</u></b>	<b><u>\$ 1,809,517</u></b>	<b>4.17%</b>	<b>4.45%</b>	<b>5.56</b>	<sup>5)</sup>

<sup>1)</sup> Includes amortization of debt issuance costs.

<sup>2)</sup> On April 17, 2018, the Company entered into the Second Amended and Restated Credit Agreement, ("the Credit Agreement") in an aggregate principal amount of up to \$1.0 billion, providing for a term loan of \$200.0 million and a revolving credit facility in an aggregate principal amount of up to \$800.0 million. The Company also has \$14.8 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$566.2 million as of December 31, 2020. Based on the Company's current leverage ratio, the revolving credit facility bears interest at LIBOR plus a margin of 1.50%.

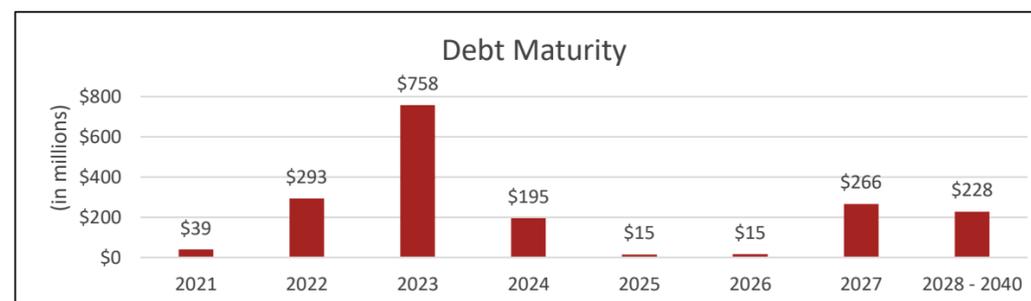
<sup>3)</sup> The stated and effective interest rate on the revolving credit facility exclude interest associated with the outstanding letters of credit and the unused fees.

<sup>4)</sup> On December 18, 2019, CoreCivic entered into a new \$250.0 million Senior Secured Term Loan B ("Term Loan B"). The Term Loan B bears interest at a rate of LIBOR plus 4.50%, with a 1.00% LIBOR floor. The Company can generally prepay the Term Loan B at any time without penalty.

<sup>5)</sup> Represents the weighted average debt maturity in years.

### Debt Maturity Schedule at December 31, 2020:

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2021	\$ 39,087	2.16%	2.16%
2022	292,981	16.19%	18.35%
2023	758,110	41.90%	60.25%
2024	194,937	10.77%	71.02%
2025	14,556	0.80%	71.82%
Thereafter	509,846	28.18%	100.00%
	<u>\$ 1,809,517</u>	<u>100.00%</u>	



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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2020	2019	2020	2019
<b>COVERAGE RATIOS:</b>				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	6.0x	5.1x	5.2x	5.6x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	4.4x	4.5x	3.9x	5.0x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	1.3x	1.8x	1.5x	1.7x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	3.5x	4.0x	3.7x	3.7x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	7.1x	7.1x	7.1x	7.1x
<b>DEBT/EQUITY RATIOS:</b>				
Total debt (Total debt - cash)/Total market capitalization	65.4%	46.7%	65.4%	46.7%
Total debt(Total debt - cash)/Equity market capitalization	216.5%	91.5%	216.5%	91.5%
Total debt ( Total debt - cash)/Book equity capitalization	120.0%	137.6%	120.0%	137.6%
Total debt (Total debt - cash)/Gross book value of real estate assets	35.5%	41.6%	35.5%	41.6%
<b>RETURN ON INVESTMENT RATIOS:</b>				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	9.6%	9.0%	8.9%	9.6%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	7.8%	7.7%	7.5%	8.3%
<b>OVERHEAD RATIOS:</b>				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	1.9%	2.4%	2.2%	2.4%
General & administrative expenses (excluding non-recurring costs)/Total revenues	5.7%	6.4%	6.2%	6.4%
<b>INTEREST EXPENSE, NET:</b>				
Interest income	\$ (2,644)	\$ (705)	\$ (10,154)	\$ (2,260)
Interest incurred	20,838	22,912	88,465	89,318
Amortization of debt costs	1,383	785	5,519	3,351
Capitalized interest	(5)	(1,664)	(531)	(6,008)
Interest expense, net	<u>\$ 19,572</u>	<u>\$ 21,328</u>	<u>\$ 83,299</u>	<u>\$ 84,401</u>
<b>EBITDA CALCULATION:</b>				
Net income (loss)	\$ (26,803)	\$ 41,974	\$ 55,338	\$ 188,886
Interest expense	22,216	22,033	93,453	86,661
Depreciation and amortization	36,425	36,804	150,861	144,572
Income tax expense	1,203	1,897	4,386	7,839
EBITDA	<u>33,041</u>	<u>102,708</u>	<u>304,038</u>	<u>427,958</u>
Expenses associated with debt repayments and refinancing transactions	7,141	602	7,141	602
Expenses associated with mergers and acquisitions	-	175	338	1,132
Expenses associated with COVID-19	2,792	-	13,777	-
Expenses associated with changes in corporate tax structure	195	-	5,240	-
Contingent consideration for acquisition of businesses	-	-	620	-
Start-up expenses	-	-	-	9,480
Loss on sale of real estate assets	17,943	-	13,023	-
Asset impairments	47,570	-	60,628	4,706
ADJUSTED EBITDA	<u>\$ 108,682</u>	<u>\$ 103,485</u>	<u>\$ 404,805</u>	<u>\$ 443,878</u>
Adjusted EBITDA	\$ 108,682	\$ 103,485	\$ 404,805	\$ 443,878
EBITDA from unrestricted subsidiaries	(7,775)	(3,687)	(31,647)	(14,407)
RESTRICTED ADJUSTED EBITDA	<u>\$ 100,907</u>	<u>\$ 99,798</u>	<u>\$ 373,158</u>	<u>\$ 429,471</u>

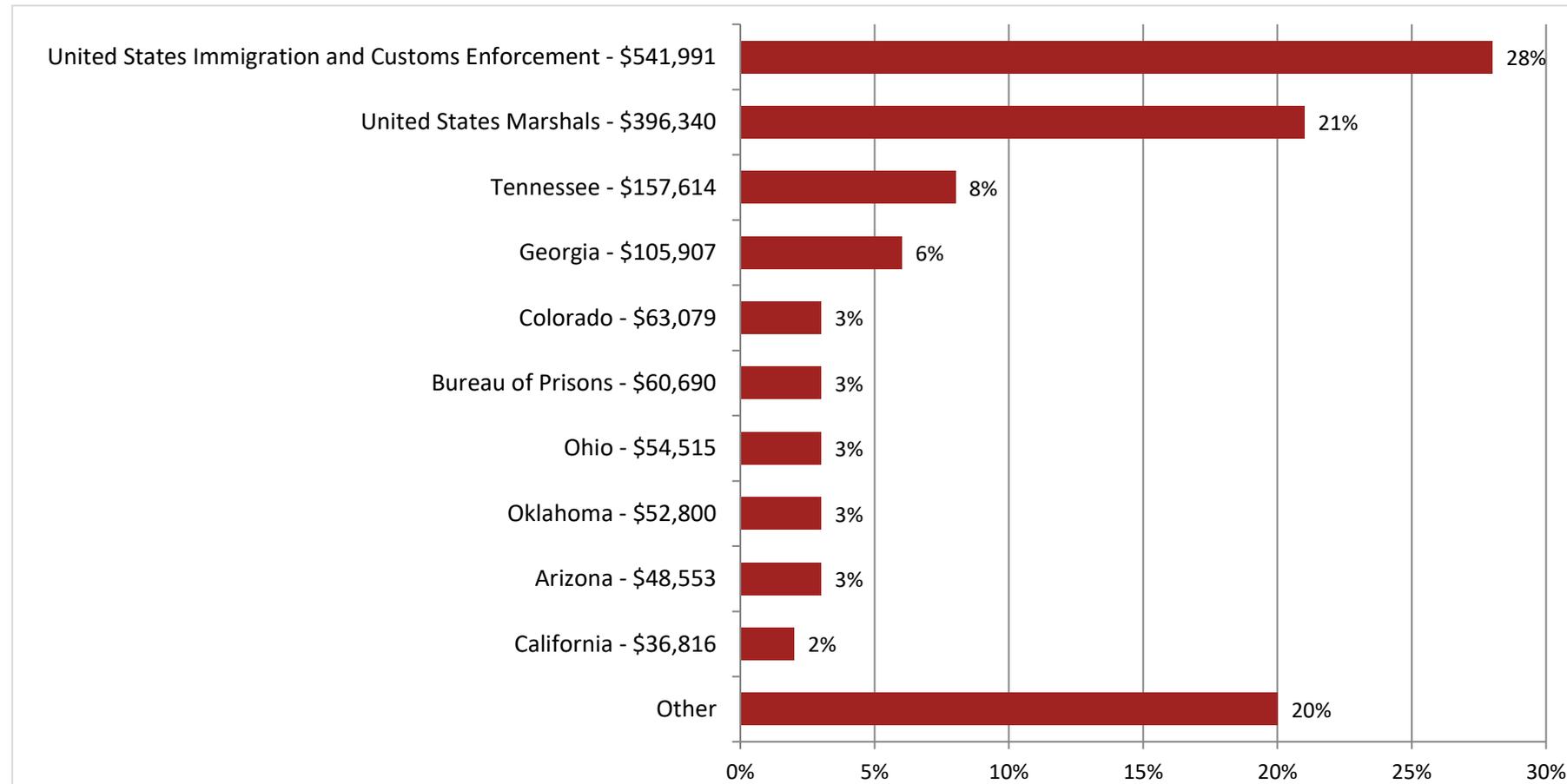
\*Calculated as a simple average (beginning of period plus end of period divided by 2)

\*\*Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC, SSA-Baltimore, LLC, and Government Real Estate Solutions, LLC, as all are Unrestricted Subsidiaries as defined under the Revolving Credit Facility.

**PARTNER INFORMATION**  
(Unaudited)

<b>CONTRACT RETENTION</b>						
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>TOTAL</b>
<b>OWNED AND CONTROLLED:</b>						
# of Contracts up for Renewal	42	42	40	43	43	210
# of Contracts Retained	39	40	39	40	40	198
Retention Rate	92.9%	95.2%	97.5%	93.0%	93.0%	94.3%

**TOP TEN PARTNERS**  
**Percentage of Revenue for the Twelve Months Ended December 31, 2020**  
(Revenue Percentages and Amounts are Inclusive of all Contracts with Respective Partners)



FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
<b>CoreCivic Safety Facilities:</b>								
<b>Safety- Owned and Managed:</b>								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-23	(1) 5 year	90.47%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	26.84%
La Palma Correctional Center Eloy, Arizona	2008	ICE	3,060	Multi	Detention	Indefinite	-	58.82%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	95.36%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Jul-21	-	84.77%
Leo Chesney Correctional Center Live Oak, California	1989	-	240	-	-	-	-	0.00%
Otay Mesa Detention Center San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-24	(2) 5 year	55.17%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-21	-	89.52%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-21	-	87.87%
Huerfano County Correctional Center Walsenburg, Colorado	1997	-	752	Medium	Correctional	-	-	0.00%
Kit Carson Correctional Center Burlington, Colorado	1998, 2008	-	1,488	Medium	Correctional	-	-	0.00%
Coffee Correctional Facility (F) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-21	(13) 1 year	98.00%
Jenkins Correctional Center (F) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-21	(14) 1 year	92.08%
McRae Correctional Facility McRae, Georgia	2000, 2002, 2012	BOP	1,978	Medium	Correctional	Nov-22	-	82.56%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	91.32%
Wheeler Correctional Facility (F) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-21	(13) 1 year	99.92%
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-21	(1) 5 year	82.26%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-21	-	91.93%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Prairie Correctional Facility Appleton, Minnesota	1991	-	1,600	Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	Aug-24	Indefinite	49.28%
Tallahatchie County Correctional Facility (G) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-22	Indefinite	51.54%
Crossroads Correctional Center (H) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-21	(1) 2 year	100.69%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Sep-25	(1) 5 year	78.50%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	Aug-21	-	95.00%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	61.50%
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-24	-	77.12%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	May-24	Indefinite	82.41%
Lake Erie Correctional Institution (I) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	91.95%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	State of Ohio	2,016	Medium	Correctional	Jun-32	Indefinite	91.09%
Cimarron Correctional Facility Cushing, Oklahoma	1997, 2008	USMS	1,600	Multi	Correctional	Sep-23	Indefinite	53.02%
Davis Correctional Facility (J) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Multi	Correctional	Jun-21	-	99.25%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	-	2,160	Multi	Correctional	-	-	0.00%
Trousdale Turner Correctional Center Hartsville, Tennessee	2015	State of Tennessee	2,552	Multi	Correctional	Jun-21	-	88.26%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-21	(4) 2 year	82.22%
Whiteville Correctional Facility (K) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-21	-	94.03%
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	45.82%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Aug-21	(9) 1 year	75.00%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jul-23	Indefinite	29.03%
South Texas Family Residential Center Dilley, Texas	2014	ICE	2,400	-	Residential	Sep-26	-	100.00%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-21	(9) 1 year	90.04%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-23	Indefinite	53.48%
<b>Safety- Managed Only:</b>								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-30	(2) 5 year	93.79%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Jun-22	Indefinite	89.73%
Marion County Jail Indianapolis, Indiana	1997, 2005	Marion County, IN	1,030	Multi	Detention	Dec-27	-	119.71%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-24	-	88.61%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-23	(1) 2 year	93.29%
Total design capacity for CoreCivic Safety Facilities (47 Facilities)			<u>70,003</u>					<u>72.7%</u>

FACILITY PORTFOLIO

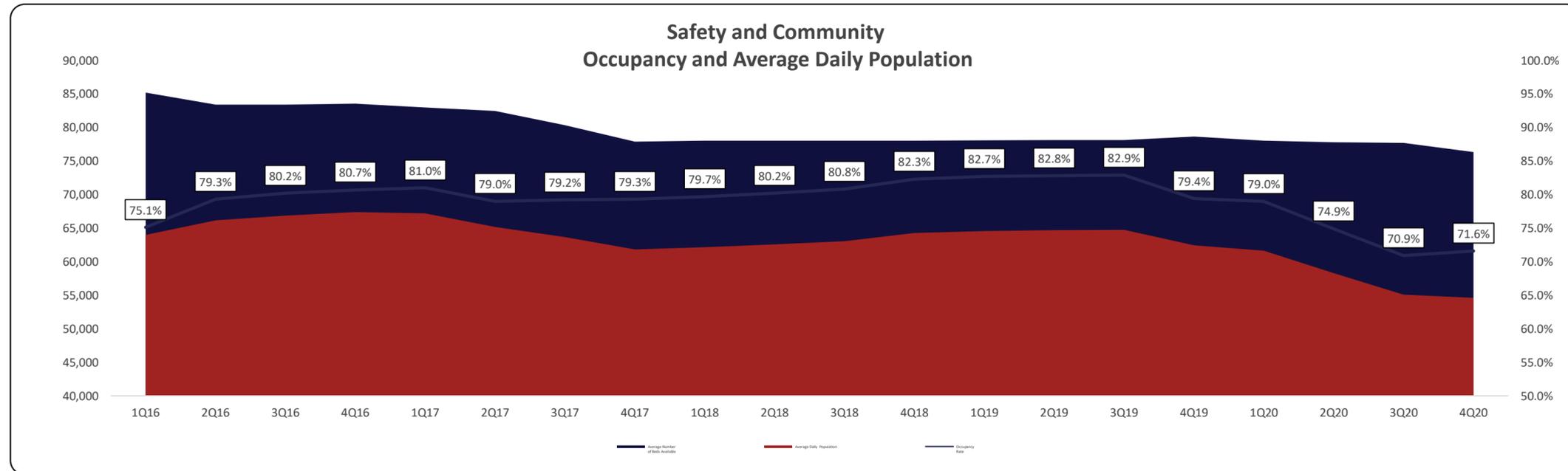
Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
<b>CoreCivic Community Facilities:</b>								
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Community Corrections	Jun-24	-	84.38%
CAI Ocean View San Diego, California	2013	BOP	483	-	Community Corrections	May-21	-	77.25%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Community Corrections	Jun-21	-	65.87%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Community Corrections	Jun-21	-	63.42%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Community Corrections	Jun-21	-	63.99%
Columbine Facility Denver, Colorado	2016	-	60	-	Community Corrections	-	-	0.00%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Community Corrections	Jun-21	-	53.71%
Dahlia Facility Denver, Colorado	2016	Denver County	120	-	Community Corrections	Jun-21	-	53.51%
Fox Facility and Training Center Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-21	-	52.43%
Henderson Transitional Center (L) Henderson, Colorado	2017	Adams County	184	-	Community Corrections	Jan-21	-	54.15%
Longmont Community Treatment Center Longmont, Colorado	2016	Boulder County	69	-	Community Corrections	Jun-21	(3) 1 year	66.45%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
Ulster Facility Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-21	-	39.52%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Community Corrections	Mar-21	-	183.13%
Oklahoma City Transitional Center Oklahoma City, Oklahoma	2017	-	200	-	Community Corrections	-	-	0.00%
Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma	2015	State of Oklahoma	494	-	Community Corrections	Jun-21	(1) 1 year	16.27%
Tulsa Transitional Center Tulsa, Oklahoma	2015	-	390	-	Community Corrections	-	-	0.00%
Turley Residential Center Tulsa, Oklahoma	2015	BOP	289	-	Community Corrections	Jan-22	(4) 1 year	0.00%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Community Corrections	Aug-21	(3) 1 year	74.02%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Community Corrections	Aug-21	(3) 2 year	76.89%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Community Corrections	Aug-21	(3) 2 year	59.64%
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Community Corrections	Aug-22	-	87.73%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Community Corrections	Aug-22	-	71.71%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/20
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Community Corrections	Aug-22	-	73.13%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Community Corrections	Aug-22	-	84.09%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Community Corrections	Feb-21	(1) 1 year	222.52%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Community Corrections	Feb-21	(1) 1 year	108.84%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Community Corrections	Jun-22	(1) 3 year	56.07%
Total design capacity for CoreCivic Community (27 Facilities)			5,233					55.7%
<b>Total Design Capacity for all Facilities as of December 31, 2020</b>			<b>75,236</b>					<b>71.6%</b>
<b>Less Idle Facilities (10 Facilities)</b>			(8,005)					0.0%
<b>Total Facilities, Excluding Idle Facilities</b>			<b>67,231</b>					<b>80.0%</b>



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (M)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 12/31/20
<b>CoreCivic Properties:</b>								
California City Correctional Center California City, California	1999	State of California	2,560	522,000	Correctional	Nov-24	Indefinite	100.00%
Long Beach Community Corrections Center Long Beach, California	2016	The GEO Group, Inc.	112	16,000	Community Corrections	Jun-25	NA	100.00%
Stockton Female Community Corrections Facility Stockton, California	2017	WestCare California, Inc.	100	15,000	Community Corrections	Oct-25	(1) 5 year	100.00%
Capital Commerce Center Tallahassee, Florida	2018	State of Florida - Florida Dept. of Business & Professional Regulation	-	277,000	Government-Leased	Oct-28	(2) 5 year	100.00%
Augusta Transitional Center Augusta, Georgia	2017	State of Georgia	230	29,000	Community Corrections	Jun-21	(2) 1 year	100.00%
Lansing Correctional Facility Lansing, Kansas	2020	State of Kansas	2,432	380,000	Correctional	Jan-40	NA	100.00%
Southeast Correctional Complex (N) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Correctional	Jun-30	(5) 2 year	100.00%
SSA-Baltimore Baltimore, Maryland	2018	GSA - Social Security Administration	-	541,000	Government-Leased	Jan-34	NA	100.00%
MDHHS-Detroit (O) Detroit, Michigan	2019	Michigan Department of Technology, Management and Budget	-	37,000	Government-Leased	Feb-21	-	100.00%
SSA-Florissant St Louis, Missouri	2018	GSA - Social Security Administration	-	12,000	Government-Leased	Mar-21	NA	100.00%
NARA-Dayton Dayton, Ohio	2018	GSA - National Archives & Records Administration	-	217,000	Government-Leased	Jan-33	(1) 10 year	100.00%
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	State of Oklahoma	2,400	466,000	Correctional	Jul-21	Indefinite	100.00%
Broad Street Residential Reentry Center Philadelphia, Pennsylvania	2015	-	150	18,000	Community Corrections	-	-	0.00%

FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (M)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 12/31/20
Roth Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	City of Philadelphia, Pennsylvania	136	18,000	Community Corrections	Jun-21	NA	100.00%
Walker Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	City of Philadelphia, Pennsylvania	144	18,000	Community Corrections	Jun-21	NA	100.00%
<b>Total Design Capacity and Square Footage of Leased Properties (15 Properties)</b>			<u>8,920</u>	<u>2,693,000</u>				<u>99.3%</u>

(A) The year constructed/acquired represents the initial date of acquisition or completion of construction of the facility, 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 offenders each facility is designed to accommodate. Facilities housing detainees on a short-term basis may exceed the original intended design capacity 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 the operations in our CoreCivic Safety and CoreCivic Community segments, because the revenue generated by each facility is based on a per diem or monthly rate per offender cared for 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 were determined by the relative size of offender populations in a particular facility on September 31, 2020. If, for example, a 1,000-bed facility cared for 900 adult offenders 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 correctional 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) Pursuant to the terms of a contract awarded by the state of Arizona in September 2012, the state of Arizona has an option to purchase the Red Rock facility at any time during the term of the contract, including extension options, based on an amortization schedule starting with the fair market value and decreasing evenly to zero over the twenty year term.

(F) 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.

(G) 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.

(H) 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.

(I) The state of Ohio has the irrevocable right to repurchase the facility before we may resell the facility to a third party, or if we become insolvent or are unable to meet our obligations under the management contract with the state of Ohio, at a price generally equal to the fair market value, as defined in the Real Estate Purchase Agreement.

(J) 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.

(K) The state of Tennessee has the option to purchase the facility in the event of our bankruptcy, or upon an operational or financial breach, as defined, at a price equal to the book value, as defined.

(L) The contract at this facility expired on January 10, 2021, and was not renewed. The facility was leased from a third-party and the lease also terminated in January 2021.

(M) The date of lease expiration does not include renewal options, but does include the soft term, where applicable.

(N) The Commonwealth of Kentucky has an option to purchase the facility at any time during the term of the lease with us at a price equal to the fair market value of the property.

(O) The Department of Technology, Management & Budget provided notice of lease cancellation effective February 5, 2021.

	<b>Analyst</b>	<b>Phone Number</b>	<b>Email Address</b>	<b>Report Link</b>
Noble Financial	Joe Gomes	(561) 999-2262	<a href="mailto:jgomes@noblecapitalmarkets.com">jgomes@noblecapitalmarkets.com</a>	<a href="https://www.channelchek.com/company/CXW">https://www.channelchek.com/company/CXW</a>
Zacks Investment Research, Inc.	M. Marin	(312) 265-9211	<a href="mailto:mmarin@zacks.com">mmarin@zacks.com</a>	<a href="https://scr.zacks.com">https://scr.zacks.com</a>

Any opinions, estimates and/or forecasts regarding the Company's performance made by the analysts listed above are theirs alone and do not necessarily represent the opinions, forecasts or predictions of the Company or its management. The Company does not by its reference above imply its endorsement of or concurrence with such information, conclusions or recommendations and the Company has not undertaken to verify any of the information provided by such analysts or agencies.