



CORRECTIONS CORPORATION OF AMERICA

**Supplemental Financial Information
For the Quarter Ended March 31, 2015**

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 March 31, 2015

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FINANCIAL HIGHLIGHTS

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

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2015	2014	2014
REVENUE:			
Owned & controlled properties	\$ 372,122	\$ 339,169	\$ 1,409,597
Managed only properties and other	53,878	65,053	237,270
Total revenue	<u>426,000</u>	<u>404,222</u>	<u>1,646,867</u>
NET OPERATING INCOME:			
Owned & controlled properties	123,416	113,950	476,380
Managed only properties and other	1,922	2,892	14,352
Total net operating income	<u>\$ 125,338</u>	<u>\$ 116,842</u>	<u>\$ 490,732</u>
Adjusted Diluted EPS	\$ 0.49	\$ 0.44	\$ 1.92
Normalized FFO Per Share	\$ 0.68	\$ 0.62	\$ 2.65
AFFO Per Share	\$ 0.68	\$ 0.58	\$ 2.57
Debt Leverage	3.1x	3.3x	3.1x
Fixed Charge Coverage Ratio	9.2x	8.9x	9.1x

2015 GUIDANCE SUMMARY

(Unaudited and amounts in millions except per share amounts)

	Q2 2015		Full Year 2015	
	Low-End	High-End	Low-End	High-End
Adjusted Diluted EPS	\$ 0.49	\$ 0.51	\$ 1.89	\$ 1.97
Normalized FFO Per Share	\$ 0.67	\$ 0.69	\$ 2.62	\$ 2.70
AFFO Per Share	\$ 0.65	\$ 0.67	\$ 2.57	\$ 2.64
Adjusted EBITDA	\$ 101.0	\$ 104.0	\$ 400.0	\$ 415.0
Capital Expenditures				
Prison construction & land acquisitions			\$ 135.0	\$ 145.0
Maintenance on real estate assets			25.0	26.0
Information technology and other assets			33.0	37.0
Total capital expenditures			<u>\$ 193.0</u>	<u>\$ 208.0</u>

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

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ASSETS	March 31, 2015	December 31, 2014	September 30, 2014	June 30, 2014	March 31, 2014
Cash and cash equivalents	\$ 74,022	\$ 74,393	\$ 48,847	\$ 46,615	\$ 52,681
Restricted cash	2,254	-	-	-	-
Accounts receivable, net of allowance	226,275	248,588	292,466	246,894	239,300
Current deferred tax assets	11,414	13,229	11,430	6,351	7,809
Prepaid expenses and other current assets	29,213	29,775	26,925	29,007	18,726
Assets held for sale	-	-	4,145	-	-
Total current assets	<u>343,178</u>	<u>365,985</u>	<u>383,813</u>	<u>328,867</u>	<u>318,516</u>
Property and equipment, net	2,720,082	2,658,628	2,614,264	2,538,996	2,543,470
Restricted cash	105	2,858	2,707	2,607	5,590
Investment in direct financing lease	2,617	3,223	3,811	4,382	4,936
Goodwill	15,155	16,110	16,110	16,110	16,110
Non-current deferred tax assets	3,479	2,301	4,537	5,875	5,505
Other assets	<u>75,155</u>	<u>78,086</u>	<u>75,908</u>	<u>76,657</u>	<u>75,131</u>
Total assets	<u><u>\$ 3,159,771</u></u>	<u><u>\$ 3,127,191</u></u>	<u><u>\$ 3,101,150</u></u>	<u><u>\$ 2,973,494</u></u>	<u><u>\$ 2,969,258</u></u>
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	\$ 316,149	\$ 317,620	\$ 247,815	\$ 237,808	\$ 227,429
Income taxes payable	<u>659</u>	<u>1,368</u>	<u>889</u>	<u>676</u>	<u>1,859</u>
Total current liabilities	316,808	318,988	248,704	238,484	229,288
Long-term debt, net of current portion	1,240,000	1,200,000	1,240,000	1,195,000	1,195,000
Deferred revenue	91,607	87,227	70,775	936	1,003
Other liabilities	<u>37,740</u>	<u>39,476</u>	<u>39,378</u>	<u>39,444</u>	<u>44,951</u>
Total liabilities	<u>1,686,155</u>	<u>1,645,691</u>	<u>1,598,857</u>	<u>1,473,864</u>	<u>1,470,242</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,170	1,168	1,165	1,164	1,163
Additional paid-in capital	1,746,727	1,748,303	1,739,240	1,734,404	1,729,807
Accumulated deficit	<u>(274,281)</u>	<u>(267,971)</u>	<u>(238,112)</u>	<u>(235,938)</u>	<u>(231,954)</u>
Total stockholders' equity	<u>1,473,616</u>	<u>1,481,500</u>	<u>1,502,293</u>	<u>1,499,630</u>	<u>1,499,016</u>
Total liabilities and stockholders' equity	<u><u>\$ 3,159,771</u></u>	<u><u>\$ 3,127,191</u></u>	<u><u>\$ 3,101,150</u></u>	<u><u>\$ 2,973,494</u></u>	<u><u>\$ 2,969,258</u></u>

CONSOLIDATED STATEMENTS OF OPERATIONS

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

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2015	2014	2014
REVENUE:			
Owned & controlled properties	\$ 372,122	\$ 339,169	\$ 1,409,597
Managed only and other	53,878	65,053	237,270
Total revenue	<u>426,000</u>	<u>404,222</u>	<u>1,646,867</u>
EXPENSES:			
Operating:			
Owned & controlled properties	248,706	225,219	933,217
Managed only and other	51,956	62,161	222,918
Total operating expenses	<u>300,662</u>	<u>287,380</u>	<u>1,156,135</u>
General and administrative	26,872	25,392	106,429
Depreciation and amortization	28,685	28,384	113,925
Asset impairments	955	-	30,082
	<u>357,174</u>	<u>341,156</u>	<u>1,406,571</u>
OPERATING INCOME	<u>68,826</u>	<u>63,066</u>	<u>240,296</u>
OTHER (INCOME) EXPENSE:			
Interest expense, net	10,190	10,348	39,535
Other (income) expense	(26)	(387)	(1,204)
	<u>10,164</u>	<u>9,961</u>	<u>38,331</u>
INCOME BEFORE INCOME TAXES	58,662	53,105	201,965
Income tax expense	(1,385)	(1,367)	(6,943)
NET INCOME	<u>\$ 57,277</u>	<u>\$ 51,738</u>	<u>\$ 195,022</u>
BASIC EARNINGS PER SHARE	<u>\$ 0.49</u>	<u>\$ 0.45</u>	<u>\$ 1.68</u>
DILUTED EARNINGS PER SHARE	<u>\$ 0.49</u>	<u>\$ 0.44</u>	<u>\$ 1.66</u>

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

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	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2015	2014	2014
Basic:			
Net income	\$ 57,277	\$ 51,738	\$ 195,022
Diluted:			
Net income	\$ 57,277	\$ 51,738	\$ 195,022
Basic:			
Weighted average common shares outstanding	116,854	116,063	116,375
Unvested restricted common stock	(220)	(290)	(266)
Weighted average common shares outstanding-basic	116,634	115,773	116,109
Diluted:			
Weighted average common shares outstanding-basic	116,634	115,773	116,109
Effect of dilutive securities:			
Stock options	869	963	895
Restricted stock-based compensation	265	224	308
Weighted average shares and assumed conversions-diluted	117,768	116,960	117,312
Basic earnings per share	\$ 0.49	\$ 0.45	\$ 1.68
Diluted earnings per share	\$ 0.49	\$ 0.44	\$ 1.66

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2015	2014	2014
	<u> </u>	<u> </u>	<u> </u>
Net Income	\$ 57,277	\$ 51,738	\$ 195,022
Special items:			
Asset impairments, net	955	-	29,962
Diluted adjusted net income	<u>\$ 58,232</u>	<u>\$ 51,738</u>	<u>\$ 224,984</u>
Weighted average common shares outstanding - basic	116,634	115,773	116,109
Effect of dilutive securities:			
Stock options	869	963	895
Restricted stock-based compensation	<u>265</u>	<u>224</u>	<u>308</u>
Weighted average shares and assumed conversions - diluted	<u>117,768</u>	<u>116,960</u>	<u>117,312</u>
Adjusted Diluted Earnings Per Share	<u>\$ 0.49</u>	<u>\$ 0.44</u>	<u>\$ 1.92</u>

FUNDS FROM OPERATIONS

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

	For the Three Months Ended March 31,		For the Twelve Months
	2015	2014	Ended December 31,
			2014
FUNDS FROM OPERATIONS:			
Net income	\$ 57,277	\$ 51,738	\$ 195,022
Depreciation of real estate assets	21,272	21,077	85,560
Impairment of real estate assets, net	-	-	29,843
Funds From Operations	<u>\$ 78,549</u>	<u>\$ 72,815</u>	<u>\$ 310,425</u>
Goodwill and other impairments, net	955	-	119
Normalized Funds From Operations	<u>\$ 79,504</u>	<u>\$ 72,815</u>	<u>\$ 310,544</u>
Maintenance capital expenditures on real estate assets	(4,238)	(8,728)	(25,481)
Stock-based compensation	3,798	3,293	13,975
Amortization of debt costs and other non-cash interest	776	771	3,102
Other non-cash revenue and expenses	(16)	(16)	(64)
Adjusted Funds From Operations	<u>\$ 79,824</u>	<u>\$ 68,135</u>	<u>\$ 302,076</u>
NORMALIZED FUNDS FROM OPERATIONS PER SHARE:			
Basic	<u>\$ 0.68</u>	<u>\$ 0.63</u>	<u>\$ 2.67</u>
Diluted	<u>\$ 0.68</u>	<u>\$ 0.62</u>	<u>\$ 2.65</u>
ADJUSTED FUNDS FROM OPERATIONS PER SHARE:			
Basic	<u>\$ 0.68</u>	<u>\$ 0.59</u>	<u>\$ 2.60</u>
Diluted	<u>\$ 0.68</u>	<u>\$ 0.58</u>	<u>\$ 2.57</u>

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). CCA 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 correctional facilities 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. 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 correctional facilities, management believes that assessing performance of the Company's correctional facilities without the impact of depreciation or amortization is useful. CCA 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 component of the ongoing operations of the Company. Normalized FFO excludes the effects of such items. CCA 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)

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	<u>March 31, 2015</u>	<u>December 31, 2014</u>	<u>September 30, 2014</u>	<u>June 30, 2014</u>	<u>March 31, 2014</u>
BALANCE SHEET:					
Property and equipment	\$ 3,899,174	\$ 3,810,052	\$ 3,763,027	\$ 3,662,895	\$ 3,644,073
Accumulated depreciation and amortization	(1,179,092)	(1,151,424)	(1,148,763)	(1,123,899)	(1,100,603)
Property and equipment, net	<u>\$ 2,720,082</u>	<u>\$ 2,658,628</u>	<u>\$ 2,614,264</u>	<u>\$ 2,538,996</u>	<u>\$ 2,543,470</u>
Assets held for sale	\$ -	\$ -	\$ 4,145	\$ -	\$ -
Total assets	\$ 3,159,771	\$ 3,127,191	\$ 3,101,150	\$ 2,973,494	\$ 2,969,258
Maintenance & technology capital expenditures for the quarter ended	\$ 14,542	\$ 17,792	\$ 10,571	\$ 9,671	\$ 11,144
Total debt	\$ 1,240,000	\$ 1,200,000	\$ 1,240,000	\$ 1,195,000	\$ 1,195,000
Equity book value	\$ 1,473,616	\$ 1,481,500	\$ 1,502,293	\$ 1,499,630	\$ 1,499,016
LIQUIDITY:					
Cash and cash equivalents	\$ 74,022	\$ 74,393	\$ 48,847	\$ 46,615	\$ 52,681
Availability under revolving credit facility	\$ 318,729	\$ 358,729	\$ 318,729	\$ 363,729	\$ 355,082
CAPITALIZATION:					
Common shares outstanding	117,000	116,764	116,476	116,413	116,339
Common share price at end of period	\$ 40.26	\$ 36.34	\$ 34.36	\$ 32.85	\$ 31.32
Market value of common equity at end of period	<u>\$ 4,710,420</u>	<u>\$ 4,243,204</u>	<u>\$ 4,002,115</u>	<u>\$ 3,824,167</u>	<u>\$ 3,643,737</u>
Total equity market capitalization	<u>\$ 4,710,420</u>	<u>\$ 4,243,204</u>	<u>\$ 4,002,115</u>	<u>\$ 3,824,167</u>	<u>\$ 3,643,737</u>
Total market capitalization (market value of equity plus debt)	<u>\$ 5,950,420</u>	<u>\$ 5,443,204</u>	<u>\$ 5,242,115</u>	<u>\$ 5,019,167</u>	<u>\$ 4,838,737</u>
Regular Dividends	\$ 63,621	\$ 59,896	\$ 59,750	\$ 59,743	\$ 59,697
Dividends per common share	\$ 0.54	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51
Annualized dividend yield	5.4%	5.6%	5.9%	6.2%	6.5%
EBITDA	\$ 97,537	\$ 70,418	\$ 98,270	\$ 94,900	\$ 91,837
ADJUSTED EBITDA	\$ 98,492	\$ 98,262	\$ 98,270	\$ 97,138	\$ 91,837
NORMALIZED FUNDS FROM OPERATIONS	\$ 79,504	\$ 79,373	\$ 78,958	\$ 79,398	\$ 72,815
Basic normalized funds from operations per share	\$ 0.68	\$ 0.68	\$ 0.68	\$ 0.68	\$ 0.63
Diluted normalized funds from operations per share	<u>\$ 0.68</u>	<u>\$ 0.67</u>	<u>\$ 0.67</u>	<u>\$ 0.68</u>	<u>\$ 0.62</u>
FFO PAYOUT RATIO	79.4%	76.1%	76.1%	75.0%	82.3%
ADJUSTED FUNDS FROM OPERATIONS	\$ 79,824	\$ 76,770	\$ 77,602	\$ 79,569	\$ 68,135
Basic adjusted funds from operations per share	\$ 0.68	\$ 0.66	\$ 0.67	\$ 0.69	\$ 0.59
Diluted adjusted funds from operations per share	<u>\$ 0.68</u>	<u>\$ 0.65</u>	<u>\$ 0.66</u>	<u>\$ 0.68</u>	<u>\$ 0.58</u>
AFFO PAYOUT RATIO	79.4%	78.5%	77.3%	75.0%	87.9%

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

	For the Three Months Ended March 31, 2015	2014	For the Twelve Months Ended December 31, 2014
Number of days per period	90	90	365
ALL FACILITIES:			
Average available beds	78,535	85,001	82,942
Average compensated occupancy	84.1%	84.3%	83.8%
Total compensated man-days	5,942,640	6,452,788	25,380,787
Revenue per compensated man-day	\$ 70.16	\$ 61.82	\$ 63.54
Operating expenses per compensated man-day: (1)			
Fixed expense	35.67	33.07	33.06
Variable expense	13.52	11.03	11.60
Total	49.19	44.10	44.66
Operating income per compensated man-day	\$ 20.97	\$ 17.72	\$ 18.88
Operating margin	29.9%	28.7%	29.7%
DEPRECIATION AND AMORTIZATION:			
Depreciation expense on real estate	21,272	21,077	85,560
Other depreciation expense	7,424	7,318	28,409
Amortization of intangibles	(11)	(11)	(44)
Depreciation and amortization	\$ 28,685	\$ 28,384	\$ 113,925
NET OPERATING INCOME:			
Revenue			
Owned & controlled properties	\$ 372,122	\$ 339,169	\$ 1,409,597
Managed only and other	53,878	65,053	237,270
Total revenues	426,000	404,222	1,646,867
Operating Expenses			
Owned & controlled properties	248,706	225,219	933,217
Managed only and other	51,956	62,161	222,918
Total operating expenses	300,662	287,380	1,156,135
Facility Net Operating Income			
Owned & controlled properties	123,416	113,950	476,380
Managed only and other	1,922	2,892	14,352
Total net operating income	\$ 125,338	\$ 116,842	\$ 490,732

(1) The calculations of expenses per man-day for the first and second quarters of 2014 exclude expenses incurred for the Diamondback facility because of the distorted impact they have on the statistics. The expenses were incurred in connection with the activation of the facility in anticipation of a new contract. In April 2014, the decision was made to once again idle the facility in the absence of a definitive customer contract. The de-activation was completed near the end of the second quarter of 2014.

SEGREGATED DATA

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

	For the Three Months Ended March 31, 2015	2014	For the Twelve Months Ended December 31, 2014
OWNED AND MANAGED FACILITIES:			
Corrections revenue	\$ 363,964	\$ 334,912	\$ 1,379,986
Operating expenses:			
Fixed expense	177,571	172,639	692,317
Variable expense	66,729	55,009	236,540
Total	<u>244,300</u>	<u>227,648</u>	<u>928,857</u>
Facility net operating income	<u>\$ 119,664</u>	<u>\$ 107,264</u>	<u>\$ 451,129</u>
Average available beds	<u>63,099</u>	<u>66,222</u>	<u>66,179</u>
Average compensated occupancy	<u>81.8%</u>	<u>81.3%</u>	<u>81.0%</u>
Total compensated man-days	<u>4,644,992</u>	<u>4,847,951</u>	<u>19,561,238</u>
Revenue per compensated man-day	\$ 78.36	\$ 69.08	\$ 70.55
Operating expenses per compensated man-day: (1)			
Fixed	38.23	35.31	35.25
Variable	14.37	11.33	12.09
Total	<u>52.60</u>	<u>46.64</u>	<u>47.34</u>
Operating income per compensated man-day	<u>\$ 25.76</u>	<u>\$ 22.44</u>	<u>\$ 23.21</u>
Operating margin	<u>32.9%</u>	<u>32.5%</u>	<u>32.9%</u>
MANAGED ONLY FACILITIES:			
Corrections revenue	\$ 52,944	\$ 64,003	\$ 232,685
Operating expenses:			
Fixed expense	34,398	42,215	149,422
Variable expense	13,611	16,230	57,933
Total	<u>48,009</u>	<u>58,445</u>	<u>207,355</u>
Facility net operating income	<u>\$ 4,935</u>	<u>\$ 5,558</u>	<u>\$ 25,330</u>
Average available beds	<u>15,436</u>	<u>18,779</u>	<u>16,763</u>
Average compensated occupancy	<u>93.4%</u>	<u>95.0%</u>	<u>95.1%</u>
Total compensated man-days	<u>1,297,648</u>	<u>1,604,837</u>	<u>5,819,549</u>
Revenue per compensated man-day	\$ 40.80	\$ 39.88	\$ 39.98
Operating expenses per compensated man-day:			
Fixed expense	26.51	26.30	25.68
Variable expense	10.49	10.11	9.95
Total	<u>37.00</u>	<u>36.41</u>	<u>35.63</u>
Operating income per compensated man-day	<u>\$ 3.80</u>	<u>\$ 3.47</u>	<u>\$ 4.35</u>
Operating margin	<u>9.3%</u>	<u>8.7%</u>	<u>10.9%</u>

(1) The calculations of expenses per man-day for the first and second quarters of 2014 exclude expenses incurred for the Diamondback facility because of the distorted impact they have on the statistics. The expenses were incurred in connection with the activation of the facility in anticipation of a new contract. In April 2014, the decision was made to once again idle the facility in the absence of a definitive customer contract. The de-activation was completed near the end of the second quarter of 2014.

ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

	<u>Outstanding Balance 12/31/2014</u>	<u>Outstanding Balance 3/31/2015</u>	<u>Stated Interest Rate</u>	<u>Effective Interest Rate</u> ¹⁾	<u>Maturity Date</u>	<u>Callable/ Redeemable</u>
Fixed Rate:						
\$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.
\$325 Million Senior Notes	325,000	325,000	4.125%	4.38%	April 2020	Prior to January 1, 2020, 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.
Total Fixed Rate Debt	<u>675,000</u>	<u>675,000</u>				
Floating Rate:						
Revolving Credit Facility	<u>525,000</u>	<u>565,000</u>	2.19%	2.47% ²⁾	December 2017	
Grand Total Debt	<u>\$ 1,200,000</u>	<u>\$ 1,240,000</u>	3.39%	3.64%	4.85 ³⁾	

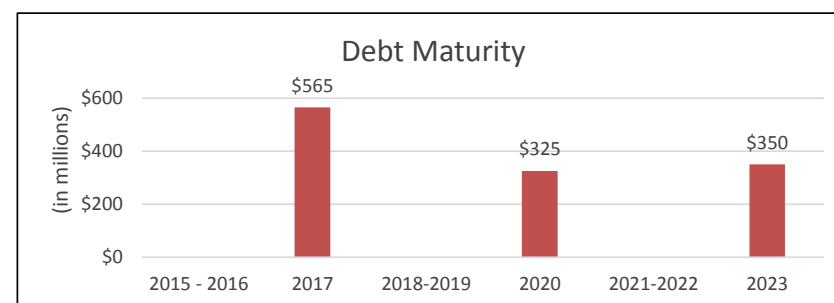
¹⁾ Includes amortization of debt issuance costs.

²⁾ During March 2013, the Company amended and extended the revolving credit facility to an aggregate capacity of \$900.0 million with a maturity of December 2017. The Company also has \$16.3 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$318.7 million as of March 31, 2015. The Revolving Credit facility currently bears interest at LIBOR plus a margin of 1.75%.

³⁾ Represents the weighted average debt maturity in years.

Debt Maturity Schedule at March 31, 2015:

<u>Year</u>	<u>Total Debt Maturing</u>	<u>% of Debt Maturing</u>	<u>% of Debt Maturing</u>
2015	\$ -	0.00%	0.00%
2016	-	0.00%	0.00%
2017	565,000	45.56%	45.56%
2018	-	0.00%	45.56%
2019	-	0.00%	45.56%
Thereafter	<u>675,000</u>	54.44%	100.00%
	<u>\$ 1,240,000</u>	<u>100.00%</u>	



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

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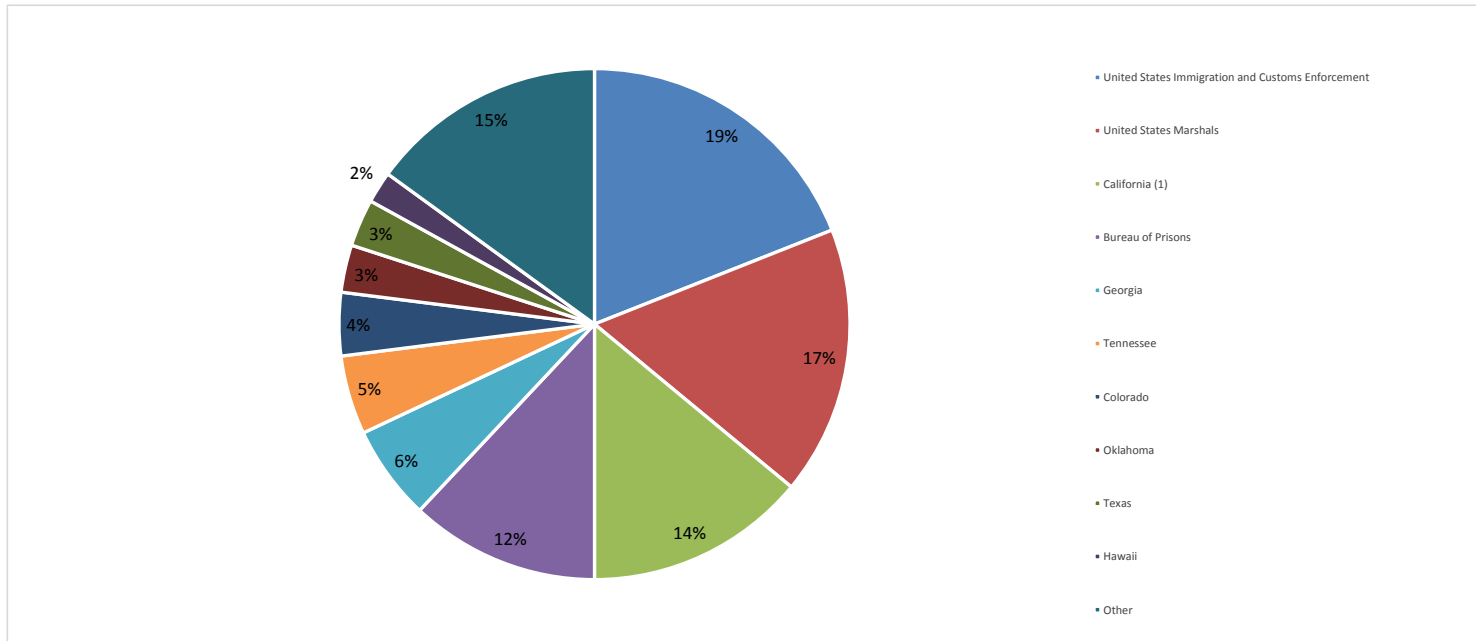
	For the Three Months Ended March 31,		For the Twelve Months Ended December 31,
	2015	2014	2014
<u>COVERAGE RATIOS:</u>			
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)	9.2x	8.9x	9.1x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)	9.2x	8.9x	9.1x
Senior debt coverage ratio (Senior debt/Annualized Adjusted EBITDA) (x)	3.1x	3.3x	3.1x
Total debt coverage ratio (Total debt/Annualized Adjusted EBITDA) (x)	3.1x	3.3x	3.1x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	7.5x	6.8x	6.6x
<u>DEBT/EQUITY RATIOS:</u>			
Total debt/Total market capitalization	20.8%	24.7%	22.0%
Total debt/Equity market capitalization	26.3%	32.8%	28.3%
Total debt/Book equity capitalization	84.1%	79.7%	81.0%
Total debt/Gross book value of real estate assets	31.8%	32.7%	31.5%
<u>RETURN ON INVESTMENT RATIOS:</u>			
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	10.2%	10.1%	10.4%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	9.1%	9.0%	9.2%
<u>OVERHEAD RATIOS:</u>			
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	2.5%	2.5%	2.5%
General & administrative expenses (excluding non-recurring costs)/Total revenues	6.3%	6.3%	6.5%
<u>INTEREST EXPENSE, NET:</u>			
Interest income	\$ (134)	\$ (287)	\$ (3,614)
Interest incurred	10,744	10,299	42,572
Amortization of debt costs and other non-cash interest	776	771	3,102
Capitalized interest	(1,196)	(435)	(2,525)
Interest expense, net	<u>\$ 10,190</u>	<u>\$ 10,348</u>	<u>\$ 39,535</u>
<u>EBITDA CALCULATION:</u>			
Net income	\$ 57,277	\$ 51,738	\$ 195,022
Interest expense, net	10,190	10,348	39,535
Depreciation and amortization	28,685	28,384	113,925
Income tax expense	1,385	1,367	6,943
EBITDA	<u>97,537</u>	<u>91,837</u>	<u>355,425</u>
Asset impairments	955	-	30,082
ADJUSTED EBITDA	<u>\$ 98,492</u>	<u>\$ 91,837</u>	<u>\$ 385,507</u>

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

PARTNER INFORMATION
(Unaudited)

CONTRACT RETENTION							
	2010	2011	2012	2013	2014	YTD 2015	TOTAL
OWNED AND MANAGED:							
# of Contracts up for Renewal	26	27	22	28	22	3	128
# of Contracts Retained	23	27	21	25	22	2	120
Retention Rate	88.5%	100.0%	95.5%	89.3%	100.0%	66.7%	93.8%
MANAGED ONLY:							
# of Contracts up for Renewal	13	10	7	13	7	1	51
# of Contracts Retained	11	10	6	11	4	1	43
Retention Rate	84.6%	100.0%	85.7%	84.6%	57.1%	100.0%	84.3%
TOTAL RETENTION RATE	87.2%	100.0%	93.1%	87.8%	89.7%	75.0%	91.1%

TOP TEN PARTNERS
Percentage of Revenue for the Three Months Ended March 31, 2015



(1) California revenues include rental revenue generated at the California City facility under a lease agreement with the California Department of Corrections and Rehabilitation.

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
Owned and Managed Facilities:								
Central Arizona Detention Center Florence, Arizona	1994, 1998	USMS	2,304	Multi	Detention	Sep-18	(2) 5 year	139.35%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	87.65%
Florence Correctional Center Florence, Arizona	1999, 2004	USMS	1,824	Multi	Detention	Sep-18	(2) 5 year	97.60%
La Palma Correctional Center Eloy, Arizona	2008	State of California	3,060	Medium	Correctional	Jun-16	Indefinite	99.70%
Red Rock Correctional Center (E) Eloy, Arizona	2006	State of Arizona	1,596	Medium	Correctional	Jan-24	(2) 5 year	53.56%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Medium	Correctional	Jun-15	(1) 1 year	72.03%
CAI Boston Avenue San Diego, California	2013	BOP	120	Non-secure	Community Corrections	May-15	(1) 1 year	96.20%
CAI Ocean View San Diego, California	2013	County of San Diego	483	Non-secure	Community Corrections	Jun-15	(2) 1 year	70.30%
San Diego Correctional Facility (F) San Diego, California	1999, 2000	ICE	1,154	Minimum/ Medium	Detention	Jun-17	(2) 3 year	84.08%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-16	-	97.71%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-16	-	78.95%
Huerfano County Correctional Center Walsenburg, Colorado	1997	-	752	Medium	Correctional	-	-	0.00%
Kit Carson Correctional Center Burlington, Colorado	1998, 2008	State of Colorado	1,488	Medium	Correctional	Jun-16	-	43.34%
Coffee Correctional Facility (G) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-15	(19) 1 year	113.08%
Jenkins Correctional Center (G) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-15	(20) 1 year	101.32%
McRae Correctional Facility McRae, Georgia	2000, 2002, 2012	BOP	1,978	Medium	Correctional	Nov-16	(3) 2 year	96.75%

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	59.90%
Wheeler Correctional Facility (G) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-15	(19) 1 year	114.74%
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-16	(2) 5 year	91.70%
Lee Adjustment Center Beattyville, Kentucky	1998	State of Vermont	816	Minimum/ Medium	Correctional	Jun-15	-	41.53%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Otter Creek Correctional Center (H) Wheelwright, Kentucky	1998	-	656	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	BOP	2,232	Medium	Correctional	Jul-15	(2) 2 year	98.12%
Tallahatchie County Correctional Facility (I) Tutwiler, Mississippi	2000, 2007, 2008	State of California	2,672	Medium	Correctional	Jun-16	Indefinite	100.12%
Crossroads Correctional Center (J) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-15	(2) 2 year	101.96%
Nevada Southern Detention Center Pahrump, Nevada	2010	Office of the Federal Detention Trustee	1,072	Medium	Detention	Sep-15	(3) 5 year	72.58%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	Sep-15	(6) 1 year	95.00%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	BOP	1,129	Medium	Correctional	Sep-16	(2) 2 year	96.52%
New Mexico Women's Correctional Facility Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-15	(1) 1 year	121.45%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	USMS	910	Multi	Detention	Indefinite	-	50.53%
Lake Erie Correctional Institution (K) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	97.95%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	BOP (L)	2,016	Medium	Correctional	May-15	-	91.58%
Cimarron Correctional Facility (M) Cushing, Oklahoma	1997, 2008	State of Oklahoma	1,692	Medium	Correctional	Jun-15	(4) 1 year	97.24%

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
Davis Correctional Facility (M) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Medium	Correctional	Jun-15	(4) 1 year	99.68%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	-	2,160	Medium	Correctional	-	-	0.00%
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	State of California	2,400	Medium	Correctional	Jun-16	Indefinite	105.40%
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-15	(7) 2 year	48.58%
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-16	-	97.73%
Eden Detention Center Eden, Texas	1995	BOP	1,422	Medium	Correctional	Apr-17	-	93.19%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Mar-16	-	83.83%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jun-18	-	94.57%
Webb County Detention Center Laredo, Texas	1998	USMS	480	Medium	Detention	Nov-17	-	81.58%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jan-20	Indefinite	95.79%
South Texas Family Residential Center (O) Dilley, Texas	2014	ICE	480	Non-secure	Residential	Sep-18	-	100.00%
D.C. Correctional Treatment Facility (P) Washington D.C.	1997	District of Columbia	1,500	Medium	Detention	Jan-17	-	41.16%
Total design capacity for Owned and Managed Facilities (47 Owned and Managed Facilities)			<u>63,099</u>					<u>81.8%</u>

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
Managed Only Facilities:								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-15	Indefinite	77.84%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Secure	Correctional	Jun-16	Indefinite	98.51%
Marion County Jail Indianapolis, Indiana	1997, 2005	Marion County, IN	1,030	Multi	Detention	Dec-17	(1) 10 year	99.51%
Winn Correctional Center (Q) Winnfield, Louisiana	1990, 1992, 1996	State of Louisiana	1,538	Medium/ Maximum	Correctional	-	-	97.57%
Silverdale Facilities Chattanooga, Tennessee	1985, 1997, 1998, 2005, 2008	Hamilton County, TN	1,046	Multi	Detention	Apr-16	-	81.00%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-16	(1) 2 year	97.67%
Metro-Davidson County Detention Facility Nashville, Tennessee	1992, 1995, 2011	Davidson County, TN	1,348	Multi	Detention	Jan-20	-	69.88%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	May-17	-	97.70%
Bartlett State Jail Bartlett, Texas	1995	State of Texas	1,049	Minimum/ Medium	Correctional	Aug-15	(1) 2 year	98.65%
Bradshaw State Jail Henderson, Texas	1995	State of Texas	1,980	Minimum/ Medium	Correctional	Aug-15	(1) 2 year	98.95%
Lindsey State Jail Jacksboro, Texas	1995	State of Texas	1,031	Minimum/ Medium	Correctional	Aug-15	(1) 2 year	93.42%
Willacy State Jail Raymondville, Texas	1995	State of Texas	1,069	Minimum/ Medium	Correctional	Aug-15	(1) 2 year	99.95%
Total design capacity for Managed Only Facilities (12 Managed Only Facilities)			<u>15,436</u>					<u>93.4%</u>
Total design capacity for All Owned and Managed and Managed Only Facilities as of March 31, 2015			<u>78,535</u>					<u>84.1%</u>

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
Leased Facilities:								
California City Correctional Center California City, California	1999	CDCR	2,560	Medium	Owned/Leased	Dec-16	Indefinite	100.00%
Leo Chesney Correctional Center Live Oak, California	1989	GEO Group	240	Minimum	Owned/Leased	Sep-15	-	100.00%
Bridgeport Pre-Parole Transfer Facility Bridgeport, Texas	1995	MTC	200	Medium	Owned/Leased	Aug-15	(1) 2 year	100.00%
Total design capacity for Leased Facilities (3 Facilities)			<u>3,000</u>					<u>100.00%</u>
Total Portfolio			<u>81,535</u>					<u>84.7%</u>
Less Idle Facilities:			(6,194)					0.0%
Total Portfolio, Excluding Idle Facilities			<u>75,341</u>					<u>91.6%</u>

Expansion and Development Projects:

<u>Facility Name</u>	<u>Estimated Completion</u>	<u>Potential Customer(s)</u>	<u>Design Capacity (B)</u>	<u>Project Description</u>	<u>Estimated Total Investment (in millions)</u>	<u>Spent through 3/31/15 (in millions)</u>
Otay Mesa Detention Center San Diego, California	Third quarter 2015	ICE	1,492	New owned facility	\$153.0 - \$157.0	\$136.1
Trousdale Turner Correctional Center Hartsville, Tennessee	Fourth quarter 2015	State of Tennessee	2,552	New owned facility	\$140.0 - \$145.0	\$87.4
South Texas Family Residential Center (O) Dilley, Texas	Second quarter 2015	ICE	2,400	New leased/ controlled facility	\$24.0	\$15.0
Projected Design Capacity for Expansion and Development Projects			<u>6,444</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 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 March 31, 2015. 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) 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 ground lease with the County of San Diego. Upon expiration of the lease in December 2015, ownership of the facility automatically reverts to the County of San Diego. During the second half of 2015, we expect to transfer the offenders at this facility to a new facility we are constructing in Otay Mesa, California.

(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.

FACILITY PORTFOLIO

<u>Facility Name</u>	<u>Year Constructed/Acquired (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 3/31/15</u>
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(H) In late January 2012, the governor of Kentucky submitted his proposed budget which included the transfer of the inmates held at our Otter Creek Correctional Center to a facility owned by the Commonwealth of Kentucky by the end of July 2012. 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. In December 2013, we entered into an agreement with the city of Wheelwright that extends the reversion by up to two years in exchange for \$20,000 per month or until we resume operations, as defined in the agreement.

(I) 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.

(J) 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.

(K) 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.

(L) During December 2014, we were notified by the BOP that it elected not to renew its contract at this facility upon the scheduled expiration in May 2015. We currently expect to continue to house USMS detainees at this facility pursuant to a separate contract that expires December 31, 2016, while we continue to market the space that will become available.

(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.

(N) 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.

(O) In September 2014, we began leasing this facility and the site upon which it is being constructed from a third-party lessor. ICE began housing the first residents at the facility in the fourth quarter of 2014, and the site is expected to be ready for full occupancy at 2,400 beds during the second quarter of 2015. At March 31, 2015, there were 480 beds in service at this facility. We expect to incur approximately \$24.0 million in certain leasehold improvements and furniture, fixtures and equipment, including \$15.0 million invested through March 31, 2015, which amount is in addition to the lease payments under the lease agreement. We expect to complete these additions by the end of the second quarter of 2015 when the South Texas facility is expected to be ready for full occupancy.

(P) 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.

(Q) In early April 2015, we provided notice to the state of Louisiana that we will cease management of this facility within 180 days, in accordance with the notice provisions of the contract.

RESEARCH / ANALYST COVERAGEEquity Research Coverage:

Avondale Partners	Brian Hoffman	(615) 312-7172
Sterne Agee CRT	Brian Ruttenbur	(203) 569-4363
Macquarie Research	Kevin McVeigh	(212) 231-6191
SunTrust Robinson Humphrey	Tobey Sommer	(404) 926-5009
Wells Fargo Securities	Robert LaQuaglia	(617) 603-4263

Debt Research Coverage:

SG Cowen Securities Corporation	Brad E. Eilert	(212) 278-5290
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Rating Agency Coverage:

Moody's Investors Service	Christopher Wimmer	(212) 553-2947
Standard & Poor's	Rod Olivero	(212) 438-2111
Fitch Ratings	Steven Marks	(212) 908-9161

Credit Ratings:

	Fitch	Standard & Poor's	Moody's
Corporate Credit Rating	BB +	BB+	Not rated
Senior Unsecured Debt	BB +	BB+	Ba1
Senior Bank Credit Facility	BBB -	BBB	Not Rated

Any opinions, estimates and/or forecasts regarding the Company's performance made by the analysts and/or rating agencies 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.