



## **CoreCivic Prices Private Placement of \$159.5 Million of Non-Recourse Senior Secured 20-Year Notes at 4.43%**

April 23, 2018

NASHVILLE, Tenn., April 23, 2018 (GLOBE NEWSWIRE) -- **CoreCivic, Inc.** (NYSE: CXW) (the "Company") announced today that on April 20, 2018, CoreCivic of Kansas, LLC (the "Issuer"), a wholly-owned subsidiary of the Company, priced \$159.5 million in aggregate principal amount of non-recourse senior secured notes of the Issuer (the "Notes"), in a private placement pursuant to Section 4(a)(2) of the Securities Act of 1933, as amended. The Company will use the proceeds of the private placement to fund the previously disclosed construction of a new 2,432-bed correctional facility with administrative and support buildings located in Lansing, Kansas (the "Kansas Project"), along with costs and expenses of the Kansas Project. The new correctional facility will replace the 2,405-bed Lansing Correctional Facility, the State's largest correctional complex for adult male inmates, which was originally constructed in the 1860s. The Notes will have a yield to maturity of 4.43% and will be scheduled to mature approximately twenty years following completion of the Kansas Project, expected to occur during the first quarter of 2020. Upon completion of the Kansas Project, the Company will lease the new correctional facility to the Kansas Department of Corrections ("KDOC") for a twenty-year term. The private placement is expected to close during the second quarter of 2018.

David Garfinkle, Chief Financial Officer for CoreCivic stated, "We are very pleased with the terms of the private placement. We believe the mission-critical nature of the real estate, credit quality of the tenant, our capabilities to deliver the real estate and maintenance services during the lease term, along with the strength of the lease, contributed to exceptional pricing."

The issuance and service of the Notes, and the revenues and expenses associated with the lease agreement between the Issuer and the KDOC, will not impact the financial covenants associated with the Company's Senior Bank Credit Facility.

### **About CoreCivic**

The Company is a diversified government solutions company with the scale and experience needed to solve tough government challenges in flexible, cost-effective ways. We provide a broad range of solutions to government partners that serve the public good through corrections and detention management, government real estate solutions, and a growing network of residential reentry centers to help address America's recidivism crisis. We are a publicly traded real estate investment trust (REIT) and the nation's largest owner of partnership correctional, detention and residential reentry facilities. We also believe we are the largest private owner of real estate used by government agencies. The Company has been a flexible and dependable partner for government for more than 30 years. Our employees are driven by a deep sense of service, high standards of professionalism, and a responsibility to help government better the public good. Learn more at <http://www.corecivic.com/>.

### **Forward-Looking Statements**

This press release contains statements as to our beliefs and expectations of the outcome of future events that are "forward-looking" statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, and the Private Securities Litigation Reform Act of 1995. These forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the statements made. These include, but are not limited to, the risks and uncertainties associated with: (i) general economic and market conditions, including, but not limited to, the impact governmental budgets can have on our contract renewals and renegotiations, per diem rates, and occupancy; (ii) fluctuations in our operating results because of, among other things, changes in occupancy levels, competition, contract renegotiations or terminations, increases in costs of operations, fluctuations in interest rates and risks of operations; (iii) our ability to obtain and maintain correctional, detention, and residential reentry facility management contracts because of reasons including, but not limited to, sufficient governmental appropriations, contract compliance, negative publicity, and effects of inmate disturbances; (iv) increases in costs to develop or expand correctional, detention, and residential reentry facilities that exceed original estimates, or the inability to complete such projects on schedule as a result of various factors, many of which are beyond our control, such as weather, labor conditions, cost inflation, and material shortages, resulting in increased construction costs; (v) changes in the privatization of the corrections and detention industry, the public acceptance of our services, the timing of the opening of new facilities and the commencement of new management contracts, as well as our ability to utilize current available beds; (vi) changes in government policy regarding the utilization of the private sector for corrections, detention, and residential reentry capacity and our services; (vii) changes in government policy and in legislation and regulation of corrections and detention contractors that affect our business, including but not limited to, California's utilization of out-of-state contracted correctional capacity and the continued utilization of the South Texas Family Residential Center by U.S. Immigration and Customs Enforcement under terms of the current contract, and the impact of any changes to immigration reform and sentencing laws (Our company does not, under longstanding policy, lobby for or against policies or legislation that would determine the basis for, or duration of, an individual's incarceration or detention.); (viii) our ability to successfully integrate operations of our acquisitions and realize projected returns resulting therefrom; (ix) our ability to meet and maintain qualification for taxation as a REIT; and (x) the availability of debt and equity financing on terms that are favorable to us. Other factors that could cause operating and financial results to differ are described in the filings we make from time to time with the Securities and Exchange Commission.

CoreCivic takes no responsibility for updating the information contained in this press release following the date hereof to reflect events or circumstances occurring after the date hereof or the occurrence of unanticipated events or for any changes or modifications made to this press release or the information contained herein by any third-parties, including, but not limited to, any wire or internet services.

Contact: Investors: Cameron Hopewell - Managing Director, Investor Relations - (615) 263-3024  
Media: Steve Owen - Managing Director, Communications - (615) 263-3107



Source: CoreCivic, Inc.