



**Supplemental Financial Information
For the Quarter Ended December 31, 2018**

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, 2018

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FINANCIAL HIGHLIGHTS

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

	For the Three Months Ended		For the Twelve Months Ended	
	December 31,		December 31,	
	2018	2017	2018	2017
Adjusted Diluted EPS	\$ 0.40	\$ 0.40	\$ 1.45	\$ 1.57
Normalized FFO Per Share	\$ 0.63	\$ 0.60	\$ 2.31	\$ 2.38
AFFO Per Share	\$ 0.59	\$ 0.53	\$ 2.19	\$ 2.24
Debt Leverage	3.7x	3.6x	4.0x	3.6x
Fixed Charge Coverage Ratio	5.1x	5.3x	5.1x	5.6x

GUIDANCE SUMMARY

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

	Q1 2019		Full Year 2019	
	Low-End	High-End	Low-End	High-End
Net income	\$ 42,280	\$ 44,280	\$ 170,120	\$ 180,120
Expenses associated with mergers and acquisitions	720	720	2,880	2,880
Adjusted net income	\$ 43,000	\$ 45,000	\$ 173,000	\$ 183,000
Net income	\$ 42,280	\$ 44,280	\$ 170,120	\$ 180,120
Depreciation and amortization of real estate assets	26,500	26,500	108,000	108,000
Funds From Operations	\$ 68,780	\$ 70,780	\$ 278,120	\$ 288,120
Expenses associated with mergers and acquisitions	720	720	2,880	2,880
Normalized Funds From Operations	\$ 69,500	\$ 71,500	\$ 281,000	\$ 291,000
Maintenance capital expenditures on real estate assets	(8,500)	(8,000)	(30,000)	(30,500)
Stock-based compensation and non-cash interest	4,300	4,300	19,100	19,100
Other non-cash revenue and expenses	750	750	5,000	5,000
Adjusted Funds From Operations	\$ 66,050	\$ 68,550	\$ 275,100	\$ 284,600
Diluted EPS	\$ 0.36	\$ 0.37	\$ 1.43	\$ 1.51
Adjusted EPS	\$ 0.36	\$ 0.38	\$ 1.45	\$ 1.54
FFO per diluted share	\$ 0.58	\$ 0.59	\$ 2.34	\$ 2.42
Normalized FFO per diluted share	\$ 0.58	\$ 0.60	\$ 2.36	\$ 2.44
Adjusted Funds From Operations per diluted share	\$ 0.56	\$ 0.58	\$ 2.31	\$ 2.39
Net income	\$ 42,280	\$ 44,280	\$ 170,120	\$ 180,120
Interest expense	21,500	21,000	87,000	86,500
Depreciation and amortization	35,500	35,500	146,000	146,000
Income tax expense	2,500	2,000	8,500	8,000
EBITDA	\$ 101,780	\$ 102,780	\$ 411,620	\$ 420,620
Expenses associated with mergers and acquisitions	720	720	2,880	2,880
Adjusted EBITDA	\$ 102,500	\$ 103,500	\$ 414,500	\$ 423,500
Capital Expenditures				
Prison construction & land acquisitions			\$ 125,000	\$ 130,000
Maintenance on real estate assets			30,000	30,500
Information technology and other assets			26,000	31,000
Corporate office relocation			5,500	5,500
Total capital expenditures			\$ 186,500	\$ 197,000

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

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ASSETS	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
Cash and cash equivalents	\$ 52,802	\$ 93,625	\$ 71,368	\$ 56,400	\$ 52,183
Restricted cash	21,335	11,103	5,163	-	-
Accounts receivable, net of allowance	270,597	234,162	217,857	212,634	254,188
Prepaid expenses and other current assets	28,791	27,965	32,401	19,566	21,119
Assets held for sale	-	-	12,600	-	-
Total current assets	<u>373,525</u>	<u>366,855</u>	<u>339,389</u>	<u>288,600</u>	<u>327,490</u>
Real estate and related assets:					
Property and equipment, net	2,830,589	2,774,677	2,550,121	2,570,866	2,546,844
Other real estate assets	247,223	249,286	252,025	254,337	255,605
Goodwill	48,169	43,996	43,996	44,779	40,927
Non-current deferred tax assets	14,947	14,309	11,531	11,194	12,814
Other assets	<u>141,207</u>	<u>134,909</u>	<u>95,715</u>	<u>94,674</u>	<u>88,718</u>
Total assets	<u>\$ 3,655,660</u>	<u>\$ 3,584,032</u>	<u>\$ 3,292,777</u>	<u>\$ 3,264,450</u>	<u>\$ 3,272,398</u>
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	\$ 350,087	\$ 307,689	\$ 277,928	\$ 269,458	\$ 277,804
Income taxes payable	2,188	1,375	200	3,957	3,034
Current portion of long-term debt	<u>14,121</u>	<u>12,795</u>	<u>6,193</u>	<u>12,429</u>	<u>10,000</u>
Total current liabilities	366,396	321,859	284,321	285,844	290,838
Long-term debt, net	1,787,555	1,752,185	1,487,781	1,455,265	1,437,187
Deferred revenue	26,102	29,510	32,918	36,327	39,735
Other liabilities	<u>60,548</u>	<u>58,403</u>	<u>59,839</u>	<u>52,804</u>	<u>53,030</u>
Total liabilities	<u>2,240,601</u>	<u>2,161,957</u>	<u>1,864,859</u>	<u>1,830,240</u>	<u>1,820,790</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,187	1,187	1,185	1,185	1,182
Additional paid-in capital	1,807,202	1,803,903	1,799,632	1,795,671	1,794,713
Accumulated deficit	(393,330)	(383,015)	(372,899)	(360,618)	(344,287)
Accumulated other comprehensive loss	-	-	-	(2,028)	-
Total stockholders' equity	<u>1,415,059</u>	<u>1,422,075</u>	<u>1,427,918</u>	<u>1,434,210</u>	<u>1,451,608</u>
Total liabilities and stockholders' equity	<u>\$ 3,655,660</u>	<u>\$ 3,584,032</u>	<u>\$ 3,292,777</u>	<u>\$ 3,264,450</u>	<u>\$ 3,272,398</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2018	2017	2018	2017
REVENUE:				
Safety	\$ 435,979	\$ 409,785	\$ 1,675,998	1,648,224
Community	27,190	20,431	101,841	74,263
Properties	19,002	10,346	57,899	40,440
Other	22	14	28	2,571
Total revenue	<u>482,193</u>	<u>440,576</u>	<u>1,835,766</u>	<u>1,765,498</u>
EXPENSES:				
Operating:				
Safety	316,748	291,544	1,222,418	1,185,621
Community	19,863	14,003	76,898	51,501
Properties	5,114	3,806	15,420	11,831
Other	76	119	514	584
Total operating expenses	<u>341,801</u>	<u>309,472</u>	<u>1,315,250</u>	<u>1,249,537</u>
General and administrative	29,271	28,276	106,865	107,822
Depreciation and amortization	40,387	37,565	156,501	147,129
Contingent consideration for acquisition of businesses	6,085	-	6,085	-
Asset impairments	-	-	1,580	614
	<u>417,544</u>	<u>375,313</u>	<u>1,586,281</u>	<u>1,505,102</u>
OPERATING INCOME	<u>64,649</u>	<u>65,263</u>	<u>249,485</u>	<u>260,396</u>
OTHER (INCOME) EXPENSE:				
Interest expense, net	22,145	18,394	80,753	68,535
Expenses associated with debt refinancing transactions	-	-	1,016	-
Other (income) expense	117	18	156	(90)
	<u>22,262</u>	<u>18,412</u>	<u>81,925</u>	<u>68,445</u>
INCOME BEFORE INCOME TAXES	<u>42,387</u>	<u>46,851</u>	<u>167,560</u>	<u>191,951</u>
Income tax expense	<u>(1,148)</u>	<u>(5,511)</u>	<u>(8,353)</u>	<u>(13,911)</u>
NET INCOME	<u>\$ 41,239</u>	<u>\$ 41,340</u>	<u>\$ 159,207</u>	<u>\$ 178,040</u>
BASIC EARNINGS PER SHARE	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 1.34</u>	<u>\$ 1.51</u>
DILUTED EARNINGS PER SHARE	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 1.34</u>	<u>\$ 1.50</u>

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2018	2017	2018	2017
Basic:				
Net income	\$ 41,239	\$ 41,340	\$ 159,207	\$ 178,040
Diluted:				
Net income	\$ 41,239	\$ 41,340	\$ 159,207	\$ 178,040
Basic:				
Weighted average common shares outstanding-basic	118,669	118,203	118,544	118,084
Diluted:				
Weighted average common shares outstanding-basic	118,669	118,203	118,544	118,084
Effect of dilutive securities:				
Stock options	73	180	111	310
Restricted stock-based awards	111	98	61	71
Weighted average shares and assumed conversions-diluted	118,853	118,481	118,716	118,465
Basic earnings per share	\$ 0.35	\$ 0.35	\$ 1.34	\$ 1.51
Diluted earnings per share	\$ 0.35	\$ 0.35	\$ 1.34	\$ 1.50

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2018	2017	2018	2017
Net Income	\$ 41,239	\$ 41,340	\$ 159,207	\$ 178,040
Special items:				
Expenses associated with debt refinancing transactions	-	-	1,016	-
Charges associated with adoption of tax reform	-	4,548	1,024	4,548
Expenses associated with mergers and acquisitions	763	1,006	3,096	2,530
Contingent consideration for acquisition of businesses	6,085	-	6,085	-
Asset impairments	-	-	1,580	614
Diluted adjusted net income	<u>\$ 48,087</u>	<u>\$ 46,894</u>	<u>\$ 172,008</u>	<u>\$ 185,732</u>
Weighted average common shares outstanding - basic	118,669	118,203	118,544	118,084
Effect of dilutive securities:				
Stock options	73	180	111	310
Restricted stock-based awards	111	98	61	71
Weighted average shares and assumed conversions - diluted	<u>118,853</u>	<u>118,481</u>	<u>118,716</u>	<u>118,465</u>
Adjusted Diluted Earnings Per Share	<u>\$ 0.40</u>	<u>\$ 0.40</u>	<u>\$ 1.45</u>	<u>\$ 1.57</u>

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,	
	2018	2017	2018	2017
FUNDS FROM OPERATIONS:				
Net income	\$ 41,239	\$ 41,340	\$ 159,207	\$ 178,040
Depreciation and amortization of real estate assets	26,982	24,485	101,771	95,902
Impairment of real estate assets	-	-	1,580	355
Funds From Operations	\$ 68,221	\$ 65,825	\$ 262,558	\$ 274,297
Expenses associated with debt refinancing transactions	-	-	1,016	-
Charges associated with adoption of tax reform	-	4,548	1,024	4,548
Expenses associated with mergers and acquisitions	763	1,006	3,096	2,530
Contingent consideration for acquisition of businesses	6,085	-	6,085	-
Goodwill and other impairments	-	-	-	259
Normalized Funds From Operations	\$ 75,069	\$ 71,379	\$ 273,779	\$ 281,634
Maintenance capital expenditures on real estate assets	(9,275)	(10,651)	(30,280)	(28,429)
Stock-based compensation	3,374	1,083	13,132	13,286
Amortization of debt costs	857	873	3,419	3,222
Other non-cash revenue and expenses	644	(481)	(502)	(3,915)
Adjusted Funds From Operations	\$ 70,669	\$ 62,203	\$ 259,548	\$ 265,798
FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.57	\$ 0.56	\$ 2.21	\$ 2.32
Diluted	\$ 0.57	\$ 0.56	\$ 2.21	\$ 2.32
NORMALIZED FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.63	\$ 0.60	\$ 2.31	\$ 2.39
Diluted	\$ 0.63	\$ 0.60	\$ 2.31	\$ 2.38
ADJUSTED FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.60	\$ 0.53	\$ 2.19	\$ 2.25
Diluted	\$ 0.59	\$ 0.53	\$ 2.19	\$ 2.24

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 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 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 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. 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)

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	<u>December 31, 2018</u>	<u>September 30, 2018</u>	<u>June 30, 2018</u>	<u>March 31, 2018</u>	<u>December 31, 2017</u>
BALANCE SHEET:					
Property and equipment	\$ 4,347,253	\$ 4,259,256	\$ 3,999,858	\$ 3,997,717	\$ 3,939,910
Accumulated depreciation and amortization	(1,516,664)	(1,484,579)	(1,449,737)	(1,426,851)	(1,393,066)
Property and equipment, net	<u>\$ 2,830,589</u>	<u>\$ 2,774,677</u>	<u>\$ 2,550,121</u>	<u>\$ 2,570,866</u>	<u>\$ 2,546,844</u>
Assets held for sale	\$ -	\$ -	\$ 12,600	\$ -	\$ -
Total assets	\$ 3,655,660	\$ 3,584,032	\$ 3,292,777	\$ 3,264,450	\$ 3,272,398
Maintenance & technology capital expenditures for the quarter ended	\$ 17,214	\$ 13,094	\$ 13,170	\$ 17,795	\$ 20,950
Prison construction & land acquisition capital expenditures for the quarter ended	\$ 35,948	\$ 22,156	\$ 13,884	\$ 3,448	\$ 1,162
Total debt	\$ 1,814,795	\$ 1,778,684	\$ 1,508,040	\$ 1,479,809	\$ 1,459,000
Equity book value	\$ 1,415,059	\$ 1,422,075	\$ 1,427,918	\$ 1,434,210	\$ 1,451,608
LIQUIDITY:					
Cash and cash equivalents	\$ 52,802	\$ 93,625	\$ 71,368	\$ 56,400	\$ 52,183
Availability under revolving credit facility	\$ 575,291	\$ 587,271	\$ 682,271	\$ 694,362	\$ 694,062
CAPITALIZATION:					
Common shares outstanding	118,674	118,670	118,548	118,544	118,204
Common share price at end of period	\$ 17.83	\$ 24.33	\$ 23.89	\$ 19.52	\$ 22.50
Market value of common equity at end of period	<u>\$ 2,115,957</u>	<u>\$ 2,887,241</u>	<u>\$ 2,832,112</u>	<u>\$ 2,313,979</u>	<u>\$ 2,659,590</u>
Total equity market capitalization	<u>\$ 2,115,957</u>	<u>\$ 2,887,241</u>	<u>\$ 2,832,112</u>	<u>\$ 2,313,979</u>	<u>\$ 2,659,590</u>
Total market capitalization (market value of equity plus debt)	<u>\$ 3,930,752</u>	<u>\$ 4,665,925</u>	<u>\$ 4,340,152</u>	<u>\$ 3,793,788</u>	<u>\$ 4,118,590</u>
Regular Dividends	\$ 51,554	\$ 51,110	\$ 51,478	\$ 51,533	\$ 49,558
Dividends per common share	\$ 0.43	\$ 0.43	\$ 0.43	\$ 0.43	\$ 0.42
Annualized dividend yield	9.6%	7.1%	7.2%	8.8%	7.5%
EBITDA	\$ 105,292	\$ 104,182	\$ 99,640	\$ 97,076	\$ 103,033
ADJUSTED EBITDA	\$ 106,699	\$ 99,667	\$ 97,531	\$ 92,055	\$ 98,357
NORMALIZED FUNDS FROM OPERATIONS	\$ 75,069	\$ 68,472	\$ 67,535	\$ 62,703	\$ 71,379
Basic normalized funds from operations per share	\$ 0.63	\$ 0.58	\$ 0.57	\$ 0.53	\$ 0.60
Diluted normalized funds from operations per share	<u>\$ 0.63</u>	<u>\$ 0.58</u>	<u>\$ 0.57</u>	<u>\$ 0.53</u>	<u>\$ 0.60</u>
FFO PAYOUT RATIO	68.3%	74.1%	75.4%	81.1%	70.0%
ADJUSTED FUNDS FROM OPERATIONS	\$ 70,669	\$ 64,558	\$ 64,765	\$ 59,556	\$ 62,203
Basic adjusted funds from operations per share	\$ 0.60	\$ 0.54	\$ 0.55	\$ 0.50	\$ 0.53
Diluted adjusted funds from operations per share	<u>\$ 0.59</u>	<u>\$ 0.54</u>	<u>\$ 0.55</u>	<u>\$ 0.50</u>	<u>\$ 0.53</u>
AFFO PAYOUT RATIO	72.9%	79.6%	78.2%	86.0%	79.2%

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,	
	2018	2017	2018	2017
Number of days per period	92	92	365	365
ALL FACILITIES:				
Average available beds	78,047	77,905	78,047	80,903
Average compensated occupancy	82.3%	79.3%	80.7%	79.6%
Total compensated man-days	5,910,908	5,687,058	22,999,253	23,520,227
Revenue per compensated man-day	\$ 77.35	\$ 75.65	\$ 76.50	\$ 73.23
Operating expenses per compensated man-day:				
Fixed expense (1)	40.70	38.89	40.40	38.20
Variable expense	16.24	15.84	16.30	15.37
Total	56.94	54.73	56.70	53.57
Operating income per compensated man-day	\$ 20.41	\$ 20.92	\$ 19.80	\$ 19.66
Operating margin	26.4%	27.7%	25.9%	26.8%
DEPRECIATION AND AMORTIZATION:				
Depreciation and amortization expense on real estate	26,982	24,485	101,771	95,902
Depreciation expense associated with STFRC rent payment	4,147	4,147	16,453	16,453
Other depreciation expense	8,533	8,425	35,540	33,359
Amortization of intangibles	725	508	2,737	1,415
Depreciation and amortization	\$ 40,387	\$ 37,565	\$ 156,501	\$ 147,129
NET OPERATING INCOME:				
Revenue				
Safety	\$ 435,979	\$ 409,785	\$ 1,675,998	\$ 1,648,224
Community	27,190	20,431	101,841	74,263
Properties	19,002	10,346	57,899	40,440
Other	22	14	28	2,571
Total revenues	482,193	440,576	1,835,766	1,765,498
Operating Expenses				
Safety	316,748	291,544	1,222,418	1,185,621
Community	19,863	14,003	76,898	51,501
Properties	5,114	3,806	15,420	11,831
Other	76	119	514	584
Total operating expenses	341,801	309,472	1,315,250	1,249,537
Net Operating Income				
Safety	119,231	118,241	453,580	462,603
Community	7,327	6,428	24,943	22,762
Properties	13,888	6,540	42,479	28,609
Other	(54)	(105)	(486)	1,987
Total net operating income	\$ 140,392	\$ 131,104	\$ 520,516	\$ 515,961

(1) Fixed expense and the corresponding fixed expense per compensated man-day for the three and twelve months ended December 31, 2018 include depreciation expense of \$4.1 million and \$16.5 million, respectively, and interest expense of \$1.3 million and \$5.6 million, respectively, associated with the South Texas Family Residential Center (STFRC) lease payments. Fixed expense and the corresponding fixed expense per compensated man-day for the three and twelve months ended December 31, 2017 include depreciation expense of \$4.1 million and \$16.5 million, respectively, and interest expense of \$1.5 million and \$6.4 million, respectively, associated with the STFRC lease payments. These amounts are also deducted from our calculation of Adjusted EBITDA, because we believe this presentation is more reflective of the cash flows associated with the facility's operations, and therefore cash available to service our debt and pay dividends to our shareholders.

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,	
	2018	2017	2018	2017
CORECIVIC SAFETY FACILITIES:				
Facility revenue	\$ 435,979	\$ 409,785	\$ 1,675,998	\$ 1,648,224
Operating expenses:				
Fixed expense (1)	228,923	210,176	881,182	857,671
Variable expense	93,266	87,050	363,251	350,828
Total	322,189	297,226	1,244,433	1,208,499
Facility net operating income	\$ 113,790	\$ 112,559	\$ 431,565	\$ 439,725
Average available beds	72,833	72,833	72,833	76,177
Average compensated occupancy	82.5%	79.2%	80.8%	79.6%
Total compensated man-days	5,527,988	5,307,214	21,474,203	22,133,605
Revenue per compensated man-day	\$ 78.87	\$ 77.21	\$ 78.05	\$ 74.47
Operating expenses per compensated man-day:				
Fixed (1)	41.41	39.60	41.03	38.75
Variable	16.87	16.40	16.92	15.85
Total	58.28	56.00	57.95	54.60
Operating income per compensated man-day	\$ 20.59	\$ 21.21	\$ 20.10	\$ 19.87
Operating margin	26.1%	27.5%	25.8%	26.7%
CORECIVIC COMMUNITY FACILITIES:				
Facility revenue (2)	\$ 21,229	\$ 20,431	\$ 83,370	\$ 74,263
Operating expenses: (2)				
Fixed expense	11,669	10,989	48,072	40,862
Variable expense	2,734	3,014	11,618	10,639
Total	14,403	14,003	59,690	51,501
Facility net operating income	\$ 6,826	\$ 6,428	\$ 23,680	\$ 22,762
Average available beds	5,214	5,072	5,214	4,726
Average compensated occupancy	79.8%	81.4%	80.1%	80.4%
Total compensated man-days	382,920	379,844	1,525,050	1,386,622
Revenue per compensated man-day	\$ 55.44	\$ 53.79	\$ 54.67	\$ 53.56
Operating expenses per compensated man-day:				
Fixed expense	30.47	28.93	31.52	29.47
Variable expense	7.14	7.93	7.62	7.67
Total	37.61	36.86	39.14	37.14
Operating income per compensated man-day	\$ 17.83	\$ 16.93	\$ 15.53	\$ 16.42
Operating margin	32.2%	31.5%	28.4%	30.7%

(1) Fixed expense and the corresponding fixed expense per compensated man-day for the three and twelve months ended December 31, 2018 include depreciation expense of \$4.1 million and \$16.5 million, respectively, and interest expense of \$1.3 million and \$5.6 million, respectively, associated with the STFRC lease payments. Fixed expense and the corresponding fixed expense per compensated man-day for the three and twelve months ended December 31, 2017 include depreciation expense of \$4.1 million and \$16.5 million, respectively, and interest expense of \$1.5 million and \$6.4 million, respectively, associated with the STFRC lease payments. These amounts are also deducted from our calculation of Adjusted EBITDA, because we believe this presentation is more reflective of the cash flows associated with the facility's operations, and therefore cash available to service our debt and pay dividends to our shareholders.

(2) 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 and twelve months ended December 31, 2018, our alternative services generated revenue of \$6.0 million and \$18.4 million, respectively, and incurred operating expenses of \$5.4 million and \$17.2 million, respectively.

ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

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	<u>Outstanding Balance 12/31/2017</u>	<u>Outstanding Balance 12/31/2018</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.
\$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	-	23,429	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	-	62,331	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	-	155,535	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>1,175,000</u>	<u>1,416,295</u>				
Floating Rate:						
Revolving Credit Facility	199,000	201,000	3.91%	4.60%	April 2023	
Term Loan	85,000	197,500	3.86%	3.87%	April 2023	
Total Floating Rate Debt	<u>284,000</u>	<u>398,500</u>				
Grand Total Debt	<u>\$ 1,459,000</u>	<u>\$ 1,814,795</u>	4.68%	4.87%	5.91	

¹⁾ Includes amortization of debt issuance costs.

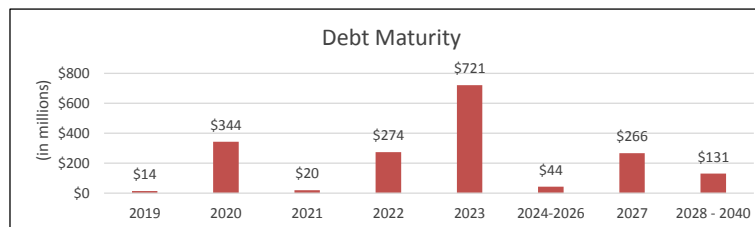
²⁾ On April 17, 2018, the Company entered into the Second Amended and Restated Credit Agreement, ("the New Credit Agreement") in an aggregate principal amount of up to \$1.0 billion, providing for a term loan of \$200.0 million and a revolving credit facility in an aggregate principal amount of up to \$800.0 million. The Company also has \$23.7 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$575.3 million as of December 31, 2018. Based on the Company's current leverage ratio, the revolving credit facility bears interest at LIBOR plus a margin of 1.50%.

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

⁴⁾ Represents the weighted average debt maturity in years.

Debt Maturity Schedule at December 31, 2018:

<u>Year</u>	<u>Total Debt Maturing</u>	<u>% of Debt Maturing</u>	<u>% of Debt Maturing</u>
2019	\$ 14,121	0.78%	0.78%
2020	343,849	18.95%	19.73%
2021	20,337	1.12%	20.85%
2022	274,231	15.11%	35.96%
2023	721,360	39.75%	75.71%
Thereafter	440,897	24.29%	100.00%
	<u>\$ 1,814,795</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 December 31,		For the Twelve Months Ended December 31,	
	2018	2017	2018	2017
<u>COVERAGE RATIOS:</u>				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	5.5x	6.1x	5.5x	6.5x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	5.1x	5.3x	5.1x	5.6x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	0.9x	0.6x	0.9x	0.6x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	3.7x	3.6x	4.0x	3.6x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	7.1x	6.9x	6.8x	6.9x
<u>DEBT/EQUITY RATIOS:</u>				
Total debt/Total market capitalization	46.2%	35.4%	46.2%	35.4%
Total debt/Equity market capitalization	85.8%	54.9%	85.8%	54.9%
Total debt/Book equity capitalization	128.2%	100.5%	128.2%	100.5%
Total debt/Gross book value of real estate assets	38.7%	34.1%	38.7%	34.1%
<u>RETURN ON INVESTMENT RATIOS:</u>				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	9.2%	9.2%	8.8%	9.2%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	8.2%	8.3%	7.9%	8.3%
<u>OVERHEAD RATIOS:</u>				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	2.2%	2.3%	2.1%	2.2%
General & administrative expenses (excluding non-recurring costs)/Total revenues	5.9%	6.2%	5.7%	6.0%
<u>INTEREST EXPENSE, NET:</u>				
Interest income	\$ (373)	\$ (223)	\$ (1,376)	\$ (972)
Interest incurred	20,947	16,209	74,142	59,860
Interest expense associated with STFRC lease	1,294	1,535	5,562	6,425
Amortization of debt costs	857	873	3,419	3,222
Capitalized interest	(580)	-	(994)	-
Interest expense, net	<u>\$ 22,145</u>	<u>\$ 18,394</u>	<u>\$ 80,753</u>	<u>\$ 68,535</u>
<u>EBITDA CALCULATION:</u>				
Net income	\$ 41,239	\$ 41,340	\$ 159,207	\$ 178,040
Interest expense	22,518	18,617	82,129	69,507
Depreciation and amortization	40,387	37,565	156,501	147,129
Income tax expense	1,148	5,511	8,353	13,911
EBITDA	<u>105,292</u>	<u>103,033</u>	<u>406,190</u>	<u>408,587</u>
Expenses associated with debt refinancing transactions	-	-	1,016	-
Expenses associated with mergers and acquisitions	763	1,006	3,096	2,530
Contingent consideration for acquisition of businesses	6,085	-	6,085	-
Depreciation expense associated with STFRC lease	(4,147)	(4,147)	(16,453)	(16,453)
Interest expense associated with STFRC lease	(1,294)	(1,535)	(5,562)	(6,425)
Asset impairments	-	-	1,580	614
ADJUSTED EBITDA	<u>\$ 106,699</u>	<u>\$ 98,357</u>	<u>\$ 395,952</u>	<u>\$ 388,853</u>

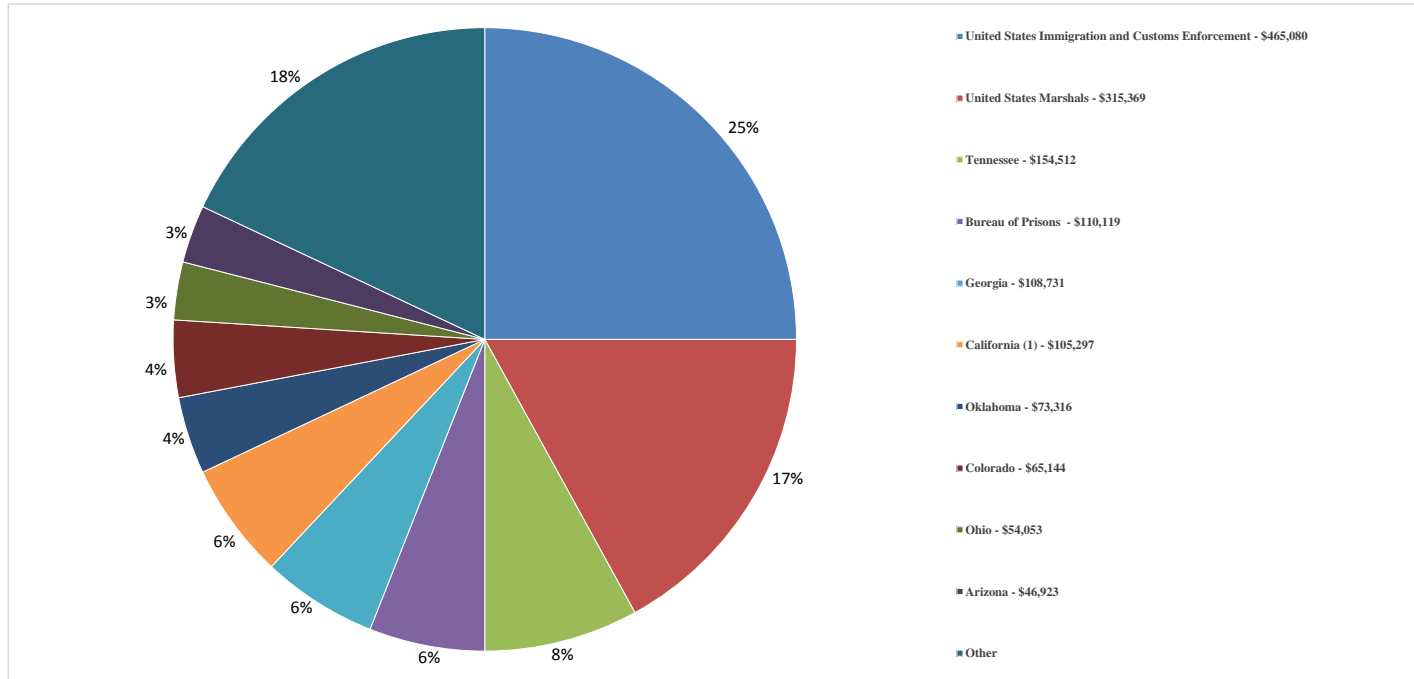
*Calculated as a simple average (beginning of period plus end of period divided by 2)

**Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC and SSA-Baltimore, LLC as both are Unrestricted Subsidiaries as defined under the Revolving Credit Facility.

PARTNER INFORMATION
(Unaudited)

CONTRACT RETENTION						
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>TOTAL</u>
OWNED AND CONTROLLED:						
# of Contracts up for Renewal	22	29	42	42	40	175
# of Contracts Retained	22	26	39	40	39	166
Retention Rate	100.0%	89.7%	92.9%	95.2%	97.5%	94.9%
MANAGED ONLY:						
# of Contracts up for Renewal	7	10	4	8	3	32
# of Contracts Retained	4	10	4	4	3	25
Retention Rate	57.1%	100.0%	100.0%	50.0%	100.0%	78.1%
TOTAL RETENTION RATE	89.7%	92.3%	93.5%	88.0%	97.7%	92.3%

TOP TEN PARTNERS
Percentage of Revenue for the Twelve Months Ended December 31, 2018
(Revenue Percentages and Amounts are Inclusive of all Contracts with Respective Partners)



(1) Revenues of \$69.4 million, or 4% of total revenue, were earned under a contract in facilities housing out-of-state inmates.

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 12/31/18
CoreCivic Safety Facilities:								
Safety- Owned and Managed:								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-23	(1) 5 year	106.71%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	93.25%
La Palma Correctional Center Eloy, Arizona	2008	State of California	3,060	Multi	Correctional	Jun-19	Indefinite	90.94%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	95.98%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Jun-19	(2) 1 year	90.25%
Leo Chesney Correctional Center Live Oak, California	1989	-	240	-	-	-	-	0.00%
Otay Mesa Detention Center San Diego, California	2015	ICE	1,482	Minimum/ Medium	Detention	Jun-20	(1) 3 year	97.11%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-19	-	97.52%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-19	-	95.46%
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-19	(15) 1 year	112.15%
Jenkins Correctional Center (F) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-19	(16) 1 year	100.60%
McRae Correctional Facility McRae, Georgia	2000, 2002, 2012	BOP	1,978	Medium	Correctional	Nov-20	(1) 2 year	82.56%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	107.39%
Wheeler Correctional Facility (F) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-19	(15) 1 year	113.52%
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-21	(1) 5 year	85.18%
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-19	(2) 1 year	103.11%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Southeast Kentucky Correctional Facility (G) 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-19	-	97.89%
Tallahatchie County Correctional Facility (H) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-20	Indefinite	68.40%

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 12/31/18
Crossroads Correctional Center (I) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-21	(1) 2 year	99.82%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Sep-20	(2) 5 year	91.71%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	Aug-19	(2) 1 year	95.28%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	86.30%
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-20	-	118.25%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	-	910	Multi	Detention	-	-	0.00%
Lake Erie Correctional Institution (J) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	98.06%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	State of Ohio	2,016	Medium	Correctional	Jun-32	Indefinite	91.74%
Cimarron Correctional Facility (K) Cushing, Oklahoma	1997, 2008	State of Oklahoma	1,692	Multi	Correctional	Jun-19	-	96.91%
Davis Correctional Facility (K) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Multi	Correctional	Jun-19	-	98.86%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	-	2,160	Multi	Correctional	-	-	0.00%
Shelby Training Center Memphis, Tennessee	1986, 1995	-	200	-	-	-	-	0.00%
Trousdale Turner Correctional Center Hartsville, Tennessee	2015	State of Tennessee	2,552	Multi	Correctional	Jan-21	-	97.55%
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-19	(5) 2 year	83.94%
Whiteville Correctional Facility (L) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-21	-	97.87%
Eden Detention Center Eden, Texas	1995	-	1,422	Medium	Correctional	-	-	0.00%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Feb-19	-	90.39%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jul-23	Indefinite	136.22%
South Texas Family Residential Center Dilley, Texas	2014	ICE	2,400	-	Residential	Sep-21	-	100.00%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-19	(6) 1 month	96.85%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-23	-	70.29%

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 12/31/18
Safety- Managed Only:								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-20	Indefinite	81.91%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Jun-20	Indefinite	97.41%
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	May-18	-	97.86%
Metro-Davidson County Detention Facility Nashville, Tennessee	1992, 1995, 2011	Davidson County, TN	1,348	Multi	Detention	Jan-20	-	65.40%
Silverdale Facilities Chattanooga, Tennessee	1985, 1997, 1998, 2005, 2008	Hamilton County, TN	1,046	Multi	Detention	Sep-21	(4) 4 year	96.91%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-19	-	96.70%
Total design capacity for CoreCivic Safety Facilities (51 Facilities)			<u>72,833</u>					<u>82.5%</u>
CoreCivic Community Facilities:								
Oracle Transitional Center Tucson, Arizona	2017	BOP	92	-	Community Corrections	Feb-19	-	50.21%
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Community Corrections	Jun-19	(3) 1 year	99.01%
CAI Ocean View San Diego, California	2013	BOP	483	-	Community Corrections	May-19	(2) 1 year	99.60%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Community Corrections	Jun-19	-	97.78%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Community Corrections	Jun-19	-	85.03%
Boulder Community Treatment Center Boulder, Colorado	2016	Boulder County	69	-	Community Corrections	Dec-18	-	84.15%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Community Corrections	Jun-19	-	92.31%
Columbine Facility Denver, Colorado	2016	Denver County	60	-	Community Corrections	Jun-19	-	95.02%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Community Corrections	Jun-19	-	96.95%
Dahlia Facility Denver, Colorado	2016	Denver County	120	-	Community Corrections	Jun-19	-	95.97%
Fox Facility and Training Center Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-19	-	85.86%

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 12/31/18
Henderson Transitional Center Henderson, Colorado	2017	Adams County	184	-	Community Corrections	Jun-19	-	98.04%
Longmont Community Treatment Center Longmont, Colorado	2016	Boulder County	69	-	Community Corrections	Dec-18	-	81.47%
Ulster Facility Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-19	-	84.19%
Carver Transitional Center Oklahoma City, Oklahoma	2015	State of Oklahoma	494	-	Community Corrections	Jun-19	(3) 1 year	58.48%
Oklahoma City Transitional Center Oklahoma City, Oklahoma	2017	State of Oklahoma	200	-	Community Corrections	Jun-19	(3) 1 year	95.83%
Tulsa Transitional Center Tulsa, Oklahoma	2015	State of Oklahoma	390	-	Community Corrections	Jun-19	(3) 1 year	71.58%
Turley Residential Center Tulsa, Oklahoma	2015	State of Oklahoma	289	-	Community Corrections	Jun-19	(3) 1 year	48.65%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Community Corrections	Apr-19	(2) 2 month	52.73%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Community Corrections	Aug-19	(1) 1 year	84.17%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Community Corrections	Aug-19	-	80.99%
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Community Corrections	Aug-19	(1) 1 year	89.22%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Community Corrections	Aug-19	(1) 1 year	74.14%
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Community Corrections	Aug-19	(1) 1 year	69.49%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Community Corrections	Aug-19	(1) 1 year	74.22%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Community Corrections	Jun-20	(2) 1 year	84.92%
Total design capacity for CoreCivic Community (26 Facilities)			5,214					79.8%
Total Design Capacity for all Facilities as of December 31, 2018			78,047					82.3%
Less Idle Facilities (10 Facilities)			(10,254)					0.0%
Total Facilities, Excluding Idle Facilities			67,793					94.8%

FACILITY PORTFOLIO

Property Name	Year Constructed/Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Term	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 12/31/18
CoreCivic Properties:								
ICE-Fayetteville Fayetteville, Arkansas	2018	GSA - U.S. Immigration and Customs Enforcement	-	5,000	Government-Leased	May-27	NA	100.00%
SSA-Harrison Harrison, Arkansas	2018	GSA - Social Security Administration	-	11,000	Government-Leased	Dec-22	NA	100.00%
SSA-Hot Springs Hot Springs, Arkansas	2018	GSA - Social Security Administration	-	11,000	Government-Leased	Oct-25	NA	100.00%
California City Correctional Center California City, California	1999	State of California	2,560	522,000	Correctional	Nov-20	Indefinite	100.00%
Long Beach Community Corrections Center Long Beach, California	2016	The GEO Group, Inc.	112	16,000	Community Corrections	Jun-20	(1) 5 year	100.00%
Stockton Female Community Corrections Facility Stockton, California	2017	WestCare California, Inc.	100	15,000	Community Corrections	Apr-21	(1) 5 year	100.00%
Capital Commerce Center Tallahassee, Florida	2018	State of Florida - Florida Dept. of Business & Professional Regulation	-	261,000	Government-Leased	Oct-27	(2) 5 year	97.89%
Augusta Transitional Center Augusta, Georgia	2017	Georgia Department of Corrections	230	29,000	Community Corrections	Jun-19	(4) 1 year	100.00%
SSA-Milledgeville Milledgeville, Georgia	2017	GSA - Social Security Administration	-	9,000	Government-Leased	Jan-20	NA	100.00%
SSA-Baltimore Baltimore, Maryland	2018	GSA - Social Security Administration	-	541,000	Government-Leased	Jan-34	NA	100.00%
SSA-Florissant St Louis, Missouri	2018	GSA - Social Security Administration	-	12,000	Government-Leased	Apr-21	NA	100.00%
IRS-Greenville Greenville, North Carolina	2017	GSA - Internal Revenue Service	-	13,000	Government-Leased	Mar-24	NA	90.83%
SSA-Rockingham Rockingham, North Carolina	2017	GSA - Social Security Administration	-	8,000	Government-Leased	Mar-25	NA	100.00%
IRS-Dayton NARA Dayton, Ohio	2018	GSA - Internal Revenue Service	-	217,000	Government-Leased	Jan-23	(2) 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%
SSA-McAlester McAlester, Oklahoma	2018	GSA - Social Security Administration	-	9,000	Government-Leased	May-21	NA	100.00%
SSA-Poteau Poteau, Oklahoma	2018	GSA - Social Security Administration	-	6,000	Government-Leased	Apr-22	NA	100.00%
Broad Street Residential Reentry Center Philadelphia, Pennsylvania	2015	The GEO Group, Inc.	150	18,000	Community Corrections	Jul-19	(4) 5 year	100.00%
Chester Residential Reentry Center Chester, Pennsylvania	2015	The GEO Group, Inc.	135	18,000	Community Corrections	Jul-19	(4) 5 year	100.00%

FACILITY PORTFOLIO

Property Name	Year Constructed/Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Term	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 12/31/18
Roth Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	The GEO Group, Inc.	136	18,000	Community Corrections	Jul-19	(4) 5 year	100.00%
Walker Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	The GEO Group, Inc.	144	18,000	Community Corrections	Jul-19	(4) 5 year	100.00%
DHS-Chattanooga Chattanooga, Tennessee	2018	GSA - Department of Homeland Security	-	5,000	Government-Leased	Apr-20	NA	100.00%
DHS-Knoxville Knoxville, Tennessee	2018	GSA - Department of Homeland Security	-	5,000	Government-Leased	Oct-19	NA	100.00%
SSA-Balch Springs Balch Springs, Texas	2018	GSA - Social Security Administration	-	16,000	Government-Leased	Nov-33	NA	100.00%
SSA-Bryan Bryan, Texas	2018	GSA - Social Security Administration	-	10,000	Government-Leased	Mar-19	NA	100.00%
SSA-Denton Denton, Texas	2018	GSA - Social Security Administration	-	10,000	Government-Leased	Jan-26	NA	100.00%
SSA-Marshall Marshall, Texas	2018	GSA - Social Security Administration	-	7,000	Government-Leased	Dec-28	NA	100.00%
Total Design Capacity and Square Footage of Leased Properties (27 Properties)			<u>5,967</u>	<u>2,276,000</u>				<u>99.7%</u>

Expansion and Development Projects:

Facility Name	Estimated Completion	Potential Customer(s)	Design Capacity (B)	Project Description	Estimated Total Investment (in millions)	Spent through 12/31/18 (in millions)	Segment
Lansing Correctional Facility Lansing, Kansas	First quarter 2020	State of Kansas	2,432	New Correctional Facility	\$155.0 - \$165.0	\$58.6	CoreCivic Properties
Otay Mesa Detention Center San Diego, California	Fourth quarter 2019	USMS and ICE	512	Expansion	\$43.0	\$14.3	CoreCivic Safety

- (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 was determined by the relative size of offender populations in a particular facility on December 31, 2018. 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 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. We have entered into an agreement with the city of Wheelwright that extends the reversion through July 31, 2020, in exchange for \$20,000 per month or until we resume operations, as defined in the agreement.
- (H) 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.
- (I) 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.
- (J) 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.
- (K) 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.
- (L) 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.

RESEARCH / ANALYST COVERAGE

Equity Research Coverage:

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Wells Fargo Securities	Robert LaQuaglia	(617) 603-4263

Debt Research Coverage:

Wells Fargo Securities	Kevin McClure	(704) 410-3252
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Credit Ratings:

	<u>Fitch</u>	<u>Standard & Poor's</u>	<u>Moody's</u>
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.