



**Supplemental Financial Information
For the Quarter Ended December 31, 2019**



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, 2019

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FINANCIAL HIGHLIGHTS

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2019	2018	2019	2018
Adjusted Diluted EPS	\$ 0.36	\$ 0.40	\$ 1.72	\$ 1.45
Normalized FFO Per Share	\$ 0.59	\$ 0.63	\$ 2.62	\$ 2.31
AFFO Per Share	\$ 0.58	\$ 0.59	\$ 2.58	\$ 2.19
Debt Leverage	4.0x	3.7x	3.7x	4.0x
Fixed Charge Coverage Ratio	4.5x	5.1x	5.0x	5.1x

GUIDANCE SUMMARY

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

	Q1 2020		Full Year 2020	
	Low-End	High-End	Low-End	High-End
Net income attributable to common stockholders	\$ 27,585	\$ 31,585	\$ 160,088	\$ 171,088
Non-controlling interest	590	590	2,362	2,362
Net income	\$ 28,175	\$ 32,175	\$ 162,450	\$ 173,450
Expenses associated with mergers and acquisitions	575	575	2,300	2,300
Deferred tax expense on constructed asset	2,750	2,750	2,750	2,750
Adjusted net income	\$ 31,500	\$ 35,500	\$ 167,500	\$ 178,500
Net income	\$ 28,175	\$ 32,175	\$ 162,450	\$ 173,450
Depreciation and amortization of real estate assets	27,700	27,700	111,000	111,500
Funds From Operations	\$ 55,875	\$ 59,875	\$ 273,450	\$ 284,950
Expenses associated with mergers and acquisitions	575	575	2,300	2,300
Deferred tax expense on constructed asset	2,750	2,750	2,750	2,750
Normalized Funds From Operations	\$ 59,200	\$ 63,200	\$ 278,500	\$ 290,000
Maintenance capital expenditures on real estate assets	(6,500)	(6,000)	(31,000)	(30,500)
Stock-based compensation and non-cash interest	6,100	6,100	24,500	24,500
Other non-cash revenue and expenses	1,700	1,700	5,500	5,500
Adjusted Funds From Operations	\$ 60,500	\$ 65,000	\$ 277,500	\$ 289,500
Basic EPS	\$ 0.23	\$ 0.27	\$ 1.34	\$ 1.43
Diluted EPS	\$ 0.23	\$ 0.27	\$ 1.34	\$ 1.43
Adjusted EPS per basic share	\$ 0.26	\$ 0.29	\$ 1.38	\$ 1.47
Adjusted EPS per diluted share	\$ 0.26	\$ 0.29	\$ 1.38	\$ 1.47
FFO per diluted share	\$ 0.46	\$ 0.50	\$ 2.26	\$ 2.36
Normalized FFO per diluted share	\$ 0.49	\$ 0.53	\$ 2.30	\$ 2.40
Adjusted Funds From Operations per diluted share	\$ 0.50	\$ 0.54	\$ 2.29	\$ 2.39
Net income	\$ 28,175	\$ 32,175	\$ 162,450	\$ 173,450
Interest expense	24,750	24,250	98,000	97,500
Depreciation and amortization	38,000	38,000	153,000	153,000
Income tax expense	1,750	1,250	9,000	8,500
EBITDA	\$ 92,675	\$ 95,675	\$ 422,450	\$ 432,450
Expenses associated with mergers and acquisitions	575	575	2,300	2,300
Deferred tax expense on constructed asset	2,750	2,750	2,750	2,750
Adjusted EBITDA	\$ 96,000	\$ 99,000	\$ 427,500	\$ 437,500
Capital Expenditures				
Prison construction & land acquisitions			\$ 21,000	\$ 23,000
Tenant improvements & leasing commissions			6,500	7,500
Maintenance on real estate assets			30,500	31,000
Information technology and other assets			28,500	30,500
Total capital expenditures			\$ 86,500	\$ 92,000



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

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	December 31, 2019	September 30, 2019	June 30, 2019	March 31, 2019	December 31, 2018
ASSETS					
Cash and cash equivalents	\$ 92,120	\$ 47,537	\$ 56,745	\$ 20,499	\$ 52,802
Restricted cash	26,973	25,541	30,150	32,901	21,335
Accounts receivable, net of allowance	280,785	271,594	272,423	273,567	270,597
Prepaid expenses and other current assets	35,507	35,973	32,791	28,364	28,791
Total current assets	<u>435,385</u>	<u>380,645</u>	<u>392,109</u>	<u>355,331</u>	<u>373,525</u>
Real estate and related assets:					
Property and equipment, net	2,700,107	2,836,841	2,824,029	2,794,767	2,830,589
Other real estate assets	238,637	239,149	242,073	244,479	247,223
Goodwill	50,537	48,169	48,169	48,169	48,169
Non-current deferred tax assets	16,058	18,951	18,858	13,807	14,947
Other assets	<u>350,907</u>	<u>225,090</u>	<u>213,653</u>	<u>213,827</u>	<u>141,207</u>
Total assets	<u>\$ 3,791,631</u>	<u>\$ 3,748,845</u>	<u>\$ 3,738,891</u>	<u>\$ 3,670,380</u>	<u>\$ 3,655,660</u>
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	\$ 337,462	\$ 372,411	\$ 330,449	\$ 330,617	\$ 352,275
Current portion of long-term debt, net	31,349	342,391	341,152	15,448	14,121
Total current liabilities	<u>368,811</u>	<u>714,802</u>	<u>671,601</u>	<u>346,065</u>	<u>366,396</u>
Long-term debt, net	1,928,023	1,521,785	1,569,118	1,828,114	1,787,555
Deferred revenue	12,469	15,877	19,286	22,694	26,102
Other liabilities	105,579	113,180	96,295	91,093	60,548
Total liabilities	<u>2,414,882</u>	<u>2,365,644</u>	<u>2,356,300</u>	<u>2,287,966</u>	<u>2,240,601</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,191	1,191	1,191	1,191	1,187
Additional paid-in capital	1,821,810	1,817,258	1,812,611	1,808,147	1,807,202
Accumulated deficit	(446,252)	(435,248)	(431,211)	(426,924)	(393,330)
Total stockholders' equity	<u>1,376,749</u>	<u>1,383,201</u>	<u>1,382,591</u>	<u>1,382,414</u>	<u>1,415,059</u>
Total liabilities and stockholders' equity	<u>\$ 3,791,631</u>	<u>\$ 3,748,845</u>	<u>\$ 3,738,891</u>	<u>\$ 3,670,380</u>	<u>\$ 3,655,660</u>



CONSOLIDATED STATEMENTS OF OPERATIONS

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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2019	2018	2019	2018
REVENUE:				
Safety	\$ 447,413	\$ 435,979	\$ 1,779,958	1,675,998
Community	31,145	27,190	123,265	101,841
Properties	19,224	19,002	77,307	57,899
Other	27	22	159	28
Total revenue	<u>497,809</u>	<u>482,193</u>	<u>1,980,689</u>	<u>1,835,766</u>
EXPENSES:				
Operating:				
Safety	332,415	316,748	1,304,121	1,222,418
Community	24,409	19,863	95,159	76,898
Properties	5,426	5,114	22,803	15,420
Other	273	76	686	514
Total operating expenses	<u>362,523</u>	<u>341,801</u>	<u>1,422,769</u>	<u>1,315,250</u>
General and administrative	32,231	29,271	127,078	106,865
Depreciation and amortization	36,804	40,387	144,572	156,501
Contingent consideration for acquisition of businesses	-	6,085	-	6,085
Asset impairments	-	-	4,706	1,580
	<u>431,558</u>	<u>417,544</u>	<u>1,699,125</u>	<u>1,586,281</u>
OPERATING INCOME	<u>66,251</u>	<u>64,649</u>	<u>281,564</u>	<u>249,485</u>
OTHER (INCOME) EXPENSE:				
Interest expense, net	21,328	22,145	84,401	80,753
Expenses associated with debt refinancing transactions	602	-	602	1,016
Other (income) expense	450	117	(164)	156
	<u>22,380</u>	<u>22,262</u>	<u>84,839</u>	<u>81,925</u>
INCOME BEFORE INCOME TAXES	<u>43,871</u>	<u>42,387</u>	<u>196,725</u>	<u>167,560</u>
Income tax expense	<u>(1,897)</u>	<u>(1,148)</u>	<u>(7,839)</u>	<u>(8,353)</u>
NET INCOME	<u>\$ 41,974</u>	<u>\$ 41,239</u>	<u>\$ 188,886</u>	<u>\$ 159,207</u>
BASIC EARNINGS PER SHARE	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 1.59</u>	<u>\$ 1.34</u>
DILUTED EARNINGS PER SHARE	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 1.59</u>	<u>\$ 1.34</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 December 31,		For the Twelve Months Ended December 31,	
	2019	2018	2019	2018
Basic:				
Net income	\$ 41,974	\$ 41,239	\$ 188,886	\$ 159,207
Diluted:				
Net income	\$ 41,974	\$ 41,239	\$ 188,886	\$ 159,207
Basic:				
Weighted average common shares outstanding-basic	119,096	118,669	119,028	118,544
Diluted:				
Weighted average common shares outstanding-basic	119,096	118,669	119,028	118,544
Effect of dilutive securities:				
Stock options	-	73	22	111
Restricted stock-based awards	144	111	114	61
Weighted average shares and assumed conversions-diluted	119,240	118,853	119,164	118,716
Basic earnings per share	\$ 0.35	\$ 0.35	\$ 1.59	\$ 1.34
Diluted earnings per share	\$ 0.35	\$ 0.35	\$ 1.59	\$ 1.34



CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

(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,	
	2019	2018	2019	2018
Net Income	\$ 41,974	\$ 41,239	\$ 188,886	\$ 159,207
Special items:				
Expenses associated with debt refinancing transactions	602	-	602	1,016
Charges associated with adoption of tax reform	-	-	-	1,024
Expenses associated with mergers and acquisitions	175	763	1,132	3,096
Start-up expenses	-	-	9,480	-
Contingent consideration for acquisition of businesses	-	6,085	-	6,085
Asset impairments	-	-	4,706	1,580
Diluted adjusted net income	<u>\$ 42,751</u>	<u>\$ 48,087</u>	<u>\$ 204,806</u>	<u>\$ 172,008</u>
Weighted average common shares outstanding - basic	119,096	118,669	119,028	118,544
Effect of dilutive securities:				
Stock options	-	73	22	111
Restricted stock-based awards	144	111	114	61
Weighted average shares and assumed conversions - diluted	<u>119,240</u>	<u>118,853</u>	<u>119,164</u>	<u>118,716</u>
Adjusted Diluted Earnings Per Share	<u>\$ 0.36</u>	<u>\$ 0.40</u>	<u>\$ 1.72</u>	<u>\$ 1.45</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,	
	2019	2018	2019	2018
FUNDS FROM OPERATIONS:				
Net income	\$ 41,974	\$ 41,239	\$ 188,886	\$ 159,207
Depreciation and amortization of real estate assets	27,036	26,982	107,402	101,771
Impairment of real estate assets	-	-	4,428	1,580
Gain on sale of real estate assets	-	-	(287)	-
Funds From Operations	\$ 69,010	\$ 68,221	\$ 300,429	\$ 262,558
Expenses associated with debt refinancing transactions	602	-	602	1,016
Charges associated with adoption of tax reform	-	-	-	1,024
Expenses associated with mergers and acquisitions	175	763	1,132	3,096
Contingent consideration for acquisition of businesses	-	6,085	-	6,085
Start-up expenses	-	-	9,480	-
Goodwill and other impairments	-	-	278	-
Normalized Funds From Operations	\$ 69,787	\$ 75,069	\$ 311,921	\$ 273,779
Maintenance capital expenditures on real estate assets	(7,814)	(9,275)	(30,068)	(30,280)
Stock-based compensation	4,552	3,374	17,267	13,132
Amortization of debt costs	785	857	3,351	3,419
Other non-cash revenue and expenses	1,648	644	4,929	(502)
Adjusted Funds From Operations	\$ 68,958	\$ 70,669	\$ 307,400	\$ 259,548
FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.58	\$ 0.57	\$ 2.52	\$ 2.21
Diluted	\$ 0.58	\$ 0.57	\$ 2.52	\$ 2.21
NORMALIZED FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.59	\$ 0.63	\$ 2.62	\$ 2.31
Diluted	\$ 0.59	\$ 0.63	\$ 2.62	\$ 2.31
ADJUSTED FUNDS FROM OPERATIONS PER SHARE:				
Basic	\$ 0.58	\$ 0.60	\$ 2.58	\$ 2.19
Diluted	\$ 0.58	\$ 0.59	\$ 2.58	\$ 2.19

FFO and AFFO are widely accepted non-GAAP supplemental measures of REIT performance following the standards established by the National Association of Real Estate Investment Trusts (NAREIT). The Company believes that FFO and AFFO are important operating measures that supplement discussion and analysis of the Company's results of operations and are used to review and assess operating performance of the Company and its properties and their management teams. NAREIT defines FFO as net income computed in accordance with generally accepted accounting principles, excluding gains (or losses) from sales of property and extraordinary items, plus depreciation and amortization of real estate and impairment of depreciable real estate. 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. Start-up expenses represent the incremental operating losses incurred during the period we were activating idle correctional facilities. Normalized FFO excludes the effects of such items. The Company calculates AFFO by adding to Normalized FFO non-cash expenses such as the amortization of deferred financing costs and stock-based compensation, and by subtracting from Normalized FFO recurring real estate expenditures that are capitalized and then amortized, but which are necessary to maintain a REIT's properties and its revenue stream. Some of these capital expenditures contain a discretionary element with respect to when they are incurred, while others may be more urgent. Therefore, these capital expenditures may fluctuate from quarter to quarter, depending on the nature of the expenditures required, seasonal factors such as weather, and budgetary conditions. Other companies may calculate FFO, Normalized FFO, and AFFO differently than the Company does, or adjust for other items, and therefore comparability may be limited. FFO, Normalized FFO, and AFFO and their corresponding per share measures are not measures of performance under GAAP, and should not be considered as an alternative to cash flows from operating activities, a measure of liquidity or an alternative to net income as indicators of the Company's operating performance or any other measure of performance derived in accordance with GAAP. This data should be read in conjunction with the Company's consolidated financial statements and related notes included in its filings with the Securities and Exchange Commission.



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

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	December 31, 2019	September 30, 2019	June 30, 2019	March 31, 2019	December 31, 2018
BALANCE SHEET:					
Property and equipment	\$ 4,210,224	\$ 4,323,975	\$ 4,297,289	\$ 4,237,611	\$ 4,347,253
Accumulated depreciation and amortization	<u>(1,510,117)</u>	<u>(1,487,134)</u>	<u>(1,473,260)</u>	<u>(1,442,844)</u>	<u>(1,516,664)</u>
Property and equipment, net	\$ 2,700,107	\$ 2,836,841	\$ 2,824,029	\$ 2,794,767	\$ 2,830,589
Total assets	\$ 3,791,631	\$ 3,748,845	\$ 3,738,891	\$ 3,670,380	\$ 3,655,660
Maintenance & technology capital expenditures for the quarter ended	\$ 21,837	\$ 11,980	\$ 13,612	\$ 9,757	\$ 17,214
Property construction & land acquisition capital expenditures for the quarter ended	\$ 15,091	\$ 28,321	\$ 45,487	\$ 27,711	\$ 35,948
Corporate office relocation for the quarter ended	\$ 348	\$ 466	\$ 3,009	\$ 2,165	\$ -
Total debt	\$ 1,986,865	\$ 1,875,422	\$ 1,922,167	\$ 1,856,060	\$ 1,814,795
Equity book value	\$ 1,376,749	\$ 1,383,201	\$ 1,382,591	\$ 1,382,414	\$ 1,415,059
LIQUIDITY:					
Cash and cash equivalents	\$ 92,120	\$ 47,537	\$ 56,745	\$ 20,499	\$ 52,802
Availability under revolving credit facility	\$ 412,695	\$ 585,695	\$ 522,795	\$ 562,291	\$ 575,291
CAPITALIZATION:					
Common shares outstanding	119,096	119,096	119,096	119,068	118,674
Common share price at end of period	<u>\$ 17.38</u>	<u>\$ 17.28</u>	<u>\$ 20.76</u>	<u>\$ 19.45</u>	<u>\$ 17.83</u>
Market value of common equity at end of period	<u>\$ 2,069,888</u>	<u>\$ 2,057,979</u>	<u>\$ 2,472,433</u>	<u>\$ 2,315,873</u>	<u>\$ 2,115,957</u>
Total equity market capitalization	<u>\$ 2,069,888</u>	<u>\$ 2,057,979</u>	<u>\$ 2,472,433</u>	<u>\$ 2,315,873</u>	<u>\$ 2,115,957</u>
Total market capitalization (market value of equity plus debt)	<u>\$ 4,056,753</u>	<u>\$ 3,933,401</u>	<u>\$ 4,394,600</u>	<u>\$ 4,171,933</u>	<u>\$ 3,930,752</u>
Regular Dividends	\$ 52,978	\$ 53,031	\$ 52,865	\$ 52,994	\$ 51,554
Dividends per common share	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.44	\$ 0.43
Annualized dividend yield	10.1%	10.2%	8.5%	9.0%	9.6%
EBITDA	\$ 102,708	\$ 108,536	\$ 107,457	\$ 109,257	\$ 105,292
ADJUSTED EBITDA	\$ 103,485	\$ 115,412	\$ 115,288	\$ 109,693	\$ 106,699
NORMALIZED FUNDS FROM OPERATIONS	\$ 69,787	\$ 83,134	\$ 82,625	\$ 76,375	\$ 75,069
Basic normalized funds from operations per share	<u>\$ 0.59</u>	<u>\$ 0.70</u>	<u>\$ 0.69</u>	<u>\$ 0.64</u>	<u>\$ 0.63</u>
Diluted normalized funds from operations per share	<u>\$ 0.59</u>	<u>\$ 0.70</u>	<u>\$ 0.69</u>	<u>\$ 0.64</u>	<u>\$ 0.63</u>
FFO PAYOUT RATIO	74.6%	62.9%	63.8%	68.8%	68.3%
ADJUSTED FUNDS FROM OPERATIONS	\$ 68,958	\$ 83,016	\$ 80,170	\$ 75,256	\$ 70,669
Basic adjusted funds from operations per share	<u>\$ 0.58</u>	<u>\$ 0.70</u>	<u>\$ 0.67</u>	<u>\$ 0.63</u>	<u>\$ 0.60</u>
Diluted adjusted funds from operations per share	<u>\$ 0.58</u>	<u>\$ 0.70</u>	<u>\$ 0.67</u>	<u>\$ 0.63</u>	<u>\$ 0.59</u>
AFFO PAYOUT RATIO	75.9%	62.9%	65.7%	69.8%	72.9%



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

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2019	2018	2019	2018
Number of days per period	92	92	365	365
ALL FACILITIES:				
Average available beds	78,650	78,047	78,236	78,047
Average compensated occupancy	79.4%	82.3%	81.9%	80.7%
Total compensated man-days	5,745,620	5,910,908	23,399,110	22,999,253
Revenue per compensated man-day	\$ 81.67	\$ 77.35	\$ 79.72	\$ 76.50
Operating expenses per compensated man-day:				
Fixed expense (1)	44.32	40.70	42.20	40.40
Variable expense	16.22	16.24	16.11	16.30
Total	60.54	56.94	58.31	56.70
Operating income per compensated man-day	\$ 21.13	\$ 20.41	\$ 21.41	\$ 19.80
Operating margin	25.9%	26.4%	26.9%	25.9%
DEPRECIATION AND AMORTIZATION:				
Depreciation and amortization expense on real estate	27,036	26,982	107,402	101,771
Depreciation expense associated with STFRC rent payment	-	4,147	-	16,453
Other depreciation expense	8,898	8,533	33,934	35,540
Amortization of intangibles	870	725	3,236	2,737
Depreciation and amortization	\$ 36,804	\$ 40,387	\$ 144,572	\$ 156,501
NET OPERATING INCOME:				
Revenue				
Safety	\$ 447,413	\$ 435,979	\$ 1,779,958	\$ 1,675,998
Community	31,145	27,190	123,265	101,841
Properties	19,224	19,002	77,307	57,899
Other	27	22	159	28
Total revenues	497,809	482,193	1,980,689	1,835,766
Operating Expenses				
Safety	332,415	316,748	1,304,121	1,222,418
Community	24,409	19,863	95,159	76,898
Properties	5,426	5,114	22,803	15,420
Other	273	76	686	514
Total operating expenses	362,523	341,801	1,422,769	1,315,250
Net Operating Income				
Safety	114,998	119,231	475,837	453,580
Community	6,736	7,327	28,106	24,943
Properties	13,798	13,888	54,504	42,479
Other	(246)	(54)	(527)	(486)
Total net operating income	\$ 135,286	\$ 140,392	\$ 557,920	\$ 520,516

(1) Prior to the adoption of Accounting Standards Update 2016-02, "Leases (Topic 842)" (ASU 2016-02) on January 1, 2019, a portion of the rental payments for the South Texas Family Residential Center (STFRC) was classified as depreciation and interest expense for financial reporting purposes in accordance with Accounting Standards Codification 840-40-55, formerly Emerging Issues Task Force No. 97-10, "The Effect of Lessee Involvement in Asset Construction" (ASC 840-40-55). Accordingly, 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. These amounts are also deducted from our calculation of Adjusted EBITDA in those periods because we believe this presentation is more reflective of the cash flows associated with the facility's operations. Upon adoption of ASU 2016-02, all rental payments associated with this lease are classified as operating expenses.



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,	
	2019	2018	2019	2018
CORECIVIC SAFETY FACILITIES:				
Facility revenue	\$ 447,413	\$ 435,979	\$ 1,779,958	\$ 1,675,998
Operating expenses:				
Fixed expense (1)	242,423	228,923	939,468	881,182
Variable expense	89,992	93,266	364,653	363,251
Total	332,415	322,189	1,304,121	1,244,433
Facility net operating income	\$ 114,998	\$ 113,790	\$ 475,837	\$ 431,565
Average available beds	73,345	72,833	72,962	72,833
Average compensated occupancy	79.8%	82.5%	82.4%	80.8%
Total compensated man-days	5,382,827	5,527,988	21,931,233	21,474,203
Revenue per compensated man-day	\$ 83.12	\$ 78.87	\$ 81.16	\$ 78.05
Operating expenses per compensated man-day:				
Fixed (1)	45.04	41.41	42.84	41.03
Variable	16.72	16.87	16.63	16.92
Total	61.76	58.28	59.47	57.95
Operating income per compensated man-day	\$ 21.36	\$ 20.59	\$ 21.69	\$ 20.10
Operating margin	25.7%	26.1%	26.7%	25.8%
CORECIVIC COMMUNITY FACILITIES:				
Facility revenue (2)	\$ 21,857	\$ 21,229	\$ 85,341	\$ 83,370
Operating expenses: (2)				
Fixed expense	12,218	11,669	47,934	48,072
Variable expense	3,227	2,734	12,285	11,618
Total	15,445	14,403	60,219	59,690
Facility net operating income	\$ 6,412	\$ 6,826	\$ 25,122	\$ 23,680
Average available beds	5,305	5,214	5,274	5,214
Average compensated occupancy	74.3%	79.8%	76.3%	80.1%
Total compensated man-days	362,793	382,920	1,467,877	1,525,050
Revenue per compensated man-day	\$ 60.25	\$ 55.44	\$ 58.14	\$ 54.67
Operating expenses per compensated man-day:				
Fixed expense	33.68	30.47	32.66	31.52
Variable expense	8.89	7.14	8.37	7.62
Total	42.57	37.61	41.03	39.14
Operating income per compensated man-day	\$ 17.68	\$ 17.83	\$ 17.11	\$ 15.53
Operating margin	29.3%	32.2%	29.4%	28.4%

(1) Prior to the adoption of Accounting Standards Update 2016-02, "Leases (Topic 842)" (ASU 2016-02) on January 1, 2019, a portion of the rental payments for STFRC was classified as depreciation and interest expense for financial reporting purposes in accordance with Accounting Standards Codification 840-40-55, formerly Emerging Issues Task Force No. 97-10, "The Effect of Lessee Involvement in Asset Construction" (ASC 840-40-55). Accordingly, 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. These amounts are also deducted from our calculation of Adjusted EBITDA in those periods because we believe this presentation is more reflective of the cash flows associated with the facility's operations. Upon adoption of ASU 2016-02, all rental payments associated with this lease are classified as operating expenses.

(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 months ended December 31, 2019 and 2018, our alternative services generated revenue of \$9.3 million and \$6.0 million, respectively, and incurred operating expenses of \$9.0 million and \$5.4 million, respectively. For the twelve months ended December 31, 2019 and 2018, our alternative services generated revenue of \$37.9 million and \$18.4 million, respectively, and incurred operating expenses of \$34.9 million and \$17.2 million, respectively.



ANALYSIS OF OUTSTANDING DEBT
(Unaudited and amounts in thousands)

	Outstanding Balance 12/31/2018	Outstanding Balance 12/31/2019	Stated Interest Rate	Effective Interest Rate ¹⁾	Maturity Date	Callable/ Redeemable
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	-	4.125%	4.38%	-	On December 2, 2019, CoreCivic gave irrevocable notice that the Company would redeem the notes on January 1, 2020 ("the Redemption Date") at a redemption price equal to 100% of the principal amount of the notes, plus accrued and unpaid interest to but excluding the Redemption Date ("Redemption Amount"). On December 27, 2019, and in accordance with the indentures governing the notes, CoreCivic satisfied and discharged the notes by irrevocably depositing the Redemption Amount due on the Redemption Date with the trustee.
\$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	22,209	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	159,522	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	150,134	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 pre-payment 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>1,416,295</u>	<u>1,181,865</u>				
Floating Rate:						
Revolving Credit Facility	201,000	365,000	3.23%	3.40% ^{2), 3)}	April 2023	
Term Loan A	197,500	190,000	3.21%	3.23% ²⁾	April 2023	
Term Loan B	-	250,000	6.25%	6.25% ⁴⁾	December 2024	
Total Floating Rate Debt	<u>398,500</u>	<u>805,000</u>				
Grand Total Debt	\$ 1,814,795	\$ 1,986,865	4.32%	4.43%	6.25 ⁵⁾	

¹⁾ Includes amortization of debt issuance costs.

²⁾ On April 17, 2018, the Company entered into the Second Amended and Restated Credit Agreement, ("the Credit Agreement") in an aggregate principal amount of up to \$1.0 billion, providing for a term loan of \$200.0 million and a revolving credit facility in an aggregate principal amount of up to \$800.0 million. The Company also has \$22.3 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$412.7 million as of December 31, 2019. Based on the Company's current leverage ratio, the revolving credit facility bears interest at LIBOR plus a margin of 1.50%.

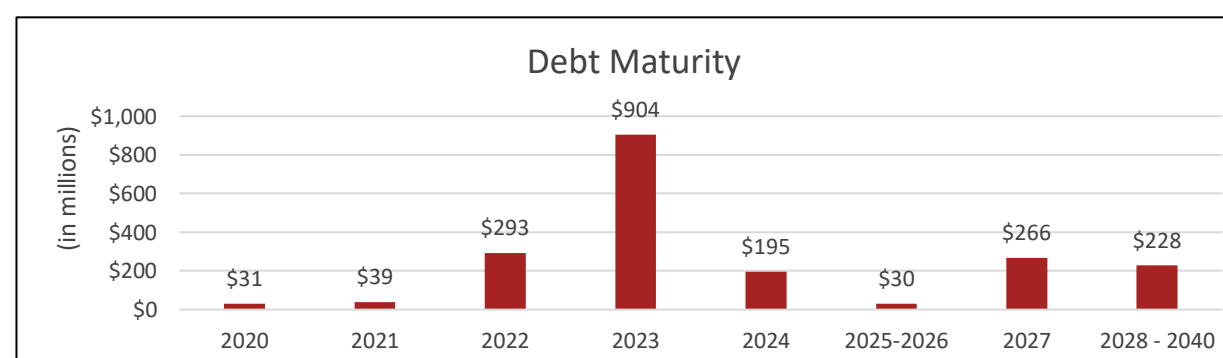
³⁾ The stated and effective interest rate on the revolving credit facility exclude interest associated with the outstanding letters of credit and the unused fees.

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

⁵⁾ Represents the weighted average debt maturity in years.

Debt Maturity Schedule at December 31, 2019:

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2020	\$ 31,349	1.58%	1.58%
2021	39,087	1.97%	3.55%
2022	292,981	14.75%	18.29%
2023	904,110	45.50%	63.80%
2024	194,937	9.81%	73.61%
Thereafter	524,401	26.39%	100.00%
	<u>\$ 1,986,865</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,	
	2019	2018	2019	2018
COVERAGE RATIOS:				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	5.1x	5.5x	5.6x	5.5x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	4.5x	5.1x	5.0x	5.1x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	1.8x	0.9x	1.7x	0.9x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	4.0x	3.7x	3.7x	4.0x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	7.1x	7.1x	7.1x	6.8x
DEBT/EQUITY RATIOS:				
Total debt/Total market capitalization	49.0%	46.2%	49.0%	46.2%
Total debt/Equity market capitalization	96.0%	85.8%	96.0%	85.8%
Total debt/Book equity capitalization	144.3%	128.2%	144.3%	128.2%
Total debt/Gross book value of real estate assets	43.6%	38.7%	43.6%	38.7%
RETURN ON INVESTMENT RATIOS:				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	9.0%	9.2%	9.6%	8.8%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	7.7%	8.2%	8.3%	7.9%
OVERHEAD RATIOS:				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	2.4%	2.2%	2.4%	2.1%
General & administrative expenses (excluding non-recurring costs)/Total revenues	6.4%	5.9%	6.4%	5.7%
INTEREST EXPENSE, NET:				
Interest income	\$ (705)	\$ (373)	\$ (2,260)	\$ (1,376)
Interest incurred	22,912	20,947	89,318	74,142
Interest expense associated with STFRC lease	-	1,294	-	5,562
Amortization of debt costs	785	857	3,351	3,419
Capitalized interest	(1,664)	(580)	(6,008)	(994)
Interest expense, net	<u>\$ 21,328</u>	<u>\$ 22,145</u>	<u>\$ 84,401</u>	<u>\$ 80,753</u>
EBITDA CALCULATION:				
Net income	\$ 41,974	\$ 41,239	\$ 188,886	\$ 159,207
Interest expense	22,033	22,518	86,661	82,129
Depreciation and amortization	36,804	40,387	144,572	156,501
Income tax expense	1,897	1,148	7,839	8,353
EBITDA	<u>102,708</u>	<u>105,292</u>	<u>427,958</u>	<u>406,190</u>
Expenses associated with debt refinancing transactions	602	-	602	1,016
Expenses associated with mergers and acquisitions	175	763	1,132	3,096
Contingent consideration for acquisition of businesses	-	6,085	-	6,085
Depreciation expense associated with STFRC lease	-	(4,147)	-	(16,453)
Interest expense associated with STFRC lease	-	(1,294)	-	(5,562)
Start-up expenses	-	-	9,480	-
Asset impairments	-	-	4,706	1,580
ADJUSTED EBITDA	<u>\$ 103,485</u>	<u>\$ 106,699</u>	<u>\$ 443,878</u>	<u>\$ 395,952</u>

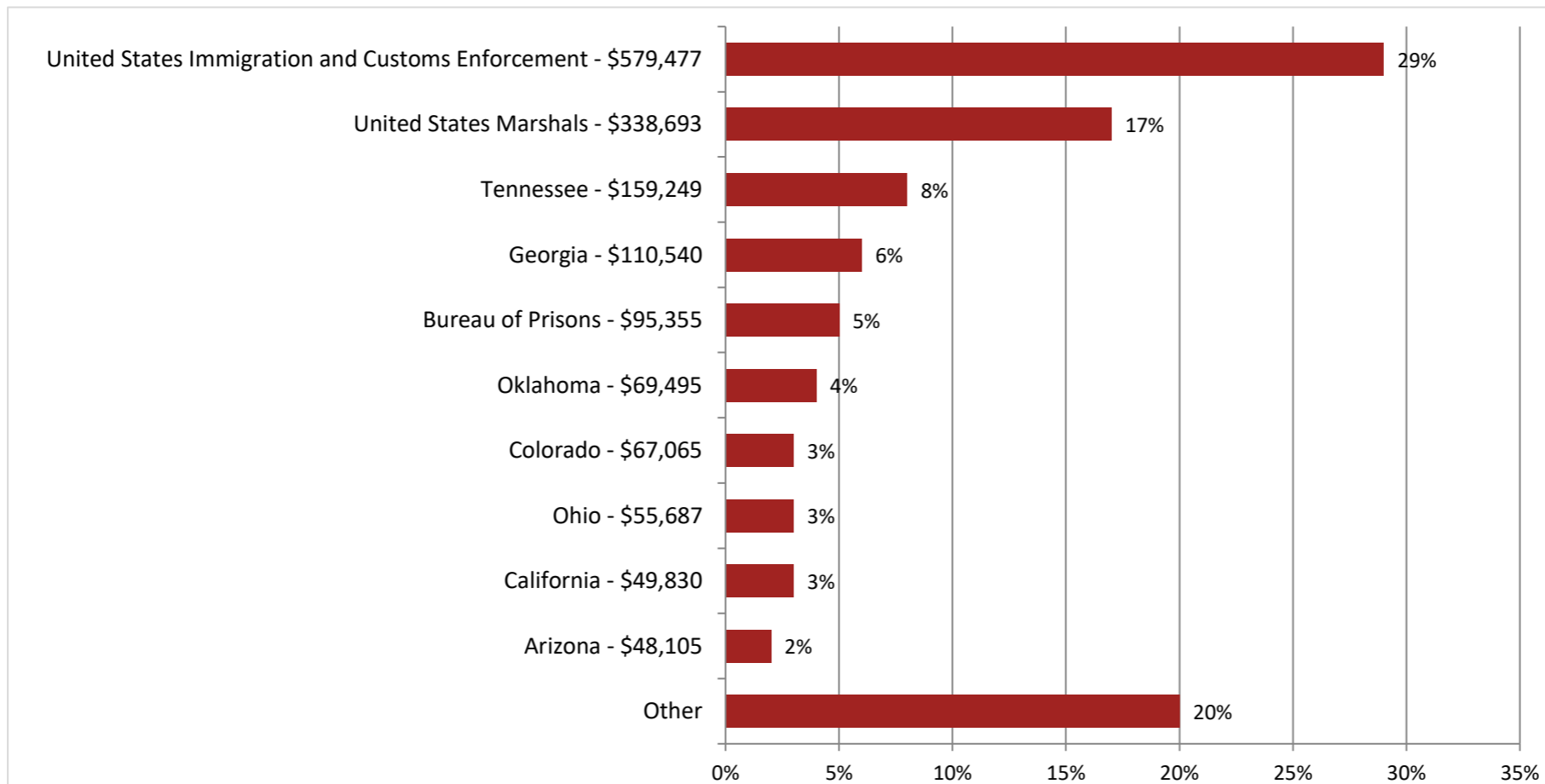
*Calculated as a simple average (beginning of period plus end of period divided by 2)

**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						
	2015	2016	2017	2018	2019	TOTAL
OWNED AND CONTROLLED:						
# of Contracts up for Renewal	29	42	42	40	43	196
# of Contracts Retained	26	39	40	39	40	184
Retention Rate	89.7%	92.9%	95.2%	97.5%	93.0%	93.9%
MANAGED ONLY:						
# of Contracts up for Renewal	10	4	8	3	3	28
# of Contracts Retained	10	4	4	3	3	24
Retention Rate	100.0%	100.0%	50.0%	100.0%	100.0%	85.7%
TOTAL RETENTION RATE	92.3%	93.5%	88.0%	97.7%	93.5%	92.9%

TOP TEN PARTNERS
Percentage of Revenue for the Twelve Months Ended December 31, 2019
(Revenue Percentages and Amounts are Inclusive of all Contracts with Respective Partners)



FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/19
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	103.22%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	82.34%
La Palma Correctional Center Eloy, Arizona	2008	ICE	3,060	Multi	Detention	Indefinite	-	59.11%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	97.40%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Jun-20	(1) 1 year	77.48%
Leo Chesney Correctional Center Live Oak, California	1989	-	240	-	-	-	-	0.00%
Otay Mesa Detention Center San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-24	(2) 5 year	78.08%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-20	-	96.55%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-20	-	99.07%
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-20	(14) 1 year	112.99%
Jenkins Correctional Center (F) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-20	(15) 1 year	100.93%
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	-	92.68%
Wheeler Correctional Facility (F) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-20	(14) 1 year	113.12%
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-21	(1) 5 year	82.44%



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 12/31/19
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-20	(1) 1 year	103.95%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Prairie Correctional Facility Appleton, Minnesota	1991	-	1,600	Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	Aug-24	Indefinite	51.50%
Tallahatchie County Correctional Facility (G) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-20	Indefinite	53.96%
Crossroads Correctional Center (H) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-21	(1) 2 year	104.62%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Sep-20	(2) 5 year	88.32%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	Aug-20	(1) 1 year	95.00%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	74.91%
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-20	-	115.21%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	May-24	Indefinite	82.77%
Lake Erie Correctional Institution (I) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	97.96%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	State of Ohio	2,016	Medium	Correctional	Jun-32	Indefinite	92.51%
Cimarron Correctional Facility (J) Cushing, Oklahoma	1997, 2008	State of Oklahoma	1,692	Multi	Correctional	Jun-20	-	94.52%
Davis Correctional Facility (J) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Multi	Correctional	Jun-20	-	98.21%
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	-	98.51%



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 12/31/19
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-21	(4) 2 year	86.03%
Whiteville Correctional Facility (K) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-21	-	97.74%
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	70.07%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Mar-20	-	77.54%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jul-23	Indefinite	110.18%
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	Mar-20	(2) 2 month	95.32%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-23	-	63.33%
Safety- Managed Only:								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-20	Indefinite	91.79%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Jun-20	Indefinite	99.16%
Marion County Jail Indianapolis, Indiana	1997, 2005	Marion County, IN	1,030	Multi	Detention	Dec-27	-	119.71%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-24	-	97.29%
Metro-Davidson County Detention Facility Nashville, Tennessee	1992, 1995, 2011	Davidson County, TN	1,348	Multi	Detention	Jul-20	-	68.61%
Silverdale Facilities Chattanooga, Tennessee	1985, 1997, 1998, 2005, 2008	Hamilton County, TN	1,046	Multi	Detention	Sep-21	(4) 4 year	93.23%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-20	-	96.27%
Total design capacity for CoreCivic Safety Facilities (50 Facilities)			<u>72,689</u>					<u>79.8%</u>



FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 12/31/19
CoreCivic Community Facilities:								
Oracle Transitional Center Tucson, Arizona	2017	-	92	-	Community Corrections	-	-	0.00%
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Community Corrections	Jun-24	-	96.84%
CAI Ocean View San Diego, California	2013	BOP	483	-	Community Corrections	May-20	(1) 1 year	101.13%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Community Corrections	Jun-20	-	98.27%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Community Corrections	Jun-20	-	86.84%
Boulder Community Treatment Center (L) Boulder, Colorado	2016	Boulder County	69	-	Community Corrections	Jan-20	-	89.92%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Community Corrections	Jun-20	-	98.21%
Columbine Facility Denver, Colorado	2016	Denver County	60	-	Community Corrections	Jun-20	-	94.95%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Community Corrections	Jun-20	-	96.74%
Dahlia Facility Denver, Colorado	2016	Denver County	120	-	Community Corrections	Jun-20	-	92.81%
Fox Facility and Training Center Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-20	-	88.60%
Henderson Transitional Center Henderson, Colorado	2017	Adams County	184	-	Community Corrections	Jun-20	-	96.85%



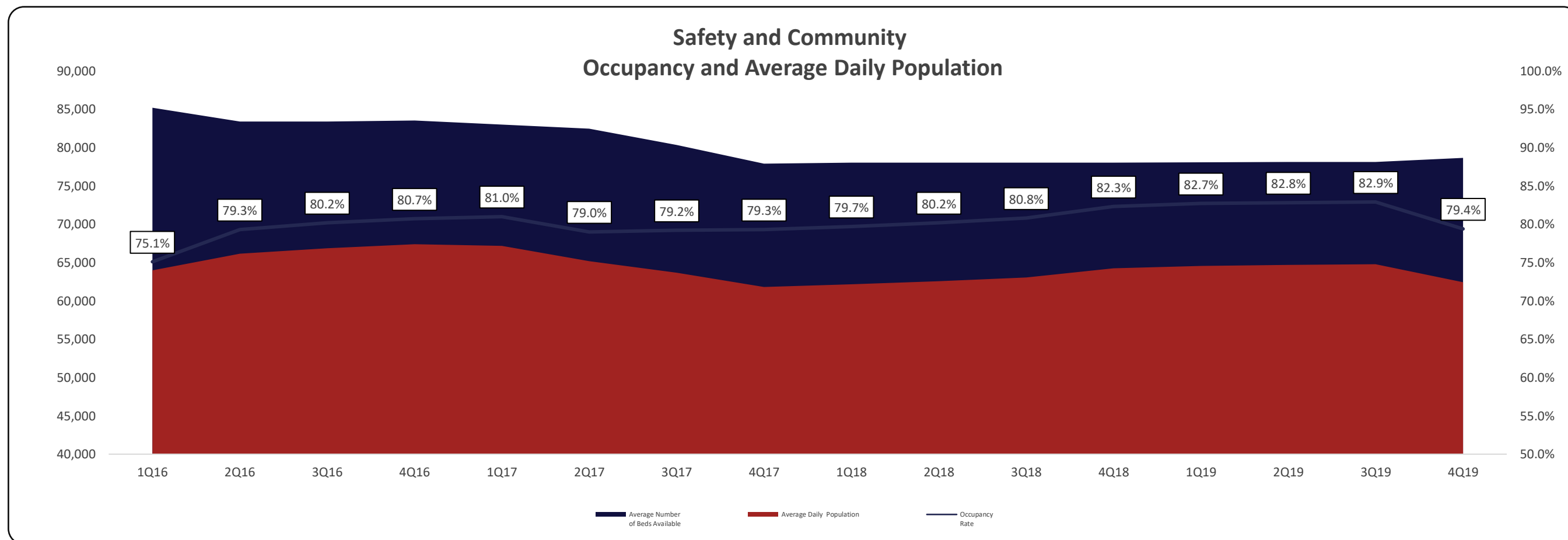
FACILITY PORTFOLIO

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 12/31/19
Longmont Community Treatment Center Longmont, Colorado	2016	Boulder County	69	-	Community Corrections	Jun-20	-	95.72%
Ulster Facility Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-20	-	91.86%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Community Corrections	Sep-20	-	97.79%
Carver Transitional Center Oklahoma City, Oklahoma	2015	State of Oklahoma	494	-	Community Corrections	Jun-20	(2) 1 year	31.53%
Oklahoma City Transitional Center Oklahoma City, Oklahoma	2017	State of Oklahoma	200	-	Community Corrections	Jun-20	(2) 1 year	78.41%
Tulsa Transitional Center Tulsa, Oklahoma	2015	State of Oklahoma	390	-	Community Corrections	Jun-20	(2) 1 year	62.10%
Turley Residential Center Tulsa, Oklahoma	2015	-	289	-	Community Corrections	-	-	0.00%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Community Corrections	Aug-20	(4) 1 year	52.79%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Community Corrections	Aug-20	-	83.51%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Community Corrections	Aug-21	(3) 2 year	80.40%
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Community Corrections	Aug-20	-	89.38%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Community Corrections	Aug-20	-	78.38%



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 12/31/19
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Community Corrections	Aug-20	-	77.27%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Community Corrections	Aug-20	-	80.61%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Community Corrections	Feb-20	(2) 1 year	127.78%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Community Corrections	Feb-20	(2) 1 year	79.02%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Community Corrections	Jun-20	(2) 1 year	92.63%
Total design capacity for CoreCivic Community (29 Facilities)			5,394					74.3%
Total Design Capacity for all Facilities as of December 31, 2019			78,083					79.4%
Less Idle Facilities (9 Facilities)			(7,647)					0.0%
Total Facilities, Excluding Idle Facilities			70,436					88.0%



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 12/31/19
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-25	NA	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-20	(3) 1 year	100.00%
SSA-Milledgeville Milledgeville, Georgia	2017	GSA - Social Security Administration	-	9,000	Government-Leased	Jan-30	NA	100.00%
Southeast Correctional Complex (M) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Government-Leased	mid-2030	(5) 2 year	-
SSA-Baltimore Baltimore, Maryland	2018	GSA - Social Security Administration	-	541,000	Government-Leased	Jan-34	NA	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 12/31/19
MDHHS-Detroit Detroit, Michigan	2019	Michigan Department of Technology, Management and Budget	-	37,000	Government- Leased	Jun-28	(1) 6 year	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%
NARA-Dayton Dayton, Ohio	2018	GSA - National Archives & Records Administration	-	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	-	150	18,000	Community Corrections	-	-	0.00%
Roth Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	-	136	18,000	Community Corrections	-	-	0.00%
Walker Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	-	144	18,000	Community Corrections	-	-	0.00%
DHS-Chattanooga Chattanooga, Tennessee	2018	GSA - Department of Homeland Security	-	5,000	Government- Leased	Apr-20	NA	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 12/31/19
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-22	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 (28 Properties)			<u>6,488</u>	<u>2,422,000</u>				<u>97.4%</u>

Expansion and Development Projects:

Facility Name	Completed	Primary Customer	Design Capacity (B)	Project Description	Estimated Total Investment (in millions)	Spent through 12/31/19 (in millions)	Segment
Lansing Correctional Facility Lansing, Kansas	First quarter 2020	State of Kansas	2,432	New Correctional Facility	\$155.0	\$137.7	CoreCivic Properties



- (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, 2019. If, for example, a 1,000-bed facility cared for 900 adult offenders with sentences in excess of one year and 100 pre-trial detainees, the primary functional category to which it would be assigned would be that of correctional facilities and not detention facilities. It should be understood that the primary functional category to which multi-user facilities are assigned may change from time to time.
- (D) Remaining renewal options represents the number of renewal options, if applicable, and the remaining term of each option renewal.
- (E) Pursuant to the terms of a contract awarded by the state of Arizona in September 2012, the state of Arizona has an option to purchase the Red Rock facility at any time during the term of the contract, including extension options, based on an amortization schedule starting with the fair market value and decreasing evenly to zero over the twenty year term.
- (F) The facility is subject to a purchase option held by the Georgia Department of Corrections, or GDOC, which grants the GDOC the right to purchase the facility for the lesser of the facility's depreciated book value, as defined, or fair market value at any time during the term of the contract between us and the GDOC.
- (G) The facility is subject to a purchase option held by the Tallahatchie County Correctional Authority which grants Tallahatchie County Correctional Authority the right to purchase the facility at any time during the contract at a price generally equal to the cost of the premises less an allowance for amortization originally over a 20 year period. The amortization period was extended through 2050 in connection with an expansion completed during the fourth quarter of 2007.
- (H) The state of Montana has an option to purchase the facility generally at any time during the term of the contract with us at fair market value less the sum of a pre-determined portion of per-diem payments made to us by the state of Montana.
- (I) The state of Ohio has the irrevocable right to repurchase the facility before we may resell the facility to a third party, or if we become insolvent or are unable to meet our obligations under the management contract with the state of Ohio, at a price generally equal to the fair market value, as defined in the Real Estate Purchase Agreement.
- (J) The facility is subject to a purchase option held by the Oklahoma Department of Corrections, or ODC, which grants the ODC the right to purchase the facility at its fair market value at any time.
- (K) The state of Tennessee has the option to purchase the facility in the event of our bankruptcy, or upon an operational or financial breach, as defined, at a price equal to the book value, as defined.
- (L) The contract at this facility expired on January 7, 2020, and was not renewed. The facility was leased from a third-party and the lease also terminated in January 2020.
- (M) The Commonwealth of Kentucky has an option to purchase the facility at any time during the term of the lease with us at a price equal to the fair market value of the property.

