CoreCivic

Supplemental Financial Information
For the Quarter Ended June 30, 2026



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 June 30, 2026

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

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

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
Diluted EPS	$ 0.37	$ 0.35	$ 0.76	$ 0.58
Adjusted Diluted EPS	$ 0.38	$ 0.36	$ 0.78	$ 0.59
Normalized FFO Per Share	$ 0.64	$ 0.59	$ 1.29	$ 1.04
AFFO Per Share	$ 0.60	$ 0.61	$ 1.30	$ 1.09
TTM Debt Leverage	2.9x	2.3x	2.9x	2.3x
Fixed Charge Coverage Ratio	4.2x	5.7x	4.5x	5.1x

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

	Full Year 2026 Low-End	Full Year 2026 High-End		Full Year 2026 Low-End	Full Year 2026 High-End
Net Income	**$ 1,496,535**	**$ 1,515,773**	**Diluted EPS**	**$ 15.00**	**$ 15.20**
Expenses associated with mergers and acquisitions	3,124	3,174			
Gain on sale of real estate assets, net	(1,785,000)	(1,800,000)			
Income tax expense for special items	446,841	450,553			
Adjusted Net Income	**$ 161,500**	**$ 169,500**	**Adjusted diluted EPS**	**$ 1.62**	**$ 1.70**
Net income	$ 1,496,535	$ 1,515,773			
Depreciation and amortization of real estate assets	99,000	100,000			
Gain on sale of real estate assets, net	(1,785,000)	(1,800,000)			
Income tax expense for special items	447,678	451,440			
Funds From Operations	**$ 258,213**	**$ 267,213**	**FFO per diluted share**	**$ 2.59**	**$ 2.68**
Expenses associated with mergers and acquisitions	3,124	3,174			
Income tax benefit for special items	(837)	(887)			
Normalized Funds From Operations	**$ 260,500**	**$ 269,500**	**Normalized FFO per diluted share**	**$ 2.61**	**$ 2.70**
Maintenance capital expenditures on real estate assets	(35,000)	(30,000)			
Stock-based compensation	27,000	27,000			
Other non-cash revenue and expenses and non-cash interest	5,000	5,000			
Adjusted Funds From Operations	**$ 257,500**	**$ 271,500**	**AFFO per diluted share**	**$ 2.58**	**$ 2.72**
Net income	$ 1,496,535	$ 1,515,773			
Interest expense	80,000	79,000			
Depreciation and amortization	142,500	141,500			
Income tax expense	503,317	506,079			
EBITDA	**$ 2,222,352**	**$ 2,242,352**			
Expenses associated with mergers and acquisitions	3,124	3,174			
Gain on sale of real estate assets, net	(1,785,000)	(1,800,000)			
Adjusted EBITDA	**$ 440,476**	**$ 445,526**			
Capital Expenditures					
Maintenance on real estate assets	$ 30,000	$ 35,000			
Information technology and other assets	35,000	40,000			
Other capital investments	15,000	15,000			
Facility activations and transportation vehicles	35,000	40,000			
Total capital expenditures	**$ 115,000**	**$ 130,000**			

CONSOLIDATED BALANCE SHEETS

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

	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
ASSETS					
Cash and cash equivalents	$ 108,934	$ 209,686	$ 97,929	$ 56,551	$ 130,524
Restricted cash	13,869	14,641	14,517	15,224	12,427
Accounts receivable, net of credit loss reserve	463,089	479,800	446,224	351,396	300,439
Prepaid expenses and other current assets	78,475	36,857	49,904	43,249	40,255
Assets held for sale	2,513	2,513	2,513	5,173	3,766
Total current assets	666,880	743,497	611,087	471,593	487,411
Real estate and related assets:					
Property and equipment, net	2,148,959	2,122,430	2,132,206	2,119,367	2,060,739
Other real estate assets	177,295	180,148	182,479	184,845	186,588
Goodwill	59,115	8,551	8,551	8,551	4,844
Other assets	403,390	313,369	322,420	325,775	332,075
Total assets	**$ 3,455,639**	**$ 3,367,995**	**$ 3,256,743**	**$ 3,110,131**	**$ 3,071,657**
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	$ 390,443	$ 288,362	$ 353,173	$ 319,598	$ 290,071
Current portion of long-term debt, net	115,250	16,611	15,701	14,792	13,884
Total current liabilities	505,693	304,973	368,874	334,390	303,955
Long-term debt, net	1,231,770	1,380,955	1,205,037	1,028,319	1,006,584
Deferred revenue	6,905	7,812	8,719	10,148	10,898
Non-current deferred tax liabilities	110,115	111,297	98,364	93,395	92,711
Other liabilities	162,679	167,348	170,500	173,407	179,977
Total liabilities	2,017,162	1,972,385	1,851,494	1,639,659	1,594,125
Commitments and contingencies					
Common stock - $0.01 par value	989	989	1,001	1,054	1,073
Additional paid-in capital	1,485,910	1,480,181	1,527,724	1,619,432	1,652,782
Accumulated deficit	(48,422)	(85,560)	(123,476)	(150,014)	(176,323)
Total stockholders' equity	1,438,477	1,395,610	1,405,249	1,470,472	1,477,532
Total liabilities and equity	**$ 3,455,639**	**$ 3,367,995**	**$ 3,256,743**	**$ 3,110,131**	**$ 3,071,657**

CONSOLIDATED STATEMENTS OF OPERATIONS

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

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2026	2025	2026	2025
REVENUE:	$ 684,917	$ 538,165	$ 1,299,646	$ 1,026,792
EXPENSES:				
Operating	535,983	398,342	1,003,702	773,079
General and administrative	44,126	43,882	87,802	79,898
Depreciation and amortization	35,814	31,108	69,149	61,626
	615,923	473,332	1,160,653	914,603
OTHER INCOME (EXPENSE):				
Interest expense, net	(22,279)	(12,539)	(39,960)	(27,770)
Other income (expense)	797	(35)	789	(70)
INCOME BEFORE INCOME TAXES	47,512	52,259	99,822	84,349
Income tax expense	(10,374)	(13,716)	(24,768)	(20,693)
NET INCOME	**$ 37,138**	**$ 38,543**	**$ 75,054**	**$ 63,656**
BASIC EARNINGS PER SHARE	**$ 0.38**	**$ 0.35**	**$ 0.76**	**$ 0.58**
DILUTED EARNINGS PER SHARE	**$ 0.37**	**$ 0.35**	**$ 0.76**	**$ 0.58**

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2026	2025	2026	2025
Basic:				
Net income	$ 37,138	$ 38,543	$ 75,054	$ 63,656
Diluted:				
Net income	$ 37,138	$ 38,543	$ 75,054	$ 63,656
Basic:				
Weighted average common shares outstanding-basic	98,891	108,627	98,806	109,056
Diluted:				
Weighted average common shares outstanding-basic	98,891	108,627	98,806	109,056
Effect of dilutive securities:				
Restricted stock-based awards	545	542	576	756
Weighted average shares and assumed conversions-diluted	99,436	109,169	99,382	109,812
Basic earnings per share	**$ 0.38**	**$ 0.35**	**$ 0.76**	**$ 0.58**
Diluted earnings per share	**$ 0.37**	**$ 0.35**	**$ 0.76**	**$ 0.58**

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
Net income	$ 37,138	$ 38,543	$ 75,054	$ 63,656
Special items:				
Expenses associated with mergers and acquisitions	724	1,538	3,148	1,538
Income tax benefit for special items	(182)	(427)	(861)	(427)
Adjusted net income	$ 37,680	$ 39,654	$ 77,341	$ 64,767
Weighted average common shares outstanding - basic	98,891	108,627	98,806	109,056
Effect of dilutive securities:				
Restricted stock-based awards	545	542	576	756
Weighted average shares and assumed conversions - diluted	99,436	109,169	99,382	109,812
Adjusted Earnings Per Basic Share	**$ 0.38**	**$ 0.37**	**$ 0.78**	**$ 0.59**
Adjusted Earnings Per Diluted Share	**$ 0.38**	**$ 0.36**	**$ 0.78**	**$ 0.59**

FUNDS FROM OPERATIONS

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

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2026	2025	2026	2025
FUNDS FROM OPERATIONS:				
Net income	$ 37,138	$ 38,543	$ 75,054	$ 63,656
Depreciation and amortization of real estate assets	25,785	24,920	51,179	49,518
Funds From Operations	**$ 62,923**	**$ 63,463**	**$ 126,233**	**$ 113,174**
Expenses associated with mergers and acquisitions	724	1,538	3,148	1,538
Income tax benefit for special items	(182)	(427)	(861)	(427)
Normalized Funds From Operations	**$ 63,465**	**$ 64,574**	**$ 128,520**	**$ 114,285**
Maintenance capital expenditures on real estate assets	(11,980)	(6,065)	(14,866)	(10,701)
Stock-based compensation	6,027	7,425	12,542	13,962
Amortization of debt costs	1,758	877	2,766	1,755
Other non-cash revenue and expenses	133	163	271	331
Adjusted Funds From Operations	**$ 59,403**	**$ 66,974**	**$ 129,233**	**$ 119,632**
FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.63**	**$ 0.58**	**$ 1.27**	**$ 1.03**
NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.64**	**$ 0.59**	**$ 1.29**	**$ 1.04**
ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.60**	**$ 0.61**	**$ 1.30**	**$ 1.09**

FFO and AFFO are widely accepted supplemental non-GAAP measures utilized to evaluate the performance of real estate companies following the standards established by the National Association of Real Estate Investment Trusts (NAREIT). The Company believes that FFO and AFFO are important operating measures that supplement discussion and analysis of the Company's results of operations and are used to review and assess operating performance of the Company and its properties and their management teams. NAREIT defines FFO as net income computed in accordance with generally accepted accounting principles, excluding gains (or losses) from sales of property and extraordinary items, plus depreciation and amortization of real estate and impairment of depreciable real estate and after adjustments for unconsolidated partnerships and joint ventures calculated to reflect FFO on the same basis. As a company with extensive real estate holdings, we believe FFO and FFO per share are important supplemental measures of our operating performance and believe they are frequently used by securities analysts, investors and other interested parties in the evaluation of REITs and other real estate operating companies many of which present FFO and FFO per share when reporting results. Because the historical cost accounting convention used for real estate assets requires depreciation (except on land), this accounting presentation assumes that the value of real estate assets diminishes at a level rate over time. Because of the unique structure, design and use of the Company's properties, management believes that assessing performance of the Company's properties without the impact of depreciation or amortization is useful. The Company may make adjustments to FFO from time to time for certain other income and expenses that it considers non-recurring, infrequent or unusual, even though such items may require cash settlement, because such items do not reflect a necessary or ordinary component of the ongoing operations of the Company. 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 real estate operating company'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.

EBITDA, ADJUSTED EBITDA, AND RECONCILIATION TO AFFO

(Unaudited and amounts in thousands)

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
EBITDA CALCULATION:				
Net income	$ 37,138	$ 38,543	$ 75,054	$ 63,656
Interest expense	25,394	18,428	47,436	36,809
Depreciation and amortization	35,814	31,108	69,149	61,626
Income tax expense	10,374	13,716	24,768	20,693
EBITDA	**108,720**	**101,795**	**216,407**	**182,784**
Expenses associated with mergers and acquisitions	724	1,538	3,148	1,538
ADJUSTED EBITDA	**$ 109,444**	**$ 103,333**	**$ 219,555**	**$ 184,322**
Adjusted EBITDA	$ 109,444	$ 103,333	$ 219,555	$ 184,322
EBITDA from unrestricted subsidiaries	(2,145)	(2,288)	(4,313)	(4,611)
RESTRICTED ADJUSTED EBITDA	**$ 107,299**	**$ 101,045**	**$ 215,242**	**$ 179,711**

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
EBITDA TO AFFO RECONCILIATION:				
Adjusted EBITDA	$ 109,444	$ 103,333	$ 219,555	$ 184,322
Maintenance capital expenditures on real estate assets	(11,980)	(6,065)	(14,866)	(10,701)
Depreciation and amortization of non-real estate assets	(10,029)	(6,188)	(17,970)	(12,108)
Interest expense	(25,394)	(18,428)	(47,436)	(36,809)
Income tax expense	(10,374)	(13,716)	(24,768)	(20,693)
Income tax benefit for special items	(182)	(427)	(861)	(427)
Stock-based compensation	6,027	7,425	12,542	13,962
Amortization of debt costs	1,758	877	2,766	1,755
Other non-cash revenue and expenses	133	163	271	331
Adjusted Funds From Operations	**$ 59,403**	**$ 66,974**	**$ 129,233**	**$ 119,632**

SELECTED FINANCIAL INFORMATION

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

	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
BALANCE SHEET:					
Property and equipment	$ 4,217,028	$ 4,163,917	$ 4,144,559	$ 4,101,523	$ 4,013,461
Accumulated depreciation and amortization	(2,068,069)	(2,041,487)	(2,012,353)	(1,982,156)	(1,952,722)
Property and equipment, net	$ 2,148,959	$ 2,122,430	$ 2,132,206	$ 2,119,367	$ 2,060,739
Assets held for sale	$ 2,513	$ 2,513	$ 2,513	$ 5,173	$ 3,766
Total assets	$ 3,455,639	$ 3,367,995	$ 3,256,743	$ 3,110,131	$ 3,071,657
Maintenance & technology capital expenditures for the quarter ended	$ 22,742	$ 7,517	$ 17,519	$ 13,149	$ 14,215
Growth capital expenditures for the quarter ended	$ 4,270	$ 3,633	$ 3,808	$ 3,586	$ 1,537
Facility activations and transportation vehicles expenditures for the quarter ended	$ 11,071	$ 9,540	$ 23,425	$ 20,931	$ 19,110
Total debt	$ 1,357,521	$ 1,406,452	$ 1,230,307	$ 1,053,364	$ 1,031,405
Equity book value	$ 1,438,477	$ 1,395,610	$ 1,405,249	$ 1,470,472	$ 1,477,532
LIQUIDITY:					
Cash and cash equivalents	$ 108,934	$ 209,686	$ 97,929	$ 56,551	$ 130,524
Availability under revolving credit facility	$ 273,259	$ 131,285	$ 311,404	$ 191,404	$ 216,404
CAPITALIZATION:					
Common shares outstanding	98,893	98,887	100,051	105,383	107,311
Common share price at end of period	$ 30.38	$ 18.91	$ 19.11	$ 20.35	$ 21.07
Market value of common equity at end of period	$ 3,004,369	$ 1,869,953	$ 1,911,975	$ 2,144,544	$ 2,261,043
Total equity market capitalization	$ 3,004,369	$ 1,869,953	$ 1,911,975	$ 2,144,544	$ 2,261,043
Total market capitalization (market value of equity plus debt)	$ 4,361,890	$ 3,276,405	$ 3,142,282	$ 3,197,908	$ 3,292,448
EBITDA	$ 108,720	$ 107,687	$ 90,303	$ 89,030	$ 101,795
ADJUSTED EBITDA	$ 109,444	$ 110,111	$ 92,454	$ 88,832	$ 103,333
NORMALIZED FUNDS FROM OPERATIONS	$ 63,465	$ 65,055	$ 54,036	$ 52,082	$ 64,574
Normalized funds from operations per diluted share	$ 0.64	$ 0.65	$ 0.52	$ 0.48	$ 0.59
ADJUSTED FUNDS FROM OPERATIONS	$ 59,403	$ 69,830	$ 49,939	$ 52,604	$ 66,974
Adjusted funds from operations per diluted share	$ 0.60	$ 0.70	$ 0.48	$ 0.49	$ 0.61

SEGMENT DATA

(Unaudited and dollars in thousands, except per man-day statistics)

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
NET OPERATING INCOME:				
Revenue				
Residential	$ 614,869	$ 523,319	$ 1,215,193	$ 998,732
Services	88,739	19,173	113,361	36,999
Properties	4,688	4,692	9,390	9,334
Eliminations	(23,380)	(9,019)	(38,299)	(18,366)
Other	1	-	1	93
Total revenue	684,917	538,165	1,299,646	1,026,792
Operating Expenses				
Residential	477,264	386,716	934,783	750,742
Services	79,704	18,484	102,483	35,401
Properties	2,375	2,143	4,694	5,266
Eliminations	(23,380)	(9,019)	(38,299)	(18,366)
Other	20	18	41	36
Total operating expenses	535,983	398,342	1,003,702	773,079
Net Operating Income				
Residential	137,605	136,603	280,410	247,990
Services	9,035	689	10,878	1,598
Properties	2,313	2,549	4,696	4,068
Other	(19)	(18)	(40)	57
Total net operating income	$ 148,934	$ 139,823	$ 295,944	$ 253,713

SEGMENT DATA

(Unaudited and dollars in thousands, except per man-day statistics)

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
RESIDENTIAL FACILITIES:				
Number of days per period	91	91	181	181
Revenue	$ 614,869	$ 523,319	$ 1,215,193	$ 998,732
Operating expenses:				
Fixed expense	350,179	282,160	684,135	548,891
Variable expense	127,085	104,556	250,648	201,851
Total	477,264	386,716	934,783	750,742
Net operating income	$ 137,605	$ 136,603	$ 280,410	$ 247,990
Average available beds	71,884	70,330	71,884	68,563
Average compensated occupancy	78.4%	76.8%	79.0%	76.9%
Total compensated man-days	5,129,037	4,916,373	10,280,923	9,544,967
Revenue per compensated man-day	$ 119.88	$ 106.44	$ 118.20	$ 104.63
Operating expenses per compensated man-day:				
Fixed	68.27	57.39	66.54	57.51
Variable	24.78	21.27	24.38	21.15
Total	93.05	78.66	90.92	78.66
Operating income per compensated man-day	$ 26.83	$ 27.78	$ 27.28	$ 25.97
Operating margin	22.4%	26.1%	23.1%	24.8%

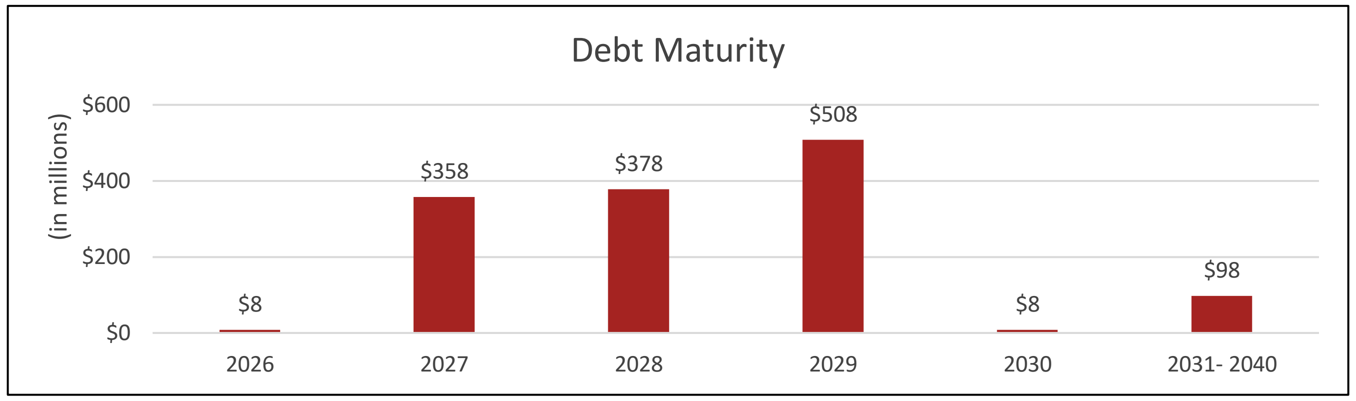
ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

	Outstanding Balance 12/31/2025	Outstanding Balance 6/30/2026	Stated Interest Rate	Effective Interest Rate [1]	Maturity Date	Callable/ Redeemable
Fixed Rate:						
Senior Unsecured Notes Issued 2017	$ 238,468	$ 238,468	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. During 2024 and 2023, a total of $11.5 million of the notes were repurchased in privately negotiated transactions. On July 13, 2026, the Company delivered an irrevocable notice to the holders of the notes that it elected to redeem in full the notes that remain outstanding on August 12, 2026.
Senior Unsecured Notes Issued 2024	500,000	500,000	8.25%	8.61%	April 2029	Prior to April 15, 2026, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest. Thereafter the notes are redeemable at 104.125% of the aggregate principal amount beginning on April 15, 2026, 102.063% beginning on April 15, 2027, and 100% of the aggregate principal amount beginning on April 15, 2028, plus, in such case, accrued and unpaid interest.
Non-Recourse Mortgage Note - Kansas	134,339	131,241	4.43%	4.75%	January 2040	Redeemable in all or part at any time upon written notice of not less than 30 days and not more than 60 days prior to the date fixed for such prepayment, with a "make-whole" amount, together with interest accrued to, but not including, the redemption date.
Total Fixed Rate Debt	872,807	869,709				
Floating Rate:						
Revolving Credit Facility	245,000	280,000	7.08%	7.31% [2], [3]	October 2028	
Initial Term Loan	112,500	107,812	6.72%	7.01% [2]	October 2028	
Incremental Term Loan	-	100,000	6.98%	10.01% [2]	April 2027	The Company repaid the Incremental Term Loan in July 2026.
Total Floating Rate Debt	357,500	487,812				
Grand Total Debt	**$ 1,230,307**	**$ 1,357,521**	**6.94%**	**7.46%**	**3.3** [4]	

Debt Maturity Schedule at June 30, 2026:

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2026	7,915	0.58%	0.58%
2027	357,823	26.36%	26.94%
2028	377,995	27.84%	54.79%
2029	507,985	37.42%	92.21%
2030	8,073	0.59%	92.80%
Thereafter	97,730	7.20%	100.00%
	$ 1,357,521	100.00%	



[1] Includes amortization of debt issuance costs.

[2] On October 11, 2023, CoreCivic entered into a Fourth Amended and Restated Credit Agreement, or the Bank Credit Facility, in an aggregate principal amount of $400.0 million, consisting of a $125.0 million term loan ("Initial Term Loan") and a $275.0 revolving credit facility (Revolving Credit Facility"). On December 1, 2025, the Company amended its Bank Credit Facility to, among other things, increase the size of the accordion feature that provides for uncommitted incremental extensions of credit from $200.0 million to $300.0 million, and to exercise the full allotment by expanding the capacity under its Revolving Credit Facility from $275.0 million to $575.0 million. On April 10, 2026, CoreCivic further amended its Bank Credit Facility to, among other things, obtain a $100.0 million term loan ("Incremental Term Loan") from existing lenders under the Bank Credit Facility. The Incremental Term Loan bears interest at an applicable margin that is 0.25% in excess of the applicable margin in effect for the Initial Term Loan and Revolving Credit Facility. The Company also has $21.7 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to $273.3 million as of June 30, 2026. Based on our total leverage ratio, during the second quarter of 2026, loans under our Revolving Credit Facility and Initial Term Loan bore interest at the Secured Overnight Financing Rate, or SOFR, rate plus a margin of 3.0%.

[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.

SELECTED OPERATING RATIOS AND OTHER FINANCIAL DATA

(Unaudited and amounts in thousands)

	For the Three Months Ended June 30, 2026	For the Three Months Ended June 30, 2025	For the Six Months Ended June 30, 2026	For the Six Months Ended June 30, 2025
COVERAGE RATIOS:				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	4.7x	6.3x	5.0x	5.6x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	4.2x	5.7x	4.5x	5.1x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	0.9x	0.1x	0.9x	0.1x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	2.6x	1.9x	2.7x	2.1x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	5.9x	7.2x	5.6x	6.8x
DEBT/EQUITY RATIOS:				
Total debt (Total debt - cash)/Total market capitalization	28.6%	27.4%	28.6%	27.4%
Total debt(Total debt - cash)/Equity market capitalization	41.6%	39.8%	41.6%	39.8%
Total debt (Total debt - cash)/Book equity capitalization	86.8%	61.0%	86.8%	61.0%
Total debt (Total debt - cash)/Gross book value of real estate assets	27.2%	20.6%	27.2%	20.6%
RETURN ON INVESTMENT RATIOS:				
Annualized return on operating real estate investments				
(Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	9.6%	9.5%	9.7%	8.5%
Annualized return on total assets				
(Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	7.7%	8.0%	7.9%	7.2%
OVERHEAD RATIOS:				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	3.1%	3.3%	3.0%	3.1%
General & administrative expenses (excluding non-recurring costs)/Total revenues	6.3%	7.9%	6.5%	7.6%
INTEREST EXPENSE, NET:				
Interest income	$ (3,115)	$ (5,889)	$ (7,476)	$ (9,039)
Interest incurred	24,388	17,551	46,049	35,054
Amortization of debt costs	1,758	877	2,766	1,755
Capitalized interest	(752)	-	(1,379)	-
Interest expense, net	$ 22,279	$ 12,539	$ 39,960	$ 27,770
DEPRECIATION AND AMORTIZATION:				
Depreciation and amortization expense on real estate	$ 25,785	$ 24,920	$ 51,179	$ 49,518
Other depreciation expense	8,903	6,075	16,578	11,882
Amortization of intangibles	1,126	113	1,392	226
Depreciation and amortization	$ 35,814	$ 31,108	$ 69,149	$ 61,626

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

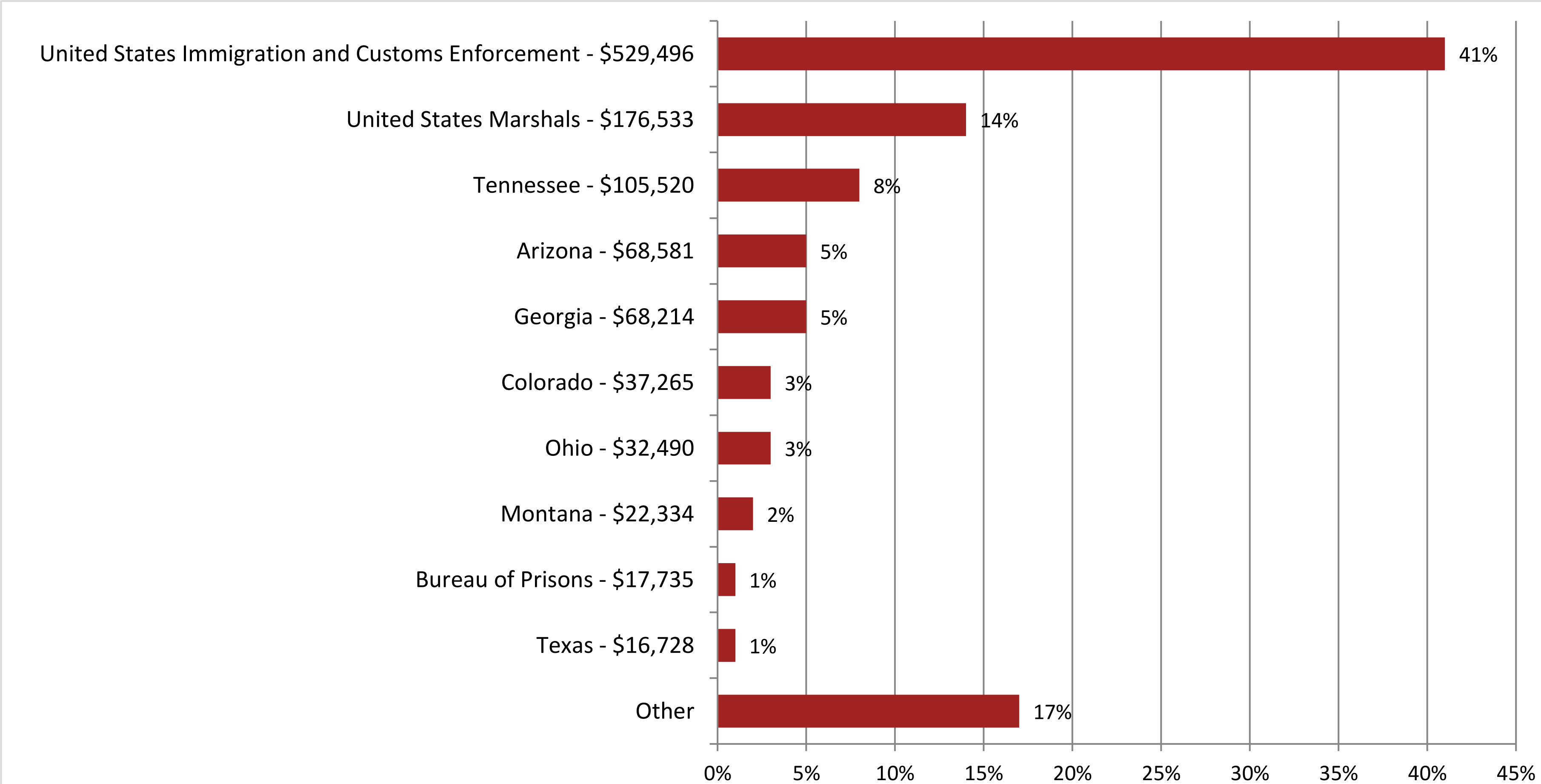
***Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC as it is an Unrestricted Subsidiary as defined under the Revolving Credit Facility.*

PARTNER INFORMATION
(Unaudited)

CONTRACT RETENTION

	2022	2023	2024	2025	2026	TOTAL
OWNED AND CONTROLLED:						
# of Contracts	21	34	37	41	17	150
# of Contracts Retained	20	34	36	40	15	145
Retention Rate	95.2%	100.0%	97.3%	97.6%	88.2%	96.7%

TOP TEN PARTNERS
Percentage of Revenue for the Six Months Ended June 30, 2026
(Revenue Percentages and Amounts are Inclusive of all Contracts with Respective Partners)



Our contract renewal rate excludes contracts that have reached a final termination date and the Company has unilaterally chosen to exit. Past contract renewal rates are not a guarantee of future results.

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 6/30/26
CoreCivic Residential - Correctional and Detention Facilities:								
Correctional and Detention - Owned and Managed:								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-28	-	99.95%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Jun-28	Indefinite	78.16%
La Palma Correctional Center Eloy, Arizona	2008	State of Arizona	3,060	Multi	Correctional	Apr-27	(1) 5 year	80.40%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	92.57%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Aug-26	-	74.57%
California City Detention Facility (F) California City, California	1999	ICE	2,560	Medium	Detention	Aug-27	-	65.92%
Otay Mesa Detention Center (F) San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-29	(1) 5 year	66.47%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-27	(19) 1 year	97.12%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-27	(19) 1 year	94.81%
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 (G) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-27	(7) 1 year	116.81%
Jenkins Correctional Center (G) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-27	(8) 1 year	102.31%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	112.38%
Wheeler Correctional Facility (G) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-27	(7) 1 year	119.34%
Midwest Regional Reception Center (H) Leavenworth, Kansas	1992, 2000, 2004, 2008	ICE	1,033	Multi	Detention	Sep-27	-	22.22%
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-27	(2) 2 year	102.97%

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 6/30/26
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Prairie Correctional Facility (H) Appleton, Minnesota	1991	ICE	1,600	Medium	Detention	Aug-31	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	May-29	Indefinite	60.98%
Tallahatchie County Correctional Facility (I) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-28	Indefinite	55.25%
Crossroads Correctional Center (J) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-27	(1) 2 year	115.73%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Oct-30	-	74.85%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	May-31	-	93.77%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	66.66%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	Apr-27	(1) 1 year	68.43%
Lake Erie Correctional Institution (K) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	98.26%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	USMS	2,016	Medium	Correctional	May-27	Indefinite	78.39%
Cimarron Correctional Facility Cushing, Oklahoma	1997, 2008	USMS	1,600	Multi	Detention	Sep-27	Indefinite	74.32%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	ICE	2,160	Multi	Detention	Sep-29	Indefinite	52.89%
Trousdale Turner Correctional Center Hartsville, Tennessee	2015	State of Tennessee	2,552	Multi	Correctional	Jun-31	-	79.16%
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	ICE	600	Multi	Detention	Aug-30	Indefinite	72.15%
Whiteville Correctional Facility (L) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-31	-	98.00%
Dilley Immigration Processing Center Dilley, Texas	2014	ICE	2,400	-	Residential	Mar-30	Indefinite	100.00%

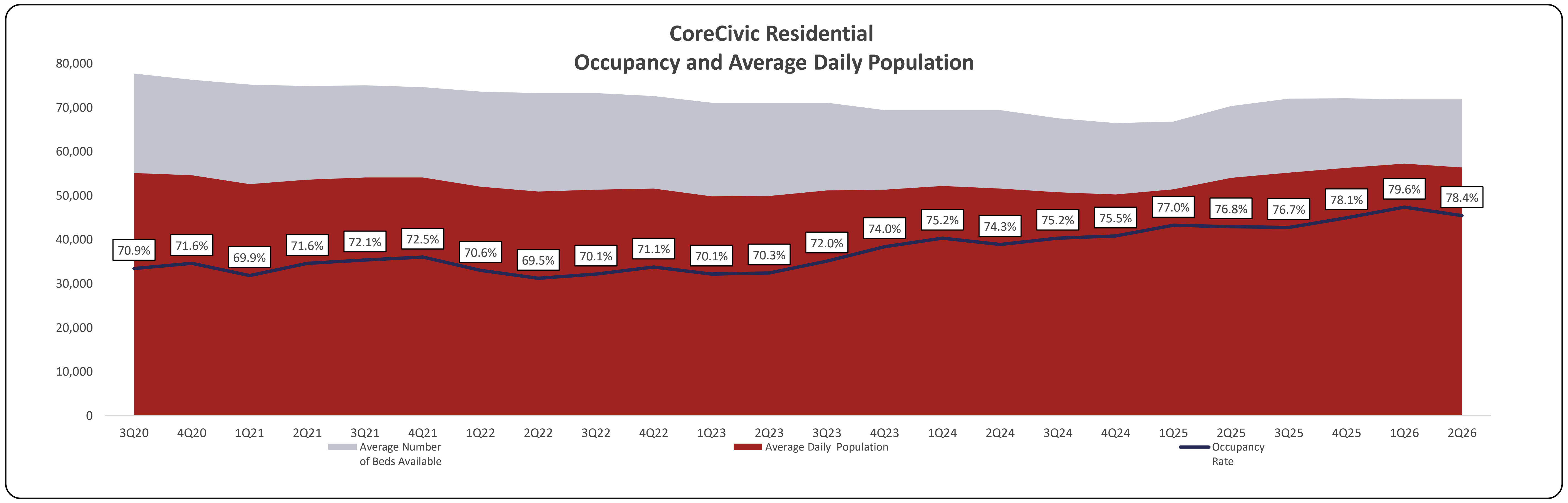
FACILITY PORTFOLIO

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 6/30/26
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	69.51%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Aug-26	(3) 1 year	80.49%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Aug-26	Indefinite	89.59%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-27	(2) 1 year	90.65%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-29	Indefinite	68.99%
Farmville Detention Center Farmville, Virginia	2025	ICE	736	Multi	Detention	Mar-29	Indefinite	84.80%
Correctional and Detention- Managed Only:								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-30	(2) 5 year	78.39%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Sep-26	Indefinite	96.92%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-29	-	98.16%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-28	(1) 2 year	99.43%
Total design capacity for CoreCivic Residential - Correctional and Detention Facilities (44 Facilities)			67,785					

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 6/30/26
CoreCivic Residential - Reentry Facilities:								
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Residential Reentry	Jun-33	-	97.44%
CAI Ocean View San Diego, California	2013	BOP	483	-	Residential Reentry	Aug-26	-	74.73%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Residential Reentry	Jun-26	Indefinite	79.71%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Residential Reentry	Jun-26	-	63.35%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Residential Reentry	Jun-26	-	71.84%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Residential Reentry	Jun-26	Indefinite	89.75%
Longmont Community Treatment Center (M) Longmont, Colorado	2016	Boulder County	69	-	Residential Reentry	-	-	0.00%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Residential Reentry	Sep-26	(1) 1 year	119.47%
Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma	2015	BOP	494	-	Residential Reentry	Jul-26	-	25.46%
Turley Residential Center Tulsa, Oklahoma	2015	BOP	289	-	Residential Reentry	Jul-26	-	31.75%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Residential Reentry	Feb-27	(3) 1 year	115.36%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Residential Reentry	Aug-27	(1) 1 year	87.34%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Residential Reentry	Aug-26	-	85.26%

FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 6/30/26
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Residential Reentry	Aug-26	(2) 1 year	89.39%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Residential Reentry	Aug-27	(1) 1 year	73.22%
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Residential Reentry	Aug-26	(2) 1 year	85.07%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Residential Reentry	Aug-26	(2) 1 year	77.19%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Residential Reentry	Aug-26	(1) 1 year	0.00%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Residential Reentry	Aug-26	(1) 1 year	153.22%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Residential Reentry	Jun-28	(2) 2 year	65.65%
Total design capacity for CoreCivic Residential - Reentry Facilities (20 Facilities)			4,099					
Total Design Capacity for all CoreCivic Residential Facilities as of June 30, 2026 (64 facilities)			71,884					78.4%
Less Idle Facilities (5 Facilities)			(4,735)					0.0%
Total Residential Facilities, Excluding Idle Facilities			67,149					83.9%



Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration	Remaining Renewal Options (D)
CoreCivic Properties:							
Lansing Correctional Facility Lansing, Kansas	2020	State of Kansas	2,432	401,000	Correctional	Jan-40	NA
Southeast Correctional Complex (N) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Correctional	Jun-30	(5) 2 year
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	188,000	Correctional	Oct-27	(5) 3 year
Allen Gamble Correctional Center Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	289,000	Correctional	Jun-31	Indefinite
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	-	2,400	466,000	Correctional	-	-
Total Design Capacity and Square Footage of Leased Properties (5 Properties)			7,754	1,471,000			

(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.

(C) We manage numerous facilities that have more than a single function (i.e., housing both long-term sentenced adult prisoners and pre-trial detainees). The primary functional categories into which facility types are identified were determined by the relative size of offender populations in a particular facility on June 30, 2026. 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. Our government partners can generally terminate our management contracts for non-appropriation of funds or for convenience.

(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) On July 2, 2026, we completed the sale of this facility to the United States of America and its assigns, by and through the Department of Homeland Security. We expect to continue to manage the facility under the existing management contract with ICE, although the terms of the management contract may be modified to reflect the change in ownership. However, we can provide no assurance that we will continue to manage this facility in the future, or that the terms of the existing management agreement will remain the same.

(G) The facility is subject to a purchase option held by the Georgia Department of Corrections, or GDOC, which grants the GDOC the right to purchase the facility for the lesser of the facility's depreciated book value, as defined, or fair market value at any time during the term of the contract between us and the GDOC.

(H) On August 4, 2026, we completed the sale of this facility to the United States of America and its assigns, by and through the Department of Homeland Security. We expect to continue to manage the facility under the existing management contract with ICE, although the terms of the management contract may be modified to reflect the change in ownership. However, we can provide no assurance that we will continue to manage this facility in the future, or that the terms of the existing management agreement will remain the same.

(I) The facility is subject to a purchase option held by the Tallahatchie County Correctional Authority which grants Tallahatchie County Correctional Authority the right to purchase the facility at any time during the contract at a price generally equal to the cost of the premises less an allowance for amortization originally over a 20 year period. The amortization period was extended through 2050 in connection with an expansion completed during the fourth quarter of 2007.

(J) The state of Montana has an option to purchase the facility generally at any time during the term of the contract with us at fair market value, as defined.

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

(L) 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.

(M) This facility was classified as held for sale as of June 30, 2026.

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

	Analyst	Phone Number	Email Address	Report Link
Equity Research Coverage:				
Benchmark a StoneX company	Bill Sutherland	(215) 380-0276	Bill.Sutherland@StoneX.com	
Jones Research	Jason Weaver	(646) 454-2710	jweaver@jonestrading.com	
Noble Financial	Joe Gomes	(561) 999-2262	jgomes@noblecapitalmarkets.com	https://www.channelchek.com/company/CXW
Northland Capital Markets	Greg Gibas	(612) 460-4809	GGibas@northlandcapitalmarkets.com	
Zacks Investment Research, Inc.	M. Marin	(312) 265-9211	mmarin@zacks.com	https://scr.zacks.com
Debt Research Coverage:				
Imperial Capital	Kirk Ludtke	(203) 428-3311	kludtke@imperialcapital.com	
Industry Research Coverage:				
Compass Point Research & Trading, LLC	Ed Groshans	(202) 548-8351	EGroshans@compasspointllc.com	

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