



Transaction Overview Presentation
July 2026



Sale Of Detention Facilities To The U.S. Federal Government



CoreCivic Has Completed the Sale of Two ICE Detention Centers in California for \$1.5B of Total Proceeds

Transaction Details

- On July 2, 2026, CoreCivic completed the sale of its 2,560-bed California City Detention Facility and its 1,994-bed Otay Mesa Detention Center to the United States of America in an all-cash transaction
- Both facilities are leased to U.S. Immigration And Customs Enforcement (ICE)
- CoreCivic will receive aggregate gross cash proceeds of \$1.5B for the two assets, resulting in net cash proceeds of \$1.1B after estimated income taxes and commissions
- Transaction price implies a price per bed of ~\$323K
- DHS conducted a comprehensive appraisal process and ascribed value using a replacement cost methodology to determine the appropriate transaction price for these mission-critical facilities

Management Contracts

- CoreCivic expects to continue to manage the facilities under the existing management contracts with ICE, although the terms may be modified in the short-term to reflect the change in ownership

Use of Proceeds

- CoreCivic intends to use the proceeds for the following purposes
 1. Repay a portion of its outstanding debt
 2. General corporate purposes, including return of capital alternatives
 3. Evaluate potential growth opportunities, including potential acquisitions

Transaction Strategic Rationale



✓ Attractive Disposition Pricing

- Fair value supported by a highly structured sale process and appraisal
- Purchase price reflects the unique value of the assets

✓ Strategic To ICE's Mission

- Tenant-driven transaction due to U.S. Government's intent to own mission critical facilities
- Furthers ICE's organizational objectives

✓ Captures Intrinsic Real Estate Value

- Converts embedded real estate value into realized proceeds

✓ Reduced Political Exposure

- Reduces exposure to longer term policy, utilization, execution and term risk

✓ Provides Flexibility And Corporate Alignment

- Supports the broader objective of diversifying and strengthening the business



Potential Use Of Proceeds From Transaction



Debt Reduction

- The Company intends to repay a portion of its outstanding debt, including repayment of:
 - All, or a portion of the outstanding indebtedness under the Bank Credit Facility, which currently has an outstanding balance of:
 - \$270M on the Revolving Credit Facility
 - \$108M on the Initial Term Loan
 - \$100M on the Incremental Term Loan
 - Remaining outstanding balance of \$238M of Company's 4.75% senior notes due Oct. 2027

Take Advantage Of Growth Opportunities

- The Company expects to maintain financial flexibility to take advantage of growth opportunities
- These opportunities may include potential acquisitions within the existing business lines and/or opportunities that (i) provide complementary services to the Company's core business lines, (ii) expand the Company's services and (iii) diversify the Company's cash flows
 - Similar to the acquisition of Clinical Solutions Pharmacy completed in April 2026
- Important to continue to strengthen the business and expand scale

Return Of Capital

- Form of capital would seek to optimize value creation potential
- As prudent custodians of capital, remaining cash proceeds could be returned to shareholders, potentially on an accelerated basis
- Expansion of the share repurchase program is being considered and is under evaluation

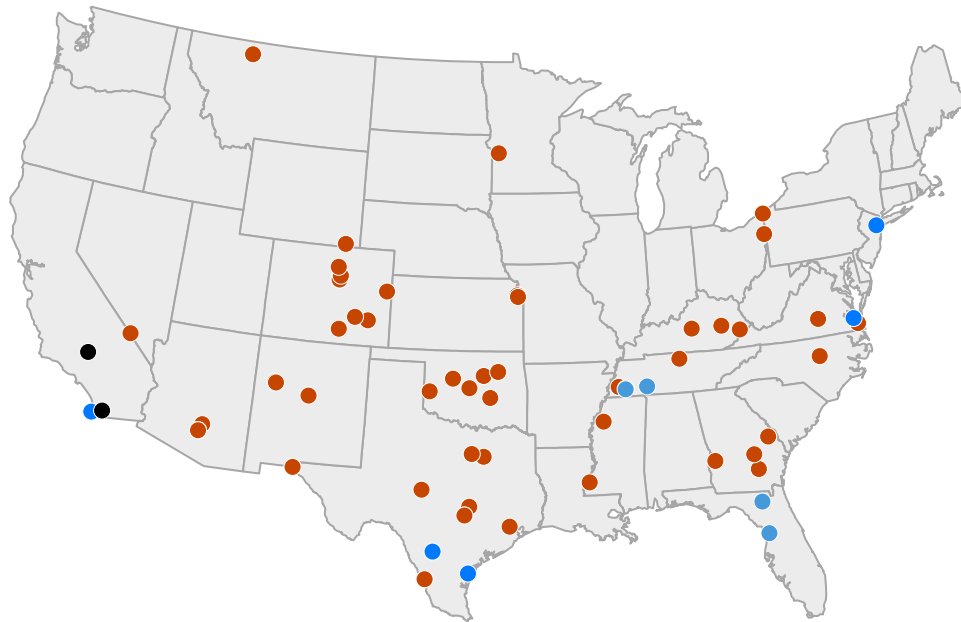


Overview Of CoreCivic's Real Estate Portfolio Post-Transaction



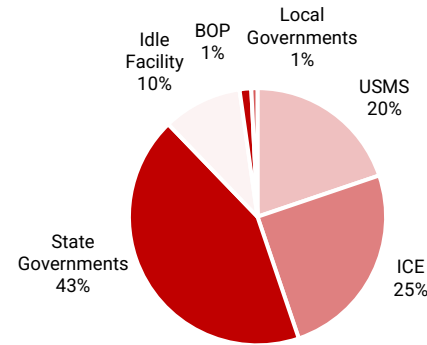
The Transaction Does not Significantly Change the Profile of CoreCivic's Asset Base; However, it Does De-risk the Company's Exposure to California and ICE

CoreCivic's Real Estate Portfolio

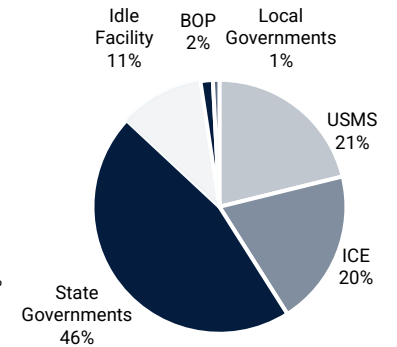


- Owned
- Leased
- Managed Only
- ICE Detention Facilities Sold

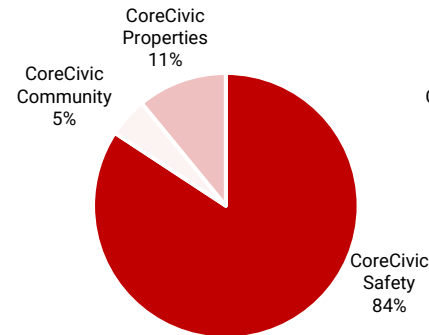
Owned Beds By Agency Pre-Transaction



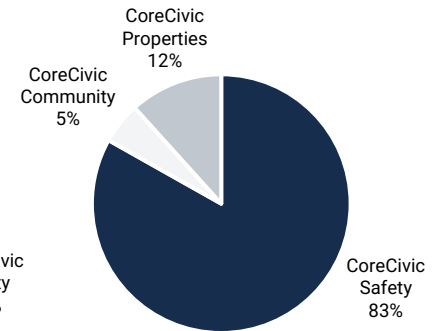
Owned Beds By Agency Post-Transaction



Owned Beds By Business Segment Pre-Transaction



Owned Beds By Business Segment Post-Transaction



Note: Post-Transaction, the Company will own a real estate portfolio of 41 correctional and detention facilities, comprising 62,940 beds.

Pro Forma Balance Sheet



The Transaction Enables the Company to 1) Reduce Indebtedness, 2) Return Capital to Shareholders, 3) Provide Financial Flexibility to Grow and Diversify the Business and 4) Execute its Long-Term Business Plan

Pro Forma Capitalization

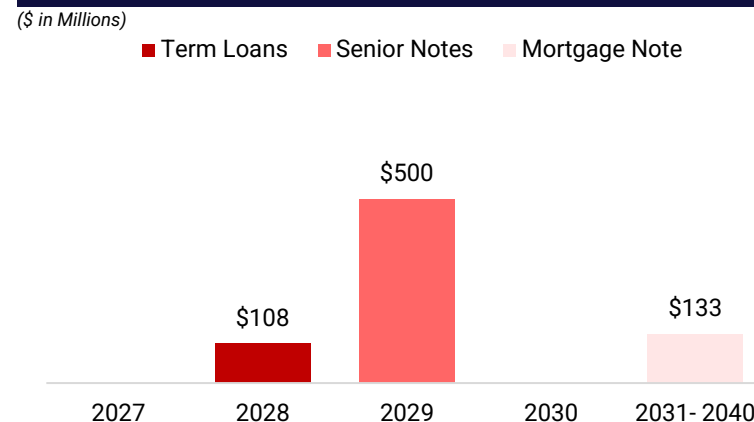
(\$ in Millions)	As of March 31, 2026	Subsequent Financing Events ⁽²⁾	Transaction Adj.	Pro Forma
Equity Market Capitalization⁽¹⁾	\$3,077			\$3,077
Revolving Credit Facility	425	(155)	(270)	-
Term Loans	110	98	(100)	108
Senior Notes	738		(238)	500
Mortgage Notes	133			133
Total Debt	\$1,406			\$741
Less: Cash	(210)	57	(465)	(618)
Net Debt	\$1,196			\$123
Total Enterprise Value	\$4,273			\$3,200

Pro Forma Leverage Metrics

2.8x
Q1'26 Net Debt-to-Adjusted EBITDA⁽³⁾

0.0x
PF Net Debt-to-Adjusted EBITDA⁽³⁾⁽⁴⁾

Pro Forma Debt Maturity Schedule



- (1) Reflects share price of \$30.38 as of 6/30/2026 and fully diluted shares outstanding of 101.284M which is based on 98.887M basic shares outstanding and 2.397M RSUs.
- (2) On April 10th, 2026, the Company amended its Bank Credit Facility to obtain an Incremental Term Loan in the amount of \$100M. The Company used the net proceeds from the Incremental Term Loan to pay down a portion of the amounts outstanding under the Revolving Credit Facility and for working capital and general corporate purposes. Adjustments also reflect net paydown of debt in normal course since March 31, 2026.
- (3) Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC as it is an Unrestricted Subsidiary as defined under the Bank Credit Facility.
- (4) Assumes Adjusted EBITDA remains the same post-Transaction, which may change due to change in ownership of the Otay Mesa and California City Detention Centers.

