



Supplemental Financial Information For the Quarter Ended June 30, 2025



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, 2025

TABLE OF CONTENTS

| | |
|---|----|
| Financial Highlights & 2025 Guidance Summary | 1 |
| Consolidated Balance Sheets | 2 |
| Consolidated Statements of Operations | 3 |
| Reconciliation of Basic to Diluted Earnings Per Share | 4 |
| Calculation of Adjusted Diluted Earnings Per Share | 5 |
| Funds From Operations | 6 |
| EBITDA | 7 |
| Selected Financial Information | 8 |
| Segment Data | 9 |
| Analysis of Outstanding Debt | 11 |
| Selected Operating Ratios and Other Financial Data | 12 |
| Partner Information | 13 |
| Facility Portfolio | 14 |
| Analyst Coverage | 22 |

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

1 of 22

| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|------------------------------------|--|---------|--------------------------------------|---------|
| | 2025 | 2024 | 2025 | 2024 |
| Diluted EPS | \$ 0.35 | \$ 0.17 | \$ 0.58 | \$ 0.25 |
| Adjusted Diluted EPS | \$ 0.36 | \$ 0.20 | \$ 0.59 | \$ 0.44 |
| Normalized FFO Per Share | \$ 0.59 | \$ 0.42 | \$ 1.04 | \$ 0.88 |
| AFFO Per Share | \$ 0.61 | \$ 0.40 | \$ 1.09 | \$ 0.90 |
| TTM Debt Leverage | 2.3x | 2.5x | 2.3x | 2.5x |
| Fixed Charge Coverage Ratio | 5.7x | 4.3x | 5.1x | 4.2x |

GUIDANCE SUMMARY ⁽¹⁾
(Unaudited and amounts in thousands, except per share amounts)

| | Full Year 2025 | | | Full Year 2025 | |
|---|----------------|------------|---|----------------|----------|
| | Low-End | High-End | | Low-End | High-End |
| Net Income | \$ 116,432 | \$ 124,432 | Diluted EPS | \$ 1.08 | \$ 1.15 |
| Expenses associated with mergers and acquisitions | 2,250 | 2,250 | | | |
| Gain on sale of real estate assets, net | (3,549) | (3,549) | | | |
| Income tax expense for special items | 367 | 367 | | | |
| Adjusted Net Income | \$ 115,500 | \$ 123,500 | Adjusted diluted EPS | \$ 1.07 | \$ 1.14 |
| Net income | \$ 116,432 | \$ 124,432 | | | |
| Depreciation and amortization of real estate assets | 99,500 | 100,500 | | | |
| Gain on sale of real estate assets, net | (3,549) | (3,549) | | | |
| Income tax expense for special items | 993 | 993 | | | |
| Funds From Operations | \$ 213,376 | \$ 222,376 | FFO per diluted share | \$ 1.98 | \$ 2.06 |
| Expenses associated with mergers and acquisitions | 2,250 | 2,250 | | | |
| Income tax benefit for special items | (626) | (626) | | | |
| Normalized Funds From Operations | \$ 215,000 | \$ 224,000 | Normalized FFO per diluted share | \$ 1.99 | \$ 2.07 |
| Maintenance capital expenditures on real estate assets | (31,000) | (29,000) | | | |
| Stock-based compensation | 28,000 | 28,000 | | | |
| Other non-cash revenue and expenses and non-cash interest | 4,000 | 4,000 | | | |
| Adjusted Funds From Operations | \$ 216,000 | \$ 227,000 | AFFO per diluted share | \$ 2.00 | \$ 2.10 |
| Net income | \$ 116,432 | \$ 124,432 | | | |
| Interest expense | 76,000 | 75,000 | | | |
| Depreciation and amortization | 130,750 | 130,750 | | | |
| Income tax expense | 43,117 | 42,117 | | | |
| EBITDA | \$ 366,299 | \$ 372,299 | | | |
| Expenses associated with mergers and acquisitions | 2,250 | 2,250 | | | |
| Gain on sale of real estate assets, net | (3,549) | (3,549) | | | |
| Adjusted EBITDA | \$ 365,000 | \$ 371,000 | | | |
| Capital Expenditures | | | | | |
| Maintenance on real estate assets | \$ 29,000 | \$ 31,000 | | | |
| Information technology and other assets | 31,000 | 34,000 | | | |
| Other capital investments | 9,000 | 10,000 | | | |
| Facility activations and transportation vehicles ⁽²⁾ | 70,000 | 75,000 | | | |
| Total capital expenditures | \$ 139,000 | \$ 150,000 | | | |

⁽¹⁾ Consistent with our past practice, our guidance does not include the impact of any new contract awards not previously announced. However, we do expect to execute multiple new contracts during 2025 and will revise guidance throughout the year as new contracts are signed.

⁽²⁾ Although our guidance does not include any new contract awards, our guidance includes \$70.0 million to \$75.0 million of capital expenditures associated with potential facility activations, in order to prepare these facilities to quickly accept residential populations if opportunities arise, as well as to provide transportation services.

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

2 of 22

| | June 30, 2025 | March 31, 2025 | December 31, 2024 | September 30, 2024 | June 30, 2024 |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| ASSETS | | | | | |
| Cash and cash equivalents | \$ 130,524 | \$ 74,498 | \$ 107,487 | \$ 107,850 | \$ 60,186 |
| Restricted cash | 12,427 | 13,426 | 14,623 | 9,714 | 7,497 |
| Accounts receivable, net of credit loss reserve | 300,439 | 282,075 | 288,738 | 264,843 | 273,670 |
| Prepaid expenses and other current assets | 40,255 | 43,453 | 38,970 | 33,713 | 39,446 |
| Assets held for sale | 3,766 | - | - | - | 2,211 |
| Total current assets | <u>487,411</u> | <u>413,452</u> | <u>449,818</u> | <u>416,120</u> | <u>383,010</u> |
| Real estate and related assets: | | | | | |
| Property and equipment, net | 2,060,739 | 2,057,518 | 2,060,024 | 2,066,702 | 2,083,178 |
| Other real estate assets | 186,588 | 189,837 | 193,105 | 194,972 | 196,059 |
| Goodwill | 4,844 | 4,844 | 4,844 | 4,844 | 4,844 |
| Other assets | <u>332,075</u> | <u>336,795</u> | <u>224,100</u> | <u>231,304</u> | <u>236,120</u> |
| Total assets | <u>\$ 3,071,657</u> | <u>\$ 3,002,446</u> | <u>\$ 2,931,891</u> | <u>\$ 2,913,942</u> | <u>\$ 2,903,211</u> |
| LIABILITIES AND STOCKHOLDERS' EQUITY | | | | | |
| Accounts payable and accrued expenses | \$ 290,071 | \$ 253,656 | \$ 273,724 | \$ 262,750 | \$ 254,634 |
| Current portion of long-term debt, net | 13,884 | 12,977 | 12,073 | 11,952 | 11,832 |
| Total current liabilities | <u>303,955</u> | <u>266,633</u> | <u>285,797</u> | <u>274,702</u> | <u>266,466</u> |
| Long-term debt, net | 1,006,584 | 969,885 | 973,073 | 979,811 | 1,007,148 |
| Deferred revenue | 10,898 | 11,648 | 12,399 | 13,149 | 13,899 |
| Non-current deferred tax liabilities | 92,711 | 94,608 | 89,207 | 90,896 | 88,501 |
| Other liabilities | 179,977 | 184,426 | 78,064 | 79,164 | 79,676 |
| Total liabilities | <u>1,594,125</u> | <u>1,527,200</u> | <u>1,438,540</u> | <u>1,437,722</u> | <u>1,455,690</u> |
| Commitments and contingencies | | | | | |
| Common stock - \$0.01 par value | 1,073 | 1,093 | 1,099 | 1,103 | 1,103 |
| Additional paid-in capital | 1,652,782 | 1,689,019 | 1,732,231 | 1,734,371 | 1,726,768 |
| Accumulated deficit | (176,323) | (214,866) | (239,979) | (259,254) | (280,350) |
| Total stockholders' equity | <u>1,477,532</u> | <u>1,475,246</u> | <u>1,493,351</u> | <u>1,476,220</u> | <u>1,447,521</u> |
| Total liabilities and equity | <u>\$ 3,071,657</u> | <u>\$ 3,002,446</u> | <u>\$ 2,931,891</u> | <u>\$ 2,913,942</u> | <u>\$ 2,903,211</u> |

CONSOLIDATED STATEMENTS OF OPERATIONS

3 of 22

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

| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|---|--|------------|--------------------------------------|------------|
| | 2025 | 2024 | 2025 | 2024 |
| REVENUE: | | | | |
| Safety | \$ 503,339 | \$ 455,373 | \$ 957,523 | \$ 913,119 |
| Community | 30,134 | 30,302 | 59,842 | 60,202 |
| Properties | 4,692 | 4,416 | 9,334 | 17,455 |
| Other | - | 18 | 93 | 19 |
| Total revenue | 538,165 | 490,109 | 1,026,792 | 990,795 |
| EXPENSES: | | | | |
| Operating: | | | | |
| Safety | 372,653 | 348,121 | 720,636 | 698,219 |
| Community | 23,528 | 24,134 | 47,141 | 48,278 |
| Properties | 2,143 | 3,462 | 5,266 | 7,297 |
| Other | 18 | 18 | 36 | 44 |
| Total operating expenses | 398,342 | 375,735 | 773,079 | 753,838 |
| General and administrative | 43,882 | 33,910 | 79,898 | 70,375 |
| Depreciation and amortization | 31,108 | 32,145 | 61,626 | 63,875 |
| | 473,332 | 441,790 | 914,603 | 888,088 |
| OTHER INCOME (EXPENSE): | | | | |
| Interest expense, net | (12,539) | (17,110) | (27,770) | (35,723) |
| Expenses associated with debt repayments and refinancing transactions | - | (4,074) | - | (31,316) |
| Gain on sale of real estate assets, net | - | - | - | 568 |
| Other income (expense) | (35) | 444 | (70) | 386 |
| | 52,259 | 27,579 | 84,349 | 36,622 |
| INCOME BEFORE INCOME TAXES | | | | |
| Income tax expense | (13,716) | (8,625) | (20,693) | (8,125) |
| NET INCOME | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| BASIC EARNINGS PER SHARE | \$ 0.35 | \$ 0.17 | \$ 0.58 | \$ 0.26 |
| DILUTED EARNINGS PER SHARE | \$ 0.35 | \$ 0.17 | \$ 0.58 | \$ 0.25 |

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, | |
|---|--|----------------|--------------------------------------|----------------|
| | 2025 | 2024 | 2025 | 2024 |
| Basic: | | | | |
| Net income | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| Diluted: | | | | |
| Net income | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| Basic: | | | | |
| Weighted average common shares outstanding-basic | 108,627 | 110,954 | 109,056 | 111,630 |
| Diluted: | | | | |
| Weighted average common shares outstanding-basic | 108,627 | 110,954 | 109,056 | 111,630 |
| Effect of dilutive securities: | | | | |
| Restricted stock-based awards | 542 | 578 | 756 | 879 |
| Weighted average shares and assumed conversions-diluted | 109,169 | 111,532 | 109,812 | 112,509 |
| Basic earnings per share | \$ 0.35 | \$ 0.17 | \$ 0.58 | \$ 0.26 |
| Diluted earnings per share | \$ 0.35 | \$ 0.17 | \$ 0.58 | \$ 0.25 |

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

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

5 of 22

| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|---|--|------------------|--------------------------------------|------------------|
| | 2025 | 2024 | 2025 | 2024 |
| Net income | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| Special items: | | | | |
| Expenses associated with debt repayments and refinancing transactions | - | 4,074 | - | 31,316 |
| Expenses associated with mergers and acquisitions | 1,538 | - | 1,538 | - |
| Gain on sale of real estate assets, net | - | - | - | (568) |
| Income tax benefit for special items | (427) | (1,277) | (427) | (9,635) |
| Adjusted net income | <u>\$ 39,654</u> | <u>\$ 21,751</u> | <u>\$ 64,767</u> | <u>\$ 49,610</u> |
| Weighted average common shares outstanding - basic | 108,627 | 110,954 | 109,056 | 111,630 |
| Effect of dilutive securities: | | | | |
| Restricted stock-based awards | 542 | 578 | 756 | 879 |
| Weighted average shares and assumed conversions - diluted | <u>109,169</u> | <u>111,532</u> | <u>109,812</u> | <u>112,509</u> |
| Adjusted Earnings Per Basic Share | <u>\$ 0.37</u> | <u>\$ 0.20</u> | <u>\$ 0.59</u> | <u>\$ 0.44</u> |
| Adjusted Earnings Per Diluted Share | <u>\$ 0.36</u> | <u>\$ 0.20</u> | <u>\$ 0.59</u> | <u>\$ 0.44</u> |

FUNDS FROM OPERATIONS
(Unaudited and amounts in thousands, except per share amounts)

| | For the Three Months Ended | | For the Six Months Ended | |
|---|----------------------------|------------------|--------------------------|-------------------|
| | 2025 | June 30, 2024 | 2025 | June 30, 2024 |
| FUNDS FROM OPERATIONS: | | | | |
| Net income | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| Depreciation and amortization of real estate assets | 24,920 | 24,843 | 49,518 | 49,627 |
| Gain on sale of real estate assets, net | - | - | - | (568) |
| Income tax expense for special items | - | - | - | 178 |
| Funds From Operations | \$ 63,463 | \$ 43,797 | \$ 113,174 | \$ 77,734 |
| Expenses associated with debt repayments and refinancing transactions | - | 4,074 | - | 31,316 |
| Expenses associated with mergers and acquisitions | 1,538 | - | 1,538 | - |
| Income tax benefit for special items | (427) | (1,277) | (427) | (9,813) |
| Normalized Funds From Operations | \$ 64,574 | \$ 46,594 | \$ 114,285 | \$ 99,237 |
| Maintenance capital expenditures on real estate assets | (6,065) | (7,851) | (10,701) | (12,003) |
| Stock-based compensation | 7,425 | 5,037 | 13,962 | 11,118 |
| Amortization of debt costs | 877 | 902 | 1,755 | 1,876 |
| Other non-cash revenue and expenses | 163 | 400 | 331 | 1,577 |
| Adjusted Funds From Operations | \$ 66,974 | \$ 45,082 | \$ 119,632 | \$ 101,805 |
| FUNDS FROM OPERATIONS PER DILUTED SHARE | \$ 0.58 | \$ 0.39 | \$ 1.03 | \$ 0.69 |
| NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE | \$ 0.59 | \$ 0.42 | \$ 1.04 | \$ 0.88 |
| ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE | \$ 0.61 | \$ 0.40 | \$ 1.09 | \$ 0.90 |

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

7 of 22

(Unaudited and amounts in thousands)

| | For the Three Months Ended | | For the Six Months Ended | |
|---|----------------------------|------------------|--------------------------|-------------------|
| | June 30, | | June 30, | |
| | 2025 | 2024 | 2025 | 2024 |
| EBITDA CALCULATION: | | | | |
| Net income | \$ 38,543 | \$ 18,954 | \$ 63,656 | \$ 28,497 |
| Interest expense | 18,428 | 20,060 | 36,809 | 42,118 |
| Depreciation and amortization | 31,108 | 32,145 | 61,626 | 63,875 |
| Income tax expense | 13,716 | 8,625 | 20,693 | 8,125 |
| EBITDA | 101,795 | 79,784 | 182,784 | 142,615 |
| Expenses associated with debt repayments and refinancing transactions | - | 4,074 | - | 31,316 |
| Expenses associated with mergers and acquisitions | 1,538 | - | 1,538 | - |
| Gain on sale of real estate assets, net | - | - | - | (568) |
| ADJUSTED EBITDA | \$ 103,333 | \$ 83,858 | \$ 184,322 | \$ 173,363 |
| Adjusted EBITDA | \$ 103,333 | \$ 83,858 | \$ 184,322 | \$ 173,363 |
| EBITDA from unrestricted subsidiaries | (2,288) | (2,359) | (4,611) | (4,928) |
| RESTRICTED ADJUSTED EBITDA | \$ 101,045 | \$ 81,499 | \$ 179,711 | \$ 168,435 |
| EBITDA TO AFFO RECONCILIATION: | | | | |
| Adjusted EBITDA | \$ 103,333 | \$ 83,858 | \$ 184,322 | \$ 173,363 |
| Maintenance capital expenditures on real estate assets | (6,065) | (7,851) | (10,701) | (12,003) |
| Depreciation and amortization of non-real estate assets | (6,188) | (7,302) | (12,108) | (14,248) |
| Interest expense | (18,428) | (20,060) | (36,809) | (42,118) |
| Income tax expense | (13,716) | (8,625) | (20,693) | (8,125) |
| Income tax benefit for special items | (427) | (1,277) | (427) | (9,635) |
| Stock-based compensation | 7,425 | 5,037 | 13,962 | 11,118 |
| Amortization of debt costs | 877 | 902 | 1,755 | 1,876 |
| Other non-cash revenue and expenses | 163 | 400 | 331 | 1,577 |
| Adjusted Funds From Operations | \$ 66,974 | \$ 45,082 | \$ 119,632 | \$ 101,805 |

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

| | June 30, 2025 | March 31, 2025 | December 31, 2024 | September 30, 2024 | June 30, 2024 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| BALANCE SHEET: | | | | | |
| Property and equipment | \$ 4,013,461 | \$ 3,987,185 | \$ 3,965,532 | \$ 3,954,814 | \$ 3,955,779 |
| Accumulated depreciation and amortization | <u>(1,952,722)</u> | <u>(1,929,667)</u> | <u>(1,905,508)</u> | <u>(1,888,112)</u> | <u>(1,872,601)</u> |
| Property and equipment, net | \$ 2,060,739 | \$ 2,057,518 | \$ 2,060,024 | \$ 2,066,702 | \$ 2,083,178 |
| Assets held for sale | \$ 3,766 | \$ - | \$ - | \$ - | \$ 2,211 |
| Total assets | \$ 3,071,657 | \$ 3,002,446 | \$ 2,931,891 | \$ 2,913,942 | \$ 2,903,211 |
| Maintenance & technology capital expenditures for the quarter ended | \$ 14,215 | \$ 11,979 | \$ 22,025 | \$ 15,874 | \$ 17,151 |
| Growth capital expenditures for the quarter ended | \$ 1,537 | \$ 972 | \$ 1,235 | \$ 1,943 | \$ 1,577 |
| Facility activations and transportation vehicles expenditures for the quarter ended | \$ 19,110 | \$ 11,578 | \$ - | \$ - | \$ - |
| Total debt | \$ 1,031,405 | \$ 994,429 | \$ 997,380 | \$ 1,004,916 | \$ 1,032,837 |
| Equity book value | \$ 1,477,532 | \$ 1,475,246 | \$ 1,493,351 | \$ 1,476,220 | \$ 1,447,521 |
| LIQUIDITY: | | | | | |
| Cash and cash equivalents | \$ 130,524 | \$ 74,498 | \$ 107,487 | \$ 107,850 | \$ 60,186 |
| Availability under revolving credit facility | \$ 216,404 | \$ 256,404 | \$ 257,020 | \$ 257,020 | \$ 232,020 |
| CAPITALIZATION: | | | | | |
| Common shares outstanding | 107,311 | 109,318 | 109,861 | 110,271 | 110,271 |
| Common share price at end of period | \$ 21.07 | \$ 20.29 | \$ 21.74 | \$ 12.65 | \$ 12.98 |
| Market value of common equity at end of period | <u>\$ 2,261,043</u> | <u>\$ 2,218,062</u> | <u>\$ 2,388,378</u> | <u>\$ 1,394,928</u> | <u>\$ 1,431,318</u> |
| Total equity market capitalization | <u>\$ 2,261,043</u> | <u>\$ 2,218,062</u> | <u>\$ 2,388,378</u> | <u>\$ 1,394,928</u> | <u>\$ 1,431,318</u> |
| Total market capitalization (market value of equity plus debt) | <u>\$ 3,292,448</u> | <u>\$ 3,212,491</u> | <u>\$ 3,385,758</u> | <u>\$ 2,399,844</u> | <u>\$ 2,464,155</u> |
| EBITDA | \$ 101,795 | \$ 80,989 | \$ 75,673 | \$ 81,367 | \$ 79,784 |
| ADJUSTED EBITDA | \$ 103,333 | \$ 80,989 | \$ 74,160 | \$ 83,294 | \$ 83,858 |
| NORMALIZED FUNDS FROM OPERATIONS | \$ 64,574 | \$ 49,711 | \$ 43,275 | \$ 47,602 | \$ 46,594 |
| Normalized funds from operations per diluted share | \$ 0.59 | \$ 0.45 | \$ 0.39 | \$ 0.43 | \$ 0.42 |
| ADJUSTED FUNDS FROM OPERATIONS | \$ 66,974 | \$ 52,658 | \$ 38,516 | \$ 46,794 | \$ 45,082 |
| Adjusted funds from operations per diluted share | \$ 0.61 | \$ 0.48 | \$ 0.35 | \$ 0.42 | \$ 0.40 |

SEGMENT DATA

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

| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|---|-------------------------------------|-------------------|-----------------------------------|-------------------|
| | 2025 | 2024 | 2025 | 2024 |
| NET OPERATING INCOME: | | | | |
| Revenue | | | | |
| Safety | \$ 503,339 | \$ 455,373 | \$ 957,523 | \$ 913,119 |
| Community | 30,134 | 30,302 | 59,842 | 60,202 |
| Properties | 4,692 | 4,416 | 9,334 | 17,455 |
| Other | - | 18 | 93 | 19 |
| Total revenues | <u>538,165</u> | <u>490,109</u> | <u>1,026,792</u> | <u>990,795</u> |
| Operating Expenses | | | | |
| Safety | 372,653 | 348,121 | 720,636 | 698,219 |
| Community | 23,528 | 24,134 | 47,141 | 48,278 |
| Properties | 2,143 | 3,462 | 5,266 | 7,297 |
| Other | 18 | 18 | 36 | 44 |
| Total operating expenses | <u>398,342</u> | <u>375,735</u> | <u>773,079</u> | <u>753,838</u> |
| Net Operating Income | | | | |
| Safety | 130,686 | 107,252 | 236,887 | 214,900 |
| Community | 6,606 | 6,168 | 12,701 | 11,924 |
| Properties | 2,549 | 954 | 4,068 | 10,158 |
| Other | (18) | - | 57 | (25) |
| Total net operating income | <u>\$ 139,823</u> | <u>\$ 114,374</u> | <u>\$ 253,713</u> | <u>\$ 236,957</u> |
| SAFETY AND COMMUNITY FACILITIES: | | | | |
| Number of days per period | 91 | 91 | 181 | 182 |
| Average available beds | <u>70,330</u> | <u>69,398</u> | <u>68,563</u> | <u>69,398</u> |
| Average compensated occupancy | <u>76.8%</u> | <u>74.3%</u> | <u>76.9%</u> | <u>74.7%</u> |
| Total compensated man-days | <u>4,916,373</u> | <u>4,690,261</u> | <u>9,544,967</u> | <u>9,438,269</u> |
| Revenue per compensated man-day | \$ 106.68 | \$ 101.67 | \$ 104.76 | \$ 101.25 |
| Operating expenses per compensated man-day: | | | | |
| Fixed expense | 57.40 | 56.89 | 57.51 | 56.81 |
| Variable expense | 21.38 | 20.64 | 21.12 | 20.42 |
| Total | <u>78.78</u> | <u>77.53</u> | <u>78.63</u> | <u>77.23</u> |
| Operating income per compensated man-day | <u>\$ 27.90</u> | <u>\$ 24.14</u> | <u>\$ 26.13</u> | <u>\$ 24.02</u> |
| Operating margin | <u>26.2%</u> | <u>23.7%</u> | <u>24.9%</u> | <u>23.7%</u> |

SEGMENT DATA

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

| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|---|-------------------------------------|------------|-----------------------------------|------------|
| | 2025 | 2024 | 2025 | 2024 |
| CORECIVIC SAFETY FACILITIES: | | | | |
| Facility revenue | \$ 503,339 | \$ 455,373 | \$ 957,523 | \$ 913,119 |
| Operating expenses: | | | | |
| Fixed expense | 270,475 | 254,888 | 525,304 | 511,846 |
| Variable expense | 102,178 | 93,233 | 195,332 | 186,373 |
| Total | 372,653 | 348,121 | 720,636 | 698,219 |
| Facility net operating income | \$ 130,686 | \$ 107,252 | \$ 236,887 | \$ 214,900 |
| Average available beds | 66,171 | 64,729 | 64,404 | 64,729 |
| Average compensated occupancy | 77.5% | 75.1% | 77.6% | 75.6% |
| Total compensated man-days | 4,665,006 | 4,425,764 | 9,043,911 | 8,905,554 |
| Revenue per compensated man-day | \$ 107.90 | \$ 102.89 | \$ 105.87 | \$ 102.53 |
| Operating expenses per compensated man-day: | | | | |
| Fixed | 57.98 | 57.59 | 58.08 | 57.47 |
| Variable | 21.90 | 21.07 | 21.60 | 20.93 |
| Total | 79.88 | 78.66 | 79.68 | 78.40 |
| Operating income per compensated man-day | \$ 28.02 | \$ 24.23 | \$ 26.19 | \$ 24.13 |
| Operating margin | 26.0% | 23.5% | 24.7% | 23.5% |
| CORECIVIC COMMUNITY FACILITIES: | | | | |
| Facility revenue (1) | \$ 21,144 | \$ 21,469 | \$ 42,373 | \$ 42,537 |
| Operating expenses: (1) | | | | |
| Fixed expense | 11,703 | 11,918 | 23,624 | 24,337 |
| Variable expense | 2,920 | 3,556 | 6,213 | 6,361 |
| Total | 14,623 | 15,474 | 29,837 | 30,698 |
| Facility net operating income | \$ 6,521 | \$ 5,995 | \$ 12,536 | \$ 11,839 |
| Average available beds | 4,159 | 4,669 | 4,159 | 4,669 |
| Average compensated occupancy | 66.4% | 62.3% | 66.6% | 62.7% |
| Total compensated man-days | 251,367 | 264,497 | 501,056 | 532,715 |
| Revenue per compensated man-day | \$ 84.12 | \$ 81.17 | \$ 84.57 | \$ 79.85 |
| Operating expenses per compensated man-day: | | | | |
| Fixed expense | 46.56 | 45.06 | 47.15 | 45.68 |
| Variable expense | 11.62 | 13.44 | 12.40 | 11.94 |
| Total | 58.18 | 58.50 | 59.55 | 57.62 |
| Operating income per compensated man-day | \$ 25.94 | \$ 22.67 | \$ 25.02 | \$ 22.23 |
| Operating margin | 30.8% | 27.9% | 29.6% | 27.8% |

(1) 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 June 30, 2025 and 2024, our alternative services generated revenue of \$9.0 million and \$8.8 million, respectively, and incurred operating expenses of \$8.9 million and \$8.7 million, respectively. For the six months ended June 30, 2025 and 2024, our alternative services generated revenue of \$17.5 million and \$17.7 million, respectively, and incurred operating expenses of \$17.3 million and \$17.6 million, respectively.

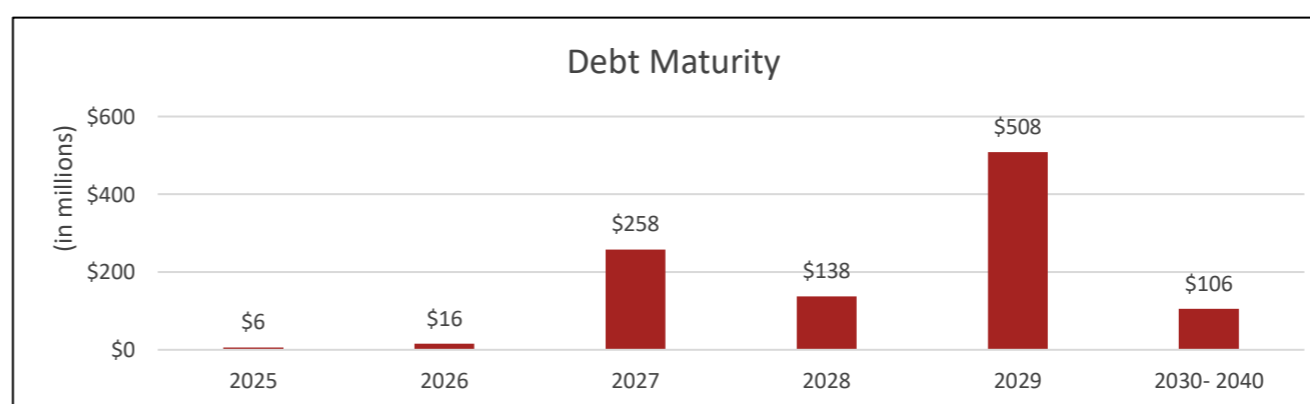
ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

| | Outstanding Balance 12/31/2024 | Outstanding Balance 6/30/2025 | 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. |
| 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 | 140,162 | 137,312 | 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 | <u>878,630</u> | <u>875,780</u> | | | | |
| Floating Rate: | | | | | | |
| Revolving Credit Facility | - | 40,000 | 8.26% | 8.54% ^{2), 3)} | October 2028 | |
| Term Loan | 118,750 | 115,625 | 7.17% | 7.44% ²⁾ | October 2028 | |
| Total Floating Rate Debt | <u>118,750</u> | <u>155,625</u> | | | | |
| Grand Total Debt | <u>\$ 997,380</u> | <u>\$ 1,031,405</u> | 6.91% | 7.26% | 4.8 ⁴⁾ | |

Debt Maturity Schedule at June 30, 2025:

| Year | Total Debt Maturing | % of Debt Maturing | % of Debt Maturing |
|------------|---------------------|--------------------|--------------------|
| 2025 | 6,098 | 0.59% | 0.59% |
| 2026 | 15,701 | 1.52% | 2.11% |
| 2027 | 257,823 | 25.00% | 27.11% |
| 2028 | 137,995 | 13.38% | 40.49% |
| 2029 | 507,985 | 49.25% | 89.74% |
| Thereafter | 105,803 | 10.26% | 100.00% |
| | <u>\$ 1,031,405</u> | <u>100.00%</u> | |



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 ("Term Loan") and a \$275.0 revolving credit facility. The Company also has \$18.6 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$216.4 million as of June 30, 2025. Based on our total leverage ratio, during the second quarter of 2025, loans under our Bank Credit Facility bore interest at the Secured Overnight Financing Rate, or SOFR, rate plus a margin of 2.75%.

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

12 of 22

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

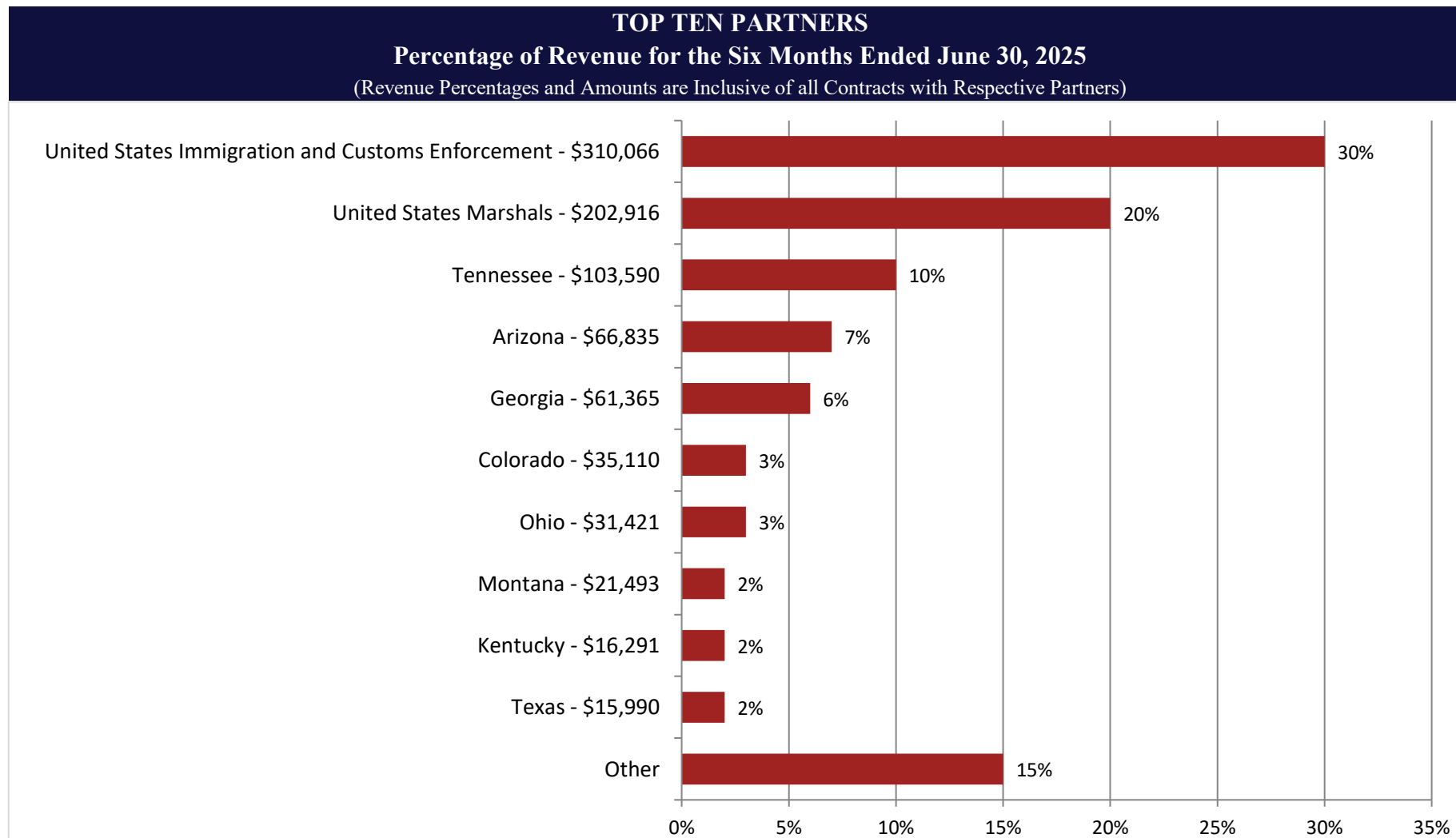
| | For the Three Months Ended June 30, | | For the Six Months Ended June 30, | |
|--|--|------------------|--------------------------------------|------------------|
| | 2025 | 2024 | 2025 | 2024 |
| COVERAGE RATIOS: | | | | |
| Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)** | 6.3x | 4.6x | 5.6x | 4.5x |
| Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)** | 5.7x | 4.3x | 5.1x | 4.2x |
| Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)** | 0.1x | 0.3x | 0.1x | 0.3x |
| Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)** | 1.9x | 2.5x | 2.1x | 2.5x |
| Accounts receivable turnover (Annualized revenues/Accounts receivable) (x) | 7.2x | 7.2x | 6.8x | 7.2x |
| DEBT/EQUITY RATIOS: | | | | |
| Total debt (Total debt - cash)/Total market capitalization | 27.4% | 39.5% | 27.4% | 39.5% |
| Total debt(Total debt - cash)/Equity market capitalization | 39.8% | 68.0% | 39.8% | 68.0% |
| Total debt (Total debt - cash)/Book equity capitalization | 61.0% | 67.2% | 61.0% | 67.2% |
| Total debt (Total debt - cash)/Gross book value of real estate assets | 20.6% | 22.5% | 20.6% | 22.5% |
| RETURN ON INVESTMENT RATIOS: | | | | |
| Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*) | 9.5% | 7.8% | 8.5% | 8.0% |
| Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*) | 8.0% | 6.7% | 7.2% | 6.9% |
| OVERHEAD RATIOS: | | | | |
| Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)* | 3.3% | 2.7% | 3.1% | 2.8% |
| General & administrative expenses (excluding non-recurring costs)/Total revenues | 7.9% | 6.9% | 7.6% | 7.1% |
| INTEREST EXPENSE, NET: | | | | |
| Interest income | \$ (5,889) | \$ (2,950) | \$ (9,039) | \$ (6,395) |
| Interest incurred | 17,551 | 19,158 | 35,054 | 40,242 |
| Amortization of debt costs | 877 | 902 | 1,755 | 1,876 |
| Interest expense, net | <u>\$ 12,539</u> | <u>\$ 17,110</u> | <u>\$ 27,770</u> | <u>\$ 35,723</u> |
| DEPRECIATION AND AMORTIZATION: | | | | |
| Depreciation and amortization expense on real estate | \$ 24,920 | \$ 24,843 | \$ 49,518 | \$ 49,627 |
| Other depreciation expense | 6,075 | 7,189 | 11,882 | 14,022 |
| Amortization of intangibles | 113 | 113 | 226 | 226 |
| Depreciation and amortization | <u>\$ 31,108</u> | <u>\$ 32,145</u> | <u>\$ 61,626</u> | <u>\$ 63,875</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 as it is an Unrestricted Subsidiary as defined under the Revolving Credit Facility.

PARTNER INFORMATION
(Unaudited)

| CONTRACT RETENTION | | | | | | |
|------------------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 | TOTAL |
| OWNED AND CONTROLLED: | | | | | | |
| # of Contracts | 35 | 21 | 34 | 37 | 10 | 137 |
| # of Contracts Retained | 33 | 20 | 34 | 36 | 10 | 133 |
| Retention Rate | 94.3% | 95.2% | 100.0% | 97.3% | 100.0% | 97.1% |



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 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 6/30/25 |
|--|-----------------------------------|-------------------|---------------------|--------------------|-------------------|------------|-------------------------------|---|
| CoreCivic Safety Facilities: | | | | | | | | |
| Safety- Owned and Managed: | | | | | | | | |
| Central Arizona Florence Correctional Complex Florence, Arizona | 1994, 1998, 1999, 2004 | USMS | 4,128 | Multi | Detention | Sep-28 | - | 93.36% |
| Eloy Detention Center Eloy, Arizona | 1995, 1996 | ICE | 1,500 | Medium | Detention | Jun-28 | Indefinite | 98.72% |
| La Palma Correctional Center Eloy, Arizona | 2008 | State of Arizona | 3,060 | Multi | Correctional | Apr-27 | (1) 5 year | 75.17% |
| Red Rock Correctional Center (E) Eloy, Arizona | 2006, 2016 | State of Arizona | 2,024 | Medium | Correctional | Jul-26 | (2) 5 year | 96.80% |
| Saguaro Correctional Facility Eloy, Arizona | 2007 | State of Hawaii | 1,896 | Multi | Correctional | Jul-25 | (1) 1 year | 95.83% |
| California City Immigration Processing Center (F) California City, California | 1999 | ICE | 2,560 | Medium | Detention | Sep-25 | - | 0.00% |
| Leo Chesney Correctional Center (G) Live Oak, California | 1989 | - | 240 | - | - | - | - | 0.00% |
| Otay Mesa Detention Center San Diego, California | 2015, 2019 | ICE | 1,994 | Minimum/ Medium | Detention | Dec-29 | (1) 5 year | 91.41% |
| Bent County Correctional Facility Las Animas, Colorado | 1992, 1997, 2008 | State of Colorado | 1,420 | Medium | Correctional | Jun-26 | - | 97.66% |
| Crowley County Correctional Facility Olney Springs, Colorado | 2003, 2004 | State of Colorado | 1,794 | Medium | Correctional | Jun-26 | - | 85.99% |
| 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 (H) Nicholls, Georgia | 1998, 1999, 2010 | State of Georgia | 2,312 | Medium | Correctional | Jun-25 | (9) 1 year | 113.66% |
| Jenkins Correctional Center (H) Millen, Georgia | 2012 | State of Georgia | 1,124 | Medium | Correctional | Jun-25 | (10) 1 year | 102.30% |
| Stewart Detention Center Lumpkin, Georgia | 2004 | ICE | 1,752 | Medium | Detention | Indefinite | - | 126.87% |
| Wheeler Correctional Facility (H) Alamo, Georgia | 1998, 1999, 2010 | State of Georgia | 2,312 | Medium | Correctional | Jun-25 | (9) 1 year | 118.72% |
| Midwest Regional Reception Center (F) Leavenworth, Kansas | 1992, 2000, 2004, 2008 | ICE | 1,033 | Multi | Detention | Sep-25 | - | 0.00% |

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 6/30/25 |
|--|-----------------------------------|--------------------------|---------------------|--------------------|-------------------|------------|-------------------------------|---|
| Lee Adjustment Center Beattyville, Kentucky | 1998 | Commonwealth of Kentucky | 816 | Multi | Correctional | Jun-27 | (2) 2 year | 103.45% |
| 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 | May-25 | Indefinite | 98.32% |
| Tallahatchie County Correctional Facility (I) Tutwiler, Mississippi | 2000, 2007, 2008 | USMS | 2,672 | Multi | Correctional | Jun-26 | Indefinite | 61.18% |
| Crossroads Correctional Center (J) Shelby, Montana | 1999 | State of Montana | 664 | Multi | Correctional | Jun-25 | (2) 2 year | 116.55% |
| Nevada Southern Detention Center Pahrump, Nevada | 2010 | USMS | 1,072 | Medium | Detention | Oct-25 | (1) 5 year | 92.38% |
| Elizabeth Detention Center Elizabeth, New Jersey | 1963 | ICE | 300 | Minimum | Detention | Jun-25 | - | 103.89% |
| Cibola County Corrections Center Milan, New Mexico | 1994, 1999 | USMS | 1,129 | Medium | Detention | Indefinite | - | 83.88% |
| Torrance County Detention Facility Estancia, New Mexico | 1990, 1997 | ICE | 910 | Multi | Detention | Oct-25 | Indefinite | 66.06% |
| Lake Erie Correctional Institution (K) Conneaut, Ohio | 2011 | State of Ohio | 1,798 | Medium | Correctional | Jun-32 | Indefinite | 97.46% |
| Northeast Ohio Correctional Center Youngstown, Ohio | 1997 | USMS | 2,016 | Medium | Correctional | May-27 | Indefinite | 87.20% |
| Cimarron Correctional Facility Cushing, Oklahoma | 1997, 2008 | USMS | 1,600 | Multi | Detention | Sep-25 | Indefinite | 72.06% |
| Diamondback Correctional Facility Watonga, Oklahoma | 1998, 2000 | - | 2,160 | Multi | Correctional | - | - | 0.00% |
| Trousdale Turner Correctional Center Hartsville, Tennessee | 2015 | State of Tennessee | 2,552 | Multi | Correctional | Jun-26 | - | 90.24% |

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 6/30/25 |
|---|-----------------------------------|--------------------|---------------------|--------------------|-------------------|------------|-------------------------------|---|
| West Tennessee Detention Facility Mason, Tennessee | 1990, 1996 | - | 600 | Multi | Detention | - | - | 0.00% |
| Whiteville Correctional Facility (L) Whiteville, Tennessee | 1998 | State of Tennessee | 1,536 | Medium | Correctional | Jun-26 | - | 97.96% |
| Dilley Immigration Processing Center (M) Dilley, Texas | 2014 | ICE | 2,400 | - | Residential | Mar-30 | - | 99.18% |
| Eden Detention Center Eden, Texas | 1995 | USMS | 1,422 | Medium | Detention | Indefinite | - | 85.75% |
| Houston Processing Center Houston, Texas | 1984, 2005 | ICE | 1,000 | Medium | Detention | Aug-25 | (5) 1 year | 84.10% |
| Laredo Processing Center Laredo, Texas | 1985, 1990 | ICE | 258 | Minimum/ Medium | Detention | Sep-25 | Indefinite | 148.41% |
| T. Don Hutto Residential Center Taylor, Texas | 1997 | ICE | 512 | Medium | Detention | Jul-25 | (5) 1 year | 90.13% |
| Webb County Detention Center Laredo, Texas | 1998 | ICE | 480 | Medium | Detention | Feb-29 | Indefinite | 97.90% |
| Safety- Managed Only: | | | | | | | | |
| Citrus County Detention Facility Lecanto, Florida | 1992, 2007 | Citrus County, FL | 760 | Multi | Detention | Sep-30 | (2) 5 year | 87.44% |
| Lake City Correctional Facility Lake City, Florida | 1997, 2005 | State of Florida | 893 | Medium | Correctional | Jun-26 | Indefinite | 98.66% |
| Hardeman County Correctional Facility Whiteville, Tennessee | 1997 | State of Tennessee | 2,016 | Medium | Correctional | Jun-29 | - | 93.63% |
| South Central Correctional Center Clifton, Tennessee | 1992, 1994, 1995, 2005 | State of Tennessee | 1,676 | Medium | Correctional | Jun-28 | (1) 2 year | 89.98% |
| Total design capacity for CoreCivic Safety Facilities (44 Facilities) | | | <u>67,289</u> | | | | | <u>77.5%</u> |

FACILITY PORTFOLIO

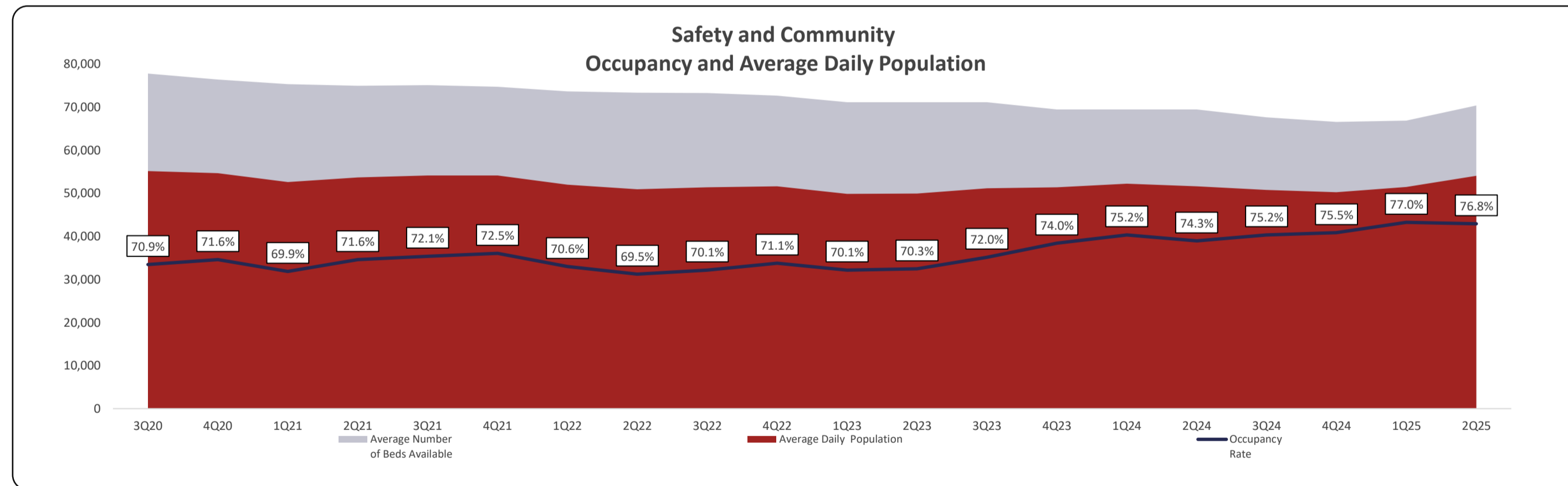
| Facility Name | Year Constructed/ Acquired (A) | Primary Customer | Design Capacity (B) | Security Level | Facility Type (C) | Term | Remaining Renewal Options (D) | Compensated Occupancy % for the Quarter ended 6/30/25 |
|--|-----------------------------------|---------------------|---------------------|----------------|-----------------------|--------|-------------------------------|---|
| CoreCivic Community Facilities: | | | | | | | | |
| CAI Boston Avenue San Diego, California | 2013 | State of California | 120 | - | Community Corrections | Jun-33 | - | 98.21% |
| CAI Ocean View San Diego, California | 2013 | BOP | 483 | - | Community Corrections | Aug-25 | (1) 1 year | 60.46% |
| Adams Transitional Center Denver, Colorado | 2017 | Adams County | 102 | - | Community Corrections | Jun-25 | Indefinite | 87.69% |
| Arapahoe Community Treatment Center Englewood, Colorado | 2017 | Arapahoe County | 135 | - | Community Corrections | Jun-25 | - | 56.70% |
| Centennial Community Transition Center Englewood, Colorado | 2016 | Arapahoe County | 107 | - | Community Corrections | Jun-25 | - | 74.77% |
| Columbine Facility (N) Denver, Colorado | 2016 | - | 60 | - | Community Corrections | - | - | 0.00% |
| Commerce Transitional Center Commerce City, Colorado | 2017 | Adams County | 136 | - | Community Corrections | Jun-25 | Indefinite | 67.38% |
| Longmont Community Treatment Center Longmont, Colorado | 2016 | Boulder County | 69 | - | Community Corrections | Dec-25 | - | 88.63% |
| South Raleigh Reentry Center Raleigh, North Carolina | 2019 | BOP | 60 | - | Community Corrections | Sep-25 | (2) 1 year | 107.03% |
| Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma | 2015 | BOP | 494 | - | Community Corrections | Jan-26 | - | 19.11% |

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 6/30/25 |
|--|-----------------------------------|------------------|---------------------|----------------|-----------------------|--------|-------------------------------|---|
| Turley Residential Center Tulsa, Oklahoma | 2015 | BOP | 289 | - | Community Corrections | Jan-26 | - | 26.22% |
| Austin Residential Reentry Center Del Valle, Texas | 2015 | BOP | 116 | - | Community Corrections | Feb-26 | (4) 1 year | 85.30% |
| Austin Transitional Center Del Valle, Texas | 2015 | State of Texas | 460 | - | Community Corrections | Aug-25 | (3) 1 year | 83.25% |
| Corpus Christi Transitional Center Corpus Christi, Texas | 2015 | State of Texas | 160 | - | Community Corrections | Aug-25 | (1) 2 year | 88.30% |
| Dallas Transitional Center Hutchins, Texas | 2015 | State of Texas | 300 | - | Community Corrections | Aug-25 | (3) 1 year | 90.05% |
| El Paso Multi-Use Facility El Paso, Texas | 2015 | State of Texas | 360 | - | Community Corrections | Aug-25 | (3) 1 year | 77.70% |
| El Paso Transitional Center El Paso, Texas | 2015 | State of Texas | 224 | - | Community Corrections | Aug-25 | (3) 1 year | 86.23% |
| Fort Worth Transitional Center Fort Worth, Texas | 2015 | State of Texas | 248 | - | Community Corrections | Aug-25 | (3) 1 year | 68.43% |
| Ghent Residential Reentry Center Norfolk, Virginia | 2019 | BOP | 36 | | Community Corrections | Aug-25 | (2) 1 year | 0.00% |
| James River Residential Reentry Center Newport News, Virginia | 2019 | BOP | 84 | | Community Corrections | Aug-25 | (2) 1 year | 143.85% |

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 6/30/25 |
|---|-----------------------------------|------------------|---------------------|----------------|-----------------------|--------|-------------------------------|---|
| Cheyenne Transitional Center Cheyenne, Wyoming | 2015 | State of Wyoming | 116 | - | Community Corrections | Jun-26 | (2) 2 year | 53.86% |
| Total design capacity for CoreCivic Community (21 Facilities) | | | 4,159 | | | | | 66.4% |
| Total Design Capacity for all Facilities as of June 30, 2025 | | | 71,448 | | | | | 76.8% |
| Less Idle Facilities (8 Facilities) | | | (7,726) | | | | | 0.0% |
| Total Facilities, Excluding Idle Facilities | | | 63,722 | | | | | 86.3% |



FACILITY PORTFOLIO

| 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 (O) 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-29 | 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) | | | <u>7,754</u> | <u>1,471,000</u> | | | |

(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, 2025. 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.

FACILITY PORTFOLIO

(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) During the first half of 2025, we entered into a Letter Contract at this facility, which authorized funding from ICE for a six-month period to help cover our start-up expenses while we work to negotiate and execute a long-term contract. However, we can provide no assurance that we will be successful in entering into a long-term contract.

(G) On May 3, 2024, we entered into a purchase and sale agreement for the sale of this idle facility. The property was classified as held for sale as of June 30, 2025.

(H) 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.

(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) On March 5, 2025, we announced that we had agreed under an amendment to an intergovernmental service agreement, or IGSA, to resume operations and care for up to 2,400 individuals at the facility. The IGSA provides for a fixed monthly payment in accordance with a graduated schedule during the first six months, subject to acceleration, to correlate with the activation of five neighborhoods within the facility designed to accommodate up to 480 individuals. We began receiving residents at this facility during the second quarter of 2025. Previously, after nearly ten years of operation, we received notification from ICE on June 10, 2024 of its intent to terminate funding of the IGSA for services at the facility effective August 9, 2024. We did not operate the facility from August 9, 2024 until the resumption of operations at the facility on March 5, 2025.

(N) On May 14, 2025, we entered into a purchase and sale agreement for the sale of this idle facility. The property was classified as held for sale as of June 30, 2025.

(O) 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.

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