



**Supplemental Financial Information  
For the Quarter Ended September 30, 2020**



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 September 30, 2020

### TABLE OF CONTENTS

Financial Highlights & 2020 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
Selected Financial Information	7
Segment Data	9
Analysis of Outstanding Debt	10
Selected Operating Ratios	11
Partner Information	12
Facility Portfolio	13

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
<b>Adjusted Diluted EPS</b>	\$ 0.28	\$ 0.47	\$ 0.92	\$ 1.36
<b>Normalized FFO Per Share</b>	\$ 0.52	\$ 0.70	\$ 1.62	\$ 2.03
<b>AFFO Per Share</b>	\$ 0.49	\$ 0.70	\$ 1.65	\$ 2.00
<b>Debt Leverage</b>	4.2x	3.4x	3.9x	3.5x
<b>Fixed Charge Coverage Ratio</b>	3.7x	5.1x	3.8x	5.2x

**FINANCIAL GUIDANCE**

On April 1, 2020, we withdrew our financial guidance because of uncertainties associated with COVID-19, and do not expect to provide financial guidance until we have further clarity around the uncertainties which continue to exist. Please see our Form 10-Q for the quarter ended September 30, 2020 for risks and uncertainties associated with COVID-19. Our business is very durable, and continues to generate cash flow even during these unprecedented disruptions to the economy and criminal justice system. This resiliency is due to the essential nature of our facilities and services in our Safety and Community segments, further enhanced by the diversification and stability of our Properties segment, all supported by payments from highly rated federal, state, and local government agencies.



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

	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019	September 30, 2019
<b>ASSETS</b>					
Cash and cash equivalents	\$ 282,462	\$ 363,772	\$ 335,491	\$ 92,120	\$ 47,537
Restricted cash	11,227	18,968	16,850	26,973	25,541
Accounts receivable, net of allowance	264,745	246,114	272,598	280,785	271,594
Prepaid expenses and other current assets	35,553	39,552	34,962	35,507	35,973
Total current assets	<u>593,987</u>	<u>668,406</u>	<u>659,901</u>	<u>435,385</u>	<u>380,645</u>
Real estate and related assets:					
Property and equipment, net	2,703,475	2,725,179	2,758,682	2,700,107	2,836,841
Other real estate assets	230,067	232,750	235,691	238,637	239,149
Goodwill	48,569	48,569	50,537	50,537	48,169
Non-current deferred tax assets	11,583	14,475	13,663	16,058	18,951
Other assets	453,522	350,363	360,325	350,907	225,090
<b>Total assets</b>	<b><u>\$ 4,041,203</u></b>	<b><u>\$ 4,039,742</u></b>	<b><u>\$ 4,078,799</u></b>	<b><u>\$ 3,791,631</u></b>	<b><u>\$ 3,748,845</u></b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>					
Accounts payable and accrued expenses	\$ 278,732	\$ 256,708	\$ 318,365	\$ 337,462	\$ 372,411
Current portion of long-term debt, net	38,644	37,239	34,891	31,349	342,391
Total current liabilities	<u>317,376</u>	<u>293,947</u>	<u>353,256</u>	<u>368,811</u>	<u>714,802</u>
Long-term debt, net	2,043,692	2,227,319	2,236,427	1,928,023	1,521,785
Deferred revenue	13,741	5,653	9,061	12,469	15,877
Other liabilities	230,402	107,642	101,379	105,579	113,180
Total liabilities	<u>2,605,211</u>	<u>2,634,561</u>	<u>2,700,123</u>	<u>2,414,882</u>	<u>2,365,644</u>
Commitments and contingencies					
Common stock - \$0.01 par value	1,196	1,196	1,196	1,191	1,191
Additional paid-in capital	1,831,241	1,827,174	1,822,855	1,821,810	1,817,258
Accumulated deficit	(419,716)	(446,460)	(468,646)	(446,252)	(435,248)
Total stockholders' equity	<u>1,412,721</u>	<u>1,381,910</u>	<u>1,355,405</u>	<u>1,376,749</u>	<u>1,383,201</u>
Non-controlling interest - operating partnership	23,271	23,271	23,271	-	-
Total equity	<u>1,435,992</u>	<u>1,405,181</u>	<u>1,378,676</u>	<u>1,376,749</u>	<u>1,383,201</u>
<b>Total liabilities and equity</b>	<b><u>\$ 4,041,203</u></b>	<b><u>\$ 4,039,742</u></b>	<b><u>\$ 4,078,799</u></b>	<b><u>\$ 3,791,631</u></b>	<b><u>\$ 3,748,845</u></b>



**CONSOLIDATED STATEMENTS OF OPERATIONS**

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
<b>REVENUE:</b>				
Safety	\$ 420,032	\$ 457,817	\$ 1,281,914	1,332,545
Community	24,067	30,848	80,670	92,120
Properties	24,134	19,828	69,296	58,083
Other	33	29	128	132
Total revenue	<u>468,266</u>	<u>508,522</u>	<u>1,432,008</u>	<u>1,482,880</u>
<b>EXPENSES:</b>				
Operating:				
Safety	319,335	338,116	973,811	971,706
Community	21,095	24,168	67,745	70,750
Properties	7,411	6,230	21,271	17,377
Other	86	221	342	413
Total operating expenses	<u>347,927</u>	<u>368,735</u>	<u>1,063,169</u>	<u>1,060,246</u>
General and administrative	35,883	32,038	97,307	94,847
Depreciation and amortization	37,865	36,654	114,436	107,768
Contingent consideration for acquisition of businesses	620	-	620	-
Asset impairments	805	-	13,058	4,706
	<u>423,100</u>	<u>437,427</u>	<u>1,288,590</u>	<u>1,267,567</u>
<b>OPERATING INCOME</b>	<u>45,166</u>	<u>71,095</u>	<u>143,418</u>	<u>215,313</u>
<b>OTHER (INCOME) EXPENSE:</b>				
Interest expense, net	20,193	20,975	63,727	63,073
Other (income) expense	(2,113)	(360)	(5,633)	(614)
	<u>18,080</u>	<u>20,615</u>	<u>58,094</u>	<u>62,459</u>
<b>INCOME BEFORE INCOME TAXES</b>	27,086	50,480	85,324	152,854
Income tax expense	<u>(369)</u>	<u>(1,486)</u>	<u>(3,183)</u>	<u>(5,942)</u>
<b>NET INCOME</b>	<u>26,717</u>	<u>48,994</u>	<u>82,141</u>	<u>146,912</u>
Net income attributable to non-controlling interest	-	-	(1,181)	-
<b>NET INCOME ATTRIBUTABLE TO COMMON STOCKHOLDERS</b>	<u>\$ 26,717</u>	<u>\$ 48,994</u>	<u>\$ 80,960</u>	<u>\$ 146,912</u>
<b>BASIC EARNINGS PER SHARE</b>	<u>\$ 0.22</u>	<u>\$ 0.41</u>	<u>\$ 0.68</u>	<u>\$ 1.23</u>
<b>DILUTED EARNINGS PER SHARE</b>	<u>\$ 0.22</u>	<u>\$ 0.41</u>	<u>\$ 0.68</u>	<u>\$ 1.23</u>



## RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

4 of 23

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
Basic:				
Net income attributable to common stockholders	\$ 26,717	\$ 48,994	\$ 80,960	\$ 146,912
Diluted:				
Net income attributable to common stockholders	\$ 26,717	\$ 48,994	\$ 80,960	146,912
Net income attributable to non-controlling interest	-	-	1,181	-
Diluted net income attributable to common stockholders	\$ 26,717	\$ 48,994	\$ 82,141	\$ 146,912
Basic:				
Weighted average common shares outstanding-basic	119,632	119,096	119,533	119,028
Diluted:				
Weighted average common shares outstanding-basic	119,632	119,096	119,533	119,028
Effect of dilutive securities:				
Stock options	-	3	-	30
Restricted stock-based awards	6	90	25	104
Non-controlling interest - operating partnership units	1,342	-	1,342	-
Weighted average shares and assumed conversions-diluted	120,980	119,189	120,900	119,162
<b>Basic earnings per share</b>	<b>\$ 0.22</b>	<b>\$ 0.41</b>	<b>\$ 0.68</b>	<b>\$ 1.23</b>
<b>Diluted earnings per share</b>	<b>\$ 0.22</b>	<b>\$ 0.41</b>	<b>\$ 0.68</b>	<b>\$ 1.23</b>



**CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE**

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

5 of 23

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
Net income attributable to common stockholders	\$ 26,717	\$ 48,994	\$ 80,960	\$ 146,912
Non-controlling interest	-	-	1,181	-
Diluted net income attributable to common stockholders	\$ 26,717	\$ 48,994	\$ 82,141	\$ 146,912
Special items:				
Expenses associated with mergers and acquisitions	-	83	338	957
Expenses associated with COVID-19	2,820	-	10,985	-
Expenses associated with changes in corporate tax structure	4,698	-	5,045	-
Deferred tax expense on Kansas lease structure	-	-	3,085	-
Start-up expenses	-	6,793	-	9,480
Contingent consideration for acquisition of businesses	620	-	620	-
Gain on sale of real estate assets, net of taxes	(1,570)	-	(4,388)	-
Asset impairments	805	-	13,058	4,706
Adjusted net income	\$ 34,090	\$ 55,870	\$ 110,884	\$ 162,055
Weighted average common shares outstanding - basic	119,632	119,096	119,533	119,028
Effect of dilutive securities:				
Stock options	-	3	-	30
Restricted stock-based awards	6	90	25	104
Non-controlling interest - operating partnership units	1,342	-	1,342	-
Weighted average shares and assumed conversions - diluted	120,980	119,189	120,900	119,162
<b>Adjusted Earnings Per Basic Share</b>	<b>\$ 0.28</b>	<b>\$ 0.47</b>	<b>\$ 0.92</b>	<b>\$ 1.36</b>
<b>Adjusted Earnings Per Diluted Share</b>	<b>\$ 0.28</b>	<b>\$ 0.47</b>	<b>\$ 0.92</b>	<b>\$ 1.36</b>



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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
<b>FUNDS FROM OPERATIONS:</b>				
Net income	\$ 26,717	\$ 48,994	\$ 82,141	\$ 146,912
Depreciation and amortization of real estate assets	28,249	27,264	84,599	80,366
Impairment of real estate assets	-	-	10,155	4,428
Gain on sale of real estate assets, net of taxes	(1,570)	-	(4,388)	(287)
<b>Funds From Operations</b>	<b>\$ 53,396</b>	<b>\$ 76,258</b>	<b>\$ 172,507</b>	<b>\$ 231,419</b>
Expenses associated with mergers and acquisitions	-	83	338	957
Contingent consideration for acquisition of businesses	620	-	620	-
Expenses associated with COVID-19	2,820	-	10,985	-
Expenses associated with changes in corporate tax structure	4,698	-	5,045	-
Deferred tax expense on Kansas lease structure	-	-	3,085	-
Start-up expenses	-	6,793	-	9,480
Goodwill and other impairments	805	-	2,903	278
<b>Normalized Funds From Operations</b>	<b>\$ 62,339</b>	<b>\$ 83,134</b>	<b>\$ 195,483</b>	<b>\$ 242,134</b>
Maintenance capital expenditures on real estate assets	(9,785)	(7,250)	(18,095)	(22,254)
Stock-based compensation	4,082	4,647	13,011	12,715
Amortization of debt costs	1,396	854	4,136	2,566
Other non-cash revenue and expenses	1,241	1,631	4,367	3,281
<b>Adjusted Funds From Operations</b>	<b>\$ 59,273</b>	<b>\$ 83,016</b>	<b>\$ 198,902</b>	<b>\$ 238,442</b>
<b>FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.44</b>	<b>\$ 0.64</b>	<b>\$ 1.43</b>	<b>\$ 1.94</b>
<b>NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.52</b>	<b>\$ 0.70</b>	<b>\$ 1.62</b>	<b>\$ 2.03</b>
<b>ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE</b>	<b>\$ 0.49</b>	<b>\$ 0.70</b>	<b>\$ 1.65</b>	<b>\$ 2.00</b>

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



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

7 of 23

	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019	September 30, 2019
<b>BALANCE SHEET:</b>					
Property and equipment	\$ 4,257,708	\$ 4,263,327	\$ 4,298,931	\$ 4,210,224	\$ 4,323,975
Accumulated depreciation and amortization	(1,554,233)	(1,538,148)	(1,540,249)	(1,510,117)	(1,487,134)
Property and equipment, net	<u>\$ 2,703,475</u>	<u>\$ 2,725,179</u>	<u>\$ 2,758,682</u>	<u>\$ 2,700,107</u>	<u>\$ 2,836,841</u>
Total assets	\$ 4,041,203	\$ 4,039,742	\$ 4,078,799	\$ 3,791,631	\$ 3,748,845
Maintenance & technology capital expenditures for the quarter ended	\$ 13,933	\$ 9,469	\$ 8,651	\$ 21,837	\$ 11,980
Property construction & land acquisition capital expenditures for the quarter ended	\$ 1,299	\$ 2,525	\$ 16,147	\$ 15,091	\$ 28,321
Tenant improvements & leasing commissions for the quarter ended	\$ 1,717	\$ 76	\$ 66	\$ -	\$ -
Corporate office relocation for the quarter ended	\$ -	\$ -	\$ -	\$ 348	\$ 466
Total debt	\$ 2,106,413	\$ 2,289,958	\$ 2,297,529	\$ 1,986,865	\$ 1,875,422
Equity book value	\$ 1,435,992	\$ 1,405,181	\$ 1,378,676	\$ 1,376,749	\$ 1,383,201
<b>LIQUIDITY:</b>					
Cash and cash equivalents	\$ 282,462	\$ 363,772	\$ 335,491	\$ 92,120	\$ 47,537
Availability under revolving credit facility	\$ 329,245	\$ 154,245	\$ 154,995	\$ 412,695	\$ 585,695
<b>CAPITALIZATION:</b>					
Common shares outstanding	119,634	119,631	119,629	119,096	119,096
Common share price at end of period	\$ 8.00	\$ 9.36	\$ 11.17	\$ 17.38	\$ 17.28
Market value of common equity at end of period	<u>\$ 957,072</u>	<u>\$ 1,119,746</u>	<u>\$ 1,336,256</u>	<u>\$ 2,069,888</u>	<u>\$ 2,057,979</u>
Total equity market capitalization	<u>\$ 957,072</u>	<u>\$ 1,119,746</u>	<u>\$ 1,336,256</u>	<u>\$ 2,069,888</u>	<u>\$ 2,057,979</u>
Total market capitalization (market value of equity plus debt)	<u>\$ 3,063,485</u>	<u>\$ 3,409,704</u>	<u>\$ 3,633,785</u>	<u>\$ 4,056,753</u>	<u>\$ 3,933,401</u>
Regular Dividends	\$ -	\$ -	\$ 53,415	\$ 52,978	\$ 53,031
Dividends per common share	\$ -	\$ -	\$ 0.44	\$ 0.44	\$ 0.44
<b>EBITDA</b>	\$ 87,760	\$ 83,716	\$ 99,521	\$ 102,708	\$ 108,536
<b>ADJUSTED EBITDA</b>	\$ 94,601	\$ 101,127	\$ 100,395	\$ 103,485	\$ 115,412
<b>NORMALIZED FUNDS FROM OPERATIONS</b>	\$ 62,339	\$ 67,841	\$ 65,303	\$ 69,787	\$ 83,134
Normalized funds from operations per diluted share	<u>\$ 0.52</u>	<u>\$ 0.56</u>	<u>\$ 0.54</u>	<u>\$ 0.59</u>	<u>\$ 0.70</u>
<b>FFO PAYOUT RATIO</b>	0.0%	0.0%	81.5%	74.6%	62.9%
<b>ADJUSTED FUNDS FROM OPERATIONS</b>	\$ 59,273	\$ 69,322	\$ 70,307	\$ 68,958	\$ 83,016
Adjusted funds from operations per diluted share	<u>\$ 0.49</u>	<u>\$ 0.57</u>	<u>\$ 0.58</u>	<u>\$ 0.58</u>	<u>\$ 0.70</u>
<b>AFFO PAYOUT RATIO</b>	0.0%	0.0%	75.9%	75.9%	62.9%



## SELECTED FINANCIAL INFORMATION

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
Number of days per period	92	92	274	273
<b>SAFETY AND COMMUNITY FACILITIES:</b>				
Average available beds	77,722	78,107	77,847	78,096
Average compensated occupancy	70.9%	82.9%	74.9%	82.8%
Total compensated man-days	5,069,350	5,958,013	15,979,981	17,653,490
Revenue per compensated man-day	\$ 86.05	\$ 80.46	\$ 83.72	\$ 79.08
Operating expenses per compensated man-day:				
Fixed expense	48.98	42.98	47.16	41.51
Variable expense	16.58	16.37	16.50	16.07
Total	65.56	59.35	63.66	57.58
Operating income per compensated man-day	\$ 20.49	\$ 21.11	\$ 20.06	\$ 21.50
Operating margin (1)	23.8%	26.2%	24.0%	27.2%
<b>DEPRECIATION AND AMORTIZATION:</b>				
Depreciation and amortization expense on real estate	28,249	27,264	84,599	80,366
Other depreciation expense	8,841	8,650	27,380	25,036
Amortization of intangibles	775	740	2,457	2,366
Depreciation and amortization	\$ 37,865	\$ 36,654	\$ 114,436	\$ 107,768
<b>NET OPERATING INCOME:</b>				
Revenue				
Safety	\$ 420,032	\$ 457,817	\$ 1,281,914	\$ 1,332,545
Community	24,067	30,848	80,670	92,120
Properties	24,134	19,828	69,296	58,083
Other	33	29	128	132
Total revenues	468,266	508,522	1,432,008	1,482,880
Operating Expenses				
Safety	319,335	338,116	973,811	971,706
Community	21,095	24,168	67,745	70,750
Properties	7,411	6,230	21,271	17,377
Other	86	221	342	413
Total operating expenses	347,927	368,735	1,063,169	1,060,246
Net Operating Income				
Safety	100,697	119,701	308,103	360,839
Community	2,972	6,680	12,925	21,370
Properties	16,723	13,598	48,025	40,706
Other	(53)	(192)	(214)	(281)
Total net operating income	\$ 120,339	\$ 139,787	\$ 368,839	\$ 422,634

(1) During the three and nine months ended September 30, 2020, we incurred \$2.8 million and \$11.0 million, respectively, of incremental expenses directly associated with our response to the COVID-19 pandemic. Incremental expenses include, but may not be limited to, incentive payments to our line and field staff, as well as expenses to procure personal protective equipment and other supplies. Excluding these incremental expenses, our operating margin during the three and nine months ended September 30, 2020 would have been 24.5% and 24.8%, respectively.



## SEGMENT DATA

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
<b>CORECIVIC SAFETY FACILITIES:</b>				
Facility revenue	\$ 420,032	\$ 457,817	\$ 1,281,914	\$ 1,332,545
Operating expenses:				
Fixed expense	237,361	243,800	718,072	697,045
Variable expense	81,974	94,316	255,739	274,661
Total	<u>319,335</u>	<u>338,116</u>	<u>973,811</u>	<u>971,706</u>
Facility net operating income	<u>\$ 100,697</u>	<u>\$ 119,701</u>	<u>\$ 308,103</u>	<u>\$ 360,839</u>
Average available beds	<u>72,489</u>	<u>72,833</u>	<u>72,577</u>	<u>72,833</u>
Average compensated occupancy	<u>72.1%</u>	<u>83.4%</u>	<u>75.7%</u>	<u>83.2%</u>
Total compensated man-days	<u>4,806,398</u>	<u>5,587,712</u>	<u>15,062,957</u>	<u>16,548,406</u>
Revenue per compensated man-day	\$ 87.39	\$ 81.93	\$ 85.10	\$ 80.52
Operating expenses per compensated man-day:				
Fixed	49.38	43.63	47.67	42.12
Variable	17.06	16.88	16.98	16.60
Total	<u>66.44</u>	<u>60.51</u>	<u>64.65</u>	<u>58.72</u>
Operating income per compensated man-day	<u>\$ 20.95</u>	<u>\$ 21.42</u>	<u>\$ 20.45</u>	<u>\$ 21.80</u>
Operating margin	<u>24.0%</u>	<u>26.1%</u>	<u>24.0%</u>	<u>27.1%</u>
<b>CORECIVIC COMMUNITY FACILITIES:</b>				
Facility revenue (1)	\$ 16,201	\$ 21,594	\$ 55,930	\$ 63,484
Operating expenses: (1)				
Fixed expense	10,941	12,305	35,594	35,716
Variable expense	2,101	3,231	7,926	9,058
Total	<u>13,042</u>	<u>15,536</u>	<u>43,520</u>	<u>44,774</u>
Facility net operating income	<u>\$ 3,159</u>	<u>\$ 6,058</u>	<u>\$ 12,410</u>	<u>\$ 18,710</u>
Average available beds	<u>5,233</u>	<u>5,274</u>	<u>5,270</u>	<u>5,263</u>
Average compensated occupancy	<u>54.6%</u>	<u>76.3%</u>	<u>63.5%</u>	<u>76.9%</u>
Total compensated man-days	<u>262,952</u>	<u>370,301</u>	<u>917,024</u>	<u>1,105,084</u>
Revenue per compensated man-day	\$ 61.61	\$ 58.31	\$ 60.99	\$ 57.45
Operating expenses per compensated man-day:				
Fixed expense	41.61	33.23	38.81	32.32
Variable expense	7.99	8.73	8.64	8.20
Total	<u>49.60</u>	<u>41.96</u>	<u>47.45</u>	<u>40.52</u>
Operating income per compensated man-day	<u>\$ 12.01</u>	<u>\$ 16.35</u>	<u>\$ 13.54</u>	<u>\$ 16.93</u>
Operating margin	<u>19.5%</u>	<u>28.0%</u>	<u>22.2%</u>	<u>29.5%</u>

(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 September 30, 2020 and 2019, our alternative services generated revenue of \$7.9 million and \$9.2 million, respectively, and incurred operating expenses of \$8.1 million and \$8.6 million, respectively. For the nine months ended September 30, 2020 and 2019, our alternative services generated revenue of \$24.7 million and \$28.6 million, respectively, and incurred operating expenses of \$24.2 million and \$26.0 million, respectively.



**ANALYSIS OF OUTSTANDING DEBT**  
(Unaudited and amounts in thousands)

	Outstanding Balance 12/31/2019	Outstanding Balance 9/30/2020	Stated Interest Rate	Effective Interest Rate <sup>1)</sup>	Maturity Date	Callable/ Redeemable
<b>Fixed Rate:</b>						
\$350 Million Senior Notes	\$ 350,000	\$ 350,000	4.625%	4.80%	May 2023	Prior to February 1, 2023, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
\$250 Million Senior Notes	250,000	250,000	5.0%	5.19%	October 2022	Prior to July 15, 2022, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
\$250 Million Senior Notes	250,000	250,000	4.75%	4.91%	October 2027	Prior to July 15, 2027, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest.
Non-Recourse Mortgage Note - Capital Commerce	22,209	21,258	4.50%	4.70%	January 2033	Subject to prepayment at any time with a prepayment charge, if any, equal to an amount so as to maintain the same yield on the mortgage note as if it had been carried through to its full term using Treasury instruments having a term equal to the remaining term of the mortgage note as of the prepayment date.
Non-Recourse Mortgage Note - Kansas	159,522	158,570	4.43%	4.75%	January 2040	Redeemable in all or part at any time upon written notice of not less than 30 days and not more than 60 days prior to the date fixed for such prepayment, with a "make-whole" amount, together with interest accrued to, but not including, the redemption date.
Non-Recourse Mortgage Note - Baltimore	150,134	145,915	4.50%	4.52%	February 2034	Redeemable in whole or in part upon not less than 30 days' and not more than 60 days' prior written notice and such pre-payment shall include a "make-whole" amount. During the last 90 days of the permanent loan term and upon 30 days' prior written notice, redeemable in full, including any accrued and outstanding interest on any permanent loan payment date, without the payment of the "make-whole" amount.
Non-Recourse Mortgage Note - Government Real Estate Solutions	-	51,545	4.91%	3.70%	November 2025	Generally, no prepayment shall be permitted except during the last three months prior to maturity.
<b>Total Fixed Rate Debt</b>	<u>1,181,865</u>	<u>1,227,288</u>				
<b>Floating Rate:</b>						
Revolving Credit Facility	365,000	456,000	1.66%	1.84% <sup>2), 3)</sup>	April 2023	
Term Loan A	190,000	182,500	1.66%	1.67% <sup>2)</sup>	April 2023	
Term Loan B	250,000	240,625	5.50%	6.96% <sup>4)</sup>	December 2024	
<b>Total Floating Rate Debt</b>	<u>805,000</u>	<u>879,125</u>				
<b>Grand Total Debt</b>	<u>\$ 1,986,865</u>	<u>\$ 2,106,413</u>	<b>3.93%</b>	<b>4.19%</b>	<b>5.43</b> <sup>5)</sup>	

<sup>1)</sup> Includes amortization of debt issuance costs.

<sup>2)</sup> On April 17, 2018, the Company entered into the Second Amended and Restated Credit Agreement, ("the Credit Agreement") in an aggregate principal amount of up to \$1.0 billion, providing for a term loan of \$200.0 million and a revolving credit facility in an aggregate principal amount of up to \$800.0 million. The Company also has \$14.8 million of letters of credit outstanding under a sub-facility reducing the available capacity under the revolving credit facility to \$329.2 million as of September 30, 2020. Based on the Company's current leverage ratio, the revolving credit facility bears interest at LIBOR plus a margin of 1.50%.

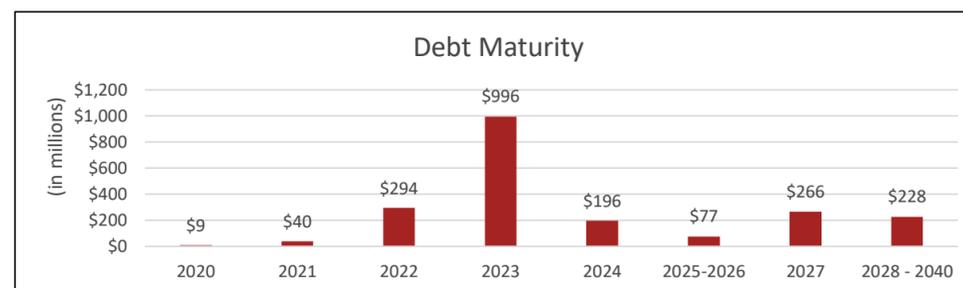
<sup>3)</sup> The stated and effective interest rate on the revolving credit facility exclude interest associated with the outstanding letters of credit and the unused fees.

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

<sup>5)</sup> Represents the weighted average debt maturity in years.

**Debt Maturity Schedule at September 30, 2020:**

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2020	\$ 8,585	0.41%	0.41%
2021	40,047	1.90%	2.31%
2022	293,990	13.96%	16.27%
2023	996,170	47.29%	63.56%
2024	196,044	9.31%	72.86%
Thereafter	571,577	27.14%	100.00%
	<u>\$ 2,106,413</u>	<u>100.00%</u>	



**SELECTED OPERATING RATIOS**  
(Unaudited and amounts in thousands, except per share amounts)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2020	2019	2020	2019
<b>COVERAGE RATIOS:</b>				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	5.0x	5.9x	5.1x	5.7x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	3.7x	5.1x	3.8x	5.2x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	1.8x	0.8x	1.7x	0.8x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	4.2x	3.4x	3.9x	3.5x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	7.1x	7.5x	7.2x	7.3x
<b>DEBT/EQUITY RATIOS:</b>				
Total debt/Total market capitalization	68.8%	47.7%	68.8%	47.7%
Total debt/Equity market capitalization	220.1%	91.1%	220.1%	91.1%
Total debt/Book equity capitalization	146.7%	135.6%	146.7%	135.6%
Total debt/Gross book value of real estate assets	45.8%	40.2%	45.8%	40.2%
<b>RETURN ON INVESTMENT RATIOS:</b>				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	8.2%	9.9%	8.6%	9.7%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	6.6%	8.7%	7.1%	8.6%
<b>OVERHEAD RATIOS:</b>				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	2.2%	2.4%	2.2%	2.4%
General & administrative expenses (excluding non-recurring costs)/Total revenues	6.7%	6.3%	6.4%	6.3%
<b>INTEREST EXPENSE, NET:</b>				
Interest income	\$ (2,616)	\$ (427)	\$ (7,510)	\$ (1,555)
Interest incurred	21,413	22,162	67,627	66,406
Amortization of debt costs	1,396	854	4,136	2,566
Capitalized interest	-	(1,614)	(526)	(4,344)
Interest expense, net	<u>\$ 20,193</u>	<u>\$ 20,975</u>	<u>\$ 63,727</u>	<u>\$ 63,073</u>
<b>EBITDA CALCULATION:</b>				
Net income	\$ 26,717	\$ 48,994	\$ 82,141	\$ 146,912
Interest expense	22,809	21,402	71,237	64,628
Depreciation and amortization	37,865	36,654	114,436	107,768
Income tax expense	369	1,486	3,183	5,942
EBITDA	<u>87,760</u>	<u>108,536</u>	<u>270,997</u>	<u>325,250</u>
Expenses associated with mergers and acquisitions	-	83	338	957
Expenses associated with COVID-19	2,820	-	10,985	-
Expenses associated with changes in corporate tax structure	4,698	-	5,045	-
Contingent consideration for acquisition of businesses	620	-	620	-
Start-up expenses	-	6,793	-	9,480
Gain on sale of real estate assets	(2,102)	-	(4,920)	-
Asset impairments	805	-	13,058	4,706
ADJUSTED EBITDA	<u>\$ 94,601</u>	<u>\$ 115,412</u>	<u>\$ 296,123</u>	<u>\$ 340,393</u>
Adjusted EBITDA	\$ 94,601	\$ 115,412	\$ 296,123	\$ 340,393
EBITDA from unrestricted subsidiaries	(8,092)	(3,706)	(15,709)	(10,720)
RESTRICTED ADJUSTED EBITDA	<u>\$ 86,509</u>	<u>\$ 111,706</u>	<u>\$ 280,414</u>	<u>\$ 329,673</u>

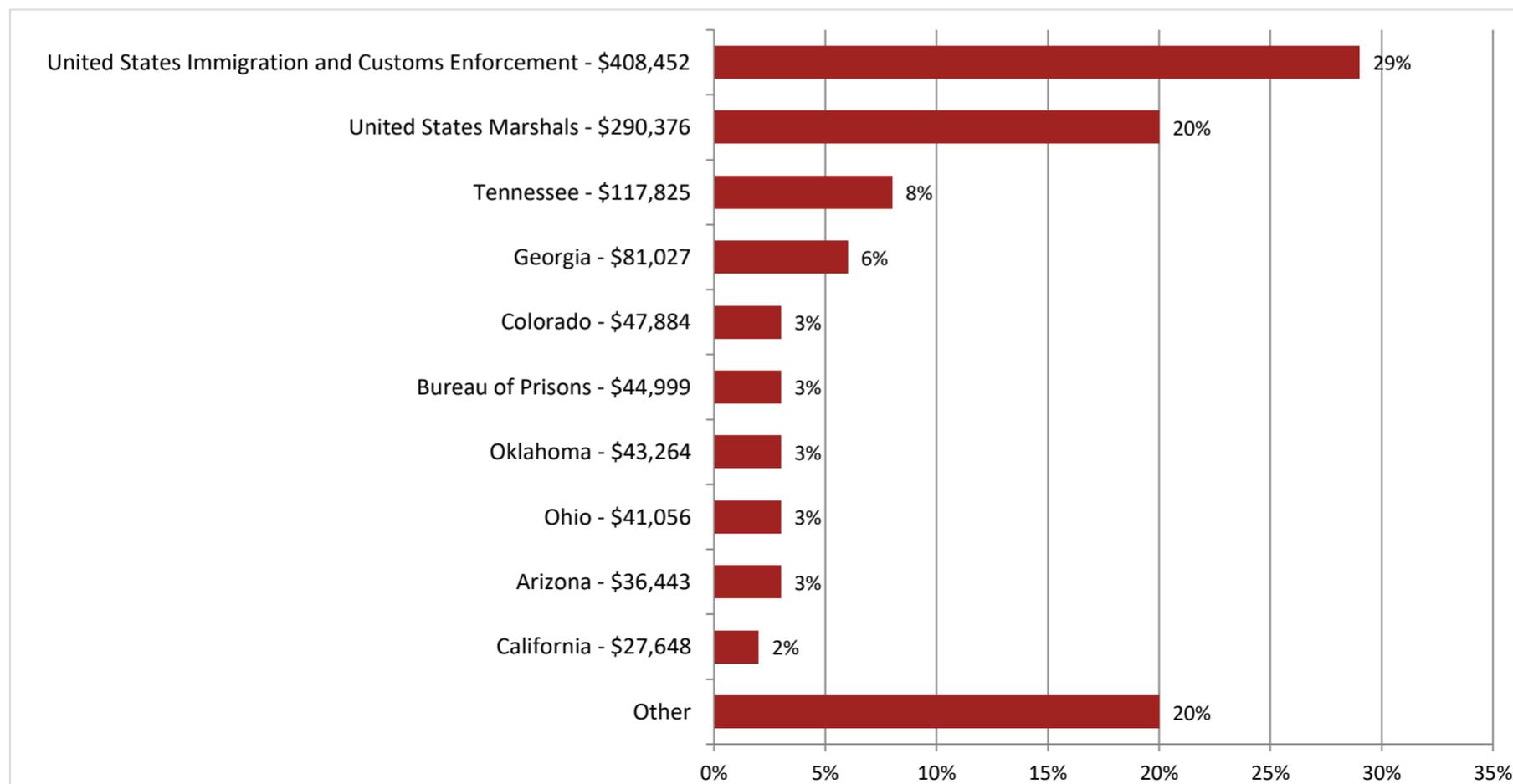
\*Calculated as a simple average (beginning of period plus end of period divided by 2)

\*\*Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC, SSA-Baltimore, LLC, and Government Real Estate Solutions, LLC, as all are Unrestricted Subsidiaries as defined under the Revolving Credit Facility.

**PARTNER INFORMATION**  
(Unaudited)

<b>CONTRACT RETENTION</b>						
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>YTD 2020</b>	<b>TOTAL</b>
<b>OWNED AND CONTROLLED:</b>						
# of Contracts up for Renewal	42	42	40	43	33	200
# of Contracts Retained	39	40	39	40	29	187
Retention Rate	92.9%	95.2%	97.5%	93.0%	87.9%	93.5%
<b>MANAGED ONLY:</b>						
# of Contracts up for Renewal	4	8	3	3	4	22
# of Contracts Retained	4	4	3	3	4	18
Retention Rate	100.0%	50.0%	100.0%	100.0%	100.0%	81.8%
<b>TOTAL RETENTION RATE</b>	<b>93.5%</b>	<b>88.0%</b>	<b>97.7%</b>	<b>93.5%</b>	<b>89.2%</b>	<b>92.3%</b>

**TOP TEN PARTNERS**  
**Percentage of Revenue for the Nine Months Ended September 30, 2020**  
(Revenue Percentages and Amounts are Inclusive of all Contracts with Respective Partners)



FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 9/30/20
<b>CoreCivic Safety Facilities:</b>								
<b>Safety- Owned and Managed:</b>								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-23	(1) 5 year	88.05%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Indefinite	-	45.03%
La Palma Correctional Center Eloy, Arizona	2008	ICE	3,060	Multi	Detention	Indefinite	-	58.82%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-26	(2) 5 year	94.85%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Jul-21	-	78.71%
Leo Chesney Correctional Center Live Oak, California	1989	-	240	-	-	-	-	0.00%
Otay Mesa Detention Center San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-24	(2) 5 year	55.17%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-21	-	89.18%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-21	-	87.15%
Huerfano County Correctional Center Walsenburg, Colorado	1997	-	752	Medium	Correctional	-	-	0.00%
Kit Carson Correctional Center Burlington, Colorado	1998, 2008	-	1,488	Medium	Correctional	-	-	0.00%
Coffee Correctional Facility (F) Nicholls, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-21	(13) 1 year	105.35%
Jenkins Correctional Center (F) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-21	(14) 1 year	92.10%
McRae Correctional Facility McRae, Georgia	2000, 2002, 2012	BOP	1,978	Medium	Correctional	Nov-20	(1) 2 year	82.56%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	91.32%
Wheeler Correctional Facility (F) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-21	(13) 1 year	106.71%
Leavenworth Detention Center Leavenworth, Kansas	1992, 2000, 2004, 2008	USMS	1,033	Maximum	Detention	Dec-21	(1) 5 year	87.31%



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 9/30/20
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-21	-	94.21%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Prairie Correctional Facility Appleton, Minnesota	1991	-	1,600	Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	Aug-24	Indefinite	49.28%
Tallahatchie County Correctional Facility (G) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-22	Indefinite	56.08%
Crossroads Correctional Center (H) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-21	(1) 2 year	102.38%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Sep-20	(2) 5 year	79.52%
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	Aug-21	-	95.00%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	57.22%
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	Multi	Correctional	Jun-24	-	67.93%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	May-24	Indefinite	82.26%
Lake Erie Correctional Institution (I) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	90.00%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	State of Ohio	2,016	Medium	Correctional	Jun-32	Indefinite	88.13%
Cimarron Correctional Facility (J) Cushing, Oklahoma	1997, 2008	USMS	1,692	Multi	Correctional	Sep-23	Indefinite	41.74%
Davis Correctional Facility (J) Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	Multi	Correctional	Jun-21	-	93.30%
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	Jan-21	-	89.44%



FACILITY PORTFOLIO

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 9/30/20
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	USMS	600	Multi	Detention	Sep-21	(4) 2 year	86.06%
Whiteville Correctional Facility (K) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-21	-	88.00%
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	52.19%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Aug-21	(9) 1 year	75.00%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Jul-23	Indefinite	50.93%
South Texas Family Residential Center Dilley, Texas	2014	ICE	2,400	-	Residential	Sep-26	-	100.00%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-21	(9) 1 year	90.04%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-23	-	63.69%
<b>Safety- Managed Only:</b>								
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-30	(2) 5 year	85.64%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Jun-22	Indefinite	91.90%
Marion County Jail Indianapolis, Indiana	1997, 2005	Marion County, IN	1,030	Multi	Detention	Dec-27	-	119.71%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-24	-	86.48%
Metro-Davidson County Detention Facility (L) Nashville, Tennessee	1992, 1995, 2011	Davidson County, TN	1,348	Multi	Detention	Oct-20	-	35.06%
Silverdale Facilities (M) Chattanooga, Tennessee	1985, 1997, 1998, 2005, 2008	Hamilton County, TN	1,046	Multi	Detention	Dec-20	-	70.34%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-23	(1) 2 year	88.20%
Total design capacity for CoreCivic Safety Facilities (49 Facilities)			<u>72,489</u>					<u>72.1%</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 9/30/20
<b>CoreCivic Community Facilities:</b>								
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Community Corrections	Jun-24	-	52.33%
CAI Ocean View San Diego, California	2013	BOP	483	-	Community Corrections	May-21	-	76.07%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Community Corrections	Jun-21	-	62.16%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Community Corrections	Jun-21	-	66.75%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Community Corrections	Jun-21	-	64.05%
Columbine Facility Denver, Colorado	2016	-	60	-	Community Corrections	-	-	0.00%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Community Corrections	Jun-21	-	55.98%
Dahlia Facility Denver, Colorado	2016	Denver County	120	-	Community Corrections	Jun-21	-	54.60%
Fox Facility and Training Center Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-21	-	46.86%
Henderson Transitional Center Henderson, Colorado	2017	Adams County	184	-	Community Corrections	Dec-20	-	59.56%
Longmont Community Treatment Center Longmont, Colorado	2016	Boulder County	69	-	Community Corrections	Jun-21	(3) 1 year	65.49%



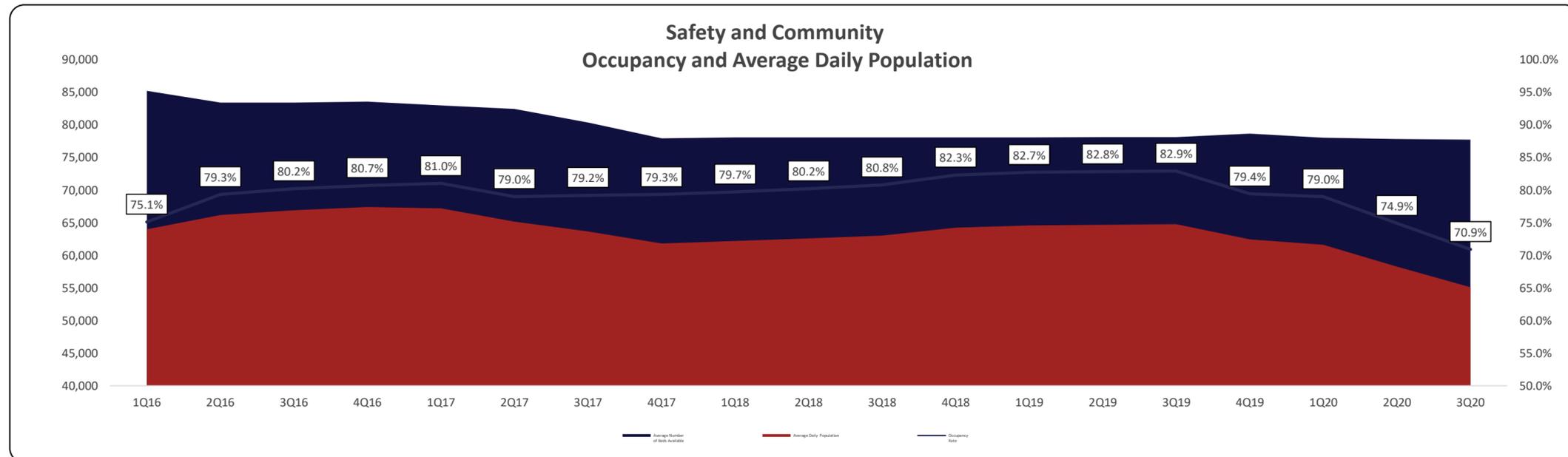
FACILITY PORTFOLIO

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 9/30/20
Ulster Facility Denver, Colorado	2016	Denver County	90	-	Community Corrections	Jun-21	-	43.43%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Community Corrections	Mar-21	-	163.86%
Oklahoma City Transitional Center Oklahoma City, Oklahoma	2017	-	200	-	Community Corrections	-	-	0.00%
Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma	2015	State of Oklahoma	494	-	Community Corrections	Jun-21	(1) 1 year	17.58%
Tulsa Transitional Center Tulsa, Oklahoma	2015	-	390	-	Community Corrections	-	-	6.46%
Turley Residential Center Tulsa, Oklahoma	2015	-	289	-	Community Corrections	-	-	0.00%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Community Corrections	Aug-21	(3) 1 year	64.93%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Community Corrections	Aug-21	(3) 2 year	75.02%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Community Corrections	Aug-21	(3) 2 year	57.71%
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Community Corrections	Aug-22	-	86.21%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Community Corrections	Aug-22	-	68.67%



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 9/30/20
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Community Corrections	Aug-22	-	69.12%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Community Corrections	Aug-22	-	79.66%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Community Corrections	Feb-21	(1) 1 year	226.06%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Community Corrections	Feb-21	(1) 1 year	101.04%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Community Corrections	Jun-22	(1) 3 year	69.49%
Total design capacity for CoreCivic Community (27 Facilities)			5,233					54.6%
<b>Total Design Capacity for all Facilities as of September 30, 2020</b>			<b>77,722</b>					<b>70.9%</b>
<b>Less Idle Facilities (10 Facilities)</b>			<b>(8,005)</b>					<b>0.0%</b>
<b>Total Facilities, Excluding Idle Facilities</b>			<b>69,717</b>					<b>78.6%</b>



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (N)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 9/30/20
<b>CoreCivic Properties:</b>								
SSA-Alexander City Alexander City, Alabama	2020	GSA - Social Security Administration	-	11,000	Government- Leased	Jun-37	NA	100.00%
SSA-Bessemer (O) Bessemer, Alabama	2020	GSA - Social Security Administration	-	9,000	Government- Leased	Jul-27	NA	100.00%
SSA-Birmingham (O) Birmingham, Alabama	2020	GSA - Social Security Administration	-	17,000	Government- Leased	Apr-21	NA	100.00%
SSA-Fairhope (O) Fairhope, Alabama	2020	GSA - Social Security Administration	-	8,000	Government- Leased	Jun-27	NA	100.00%
SSA-Gadsden (O) Gadsden, Alabama	2020	GSA - Social Security Administration	-	10,000	Government- Leased	Nov-27	NA	100.00%
SSA-Huntsville (O) Huntsville, Alabama	2020	GSA - Social Security Administration	-	13,000	Government- Leased	Dec-28	NA	100.00%
SSA-Mobile (O) Mobile, Alabama	2020	GSA - Social Security Administration	-	52,000	Government- Leased	Jul-28	NA	100.00%
ICE-Fayetteville Fayetteville, Arkansas	2018	GSA - U.S. Immigration and Customs Enforcement	-	5,000	Government- Leased	May-27	NA	100.00%
MEPS-Little Rock (O) Little Rock, Arkansas	2020	GSA - Military Entrance Processing Station	-	24,000	Government- Leased	May-32	(1) 5 year	86.63%
SSA-Harrison Harrison, Arkansas	2018	GSA - Social Security Administration	-	11,000	Government- Leased	Dec-22	NA	100.00%
SSA-Hot Springs Hot Springs, Arkansas	2018	GSA - Social Security Administration	-	11,000	Government- Leased	Oct-25	NA	100.00%
California City Correctional Center California City, California	1999	State of California	2,560	522,000	Correctional	Nov-24	Indefinite	100.00%
Long Beach Community Corrections Center Long Beach, California	2016	The GEO Group, Inc.	112	16,000	Community Corrections	Jun-25	NA	100.00%
Stockton Female Community Corrections Facility Stockton, California	2017	WestCare California, Inc.	100	15,000	Community Corrections	Oct-25	(1) 5 year	100.00%



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (N)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 9/30/20
Capital Commerce Center Tallahassee, Florida	2018	State of Florida - Florida Dept. of Business & Professional Regulation	-	277,000	Government- Leased	Oct-28	(2) 5 year	100.00%
OHO-Tallahassee (O) Tallahassee, Florida	2020	GSA - Office of Hearings Operations	-	25,000	Government- Leased	Oct-20	NA	50.01%
Augusta Transitional Center Augusta, Georgia	2017	State of Georgia	230	29,000	Community Corrections	Jun-21	(2) 1 year	100.00%
CBP-College Park (O) College Park, Georgia	2020	GSA - Customs and Border Patrol	-	22,000	Government- Leased	Sep-21	NA	100.00%
OHO-Covington (O) Covington, Georgia	2020	GSA - Office of Hearings Operations	-	32,000	Government- Leased	Aug-35	NA	93.00%
OHO-Savannah (O) Savannah, Georgia	2020	GSA - Office of Hearings Operations	-	37,000	Government- Leased	Jun-23	NA	100.00%
SSA-Milledgeville Milledgeville, Georgia	2017	GSA - Social Security Administration	-	9,000	Government- Leased	Jan-30	NA	100.00%
Lansing Correctional Facility Lansing, Kansas	2020	State of Kansas	2,432	380,000	Correctional	Jan-40	NA	100.00%
DHS-Bowling Green Bowling Green, Kentucky	2020	GSA - Department of Homeland Security	-	5,000	Government- Leased	Aug-23	NA	100.00%
OHO-Paducah (O) Paducah, Kentucky	2020	GSA - Office of Hearings Operations	-	23,000	Government- Leased	Nov-33	NA	59.88%
Southeast Correctional Complex (P) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Government- Leased	Jun-30	(5) 2 year	100.00%
SSA-Bowling Green Bowling Green, Kentucky	2020	GSA - Social Security Administration	-	14,000	Government- Leased	Sep-28	NA	100.00%
SSA-Campbellsville Campbellsville, Kentucky	2020	GSA - Social Security Administration	-	13,000	Government- Leased	Jun-24	NA	100.00%
SSA-Elizabethtown (O) Elizabethtown, Kentucky	2020	GSA - Social Security Administration	-	13,000	Government- Leased	Jan-23	NA	100.00%
SSA-Frankfort (O) Frankfort, Kentucky	2020	GSA - Social Security Administration	-	14,000	Government- Leased	Nov-20	NA	100.00%



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (N)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 9/30/20
SSA-Richmond (O) Richmond, Kentucky	2020	GSA - Social Security Administration	-	7,000	Government- Leased	Jan-22	NA	100.00%
SSA-Baltimore Baltimore, Maryland	2018	GSA - Social Security Administration	-	541,000	Government- Leased	Jan-34	NA	100.00%
MDHHS-Detroit Detroit, Michigan	2019	Michigan Department of Technology, Management and Budget	-	37,000	Government- Leased	Jun-28	(1) 6 year	100.00%
SSA-Columbus (O) Columbus, Mississippi	2020	GSA - Social Security Administration	-	11,000	Government- Leased	Aug-23	NA	100.00%
SSA-Moss Point (O) Moss Point, Mississippi	2020	GSA - Social Security Administration	-	7,000	Government- Leased	Feb-22	NA	100.00%
SSA-Florissant St Louis, Missouri	2018	GSA - Social Security Administration	-	12,000	Government- Leased	Apr-21	NA	100.00%
IRS-Greenville Greenville, North Carolina	2017	GSA - Internal Revenue Service	-	13,000	Government- Leased	Mar-24	NA	90.83%
SSA-Greenville (O) Greenville, North Carolina	2020	GSA - Social Security Administration	-	14,000	Government- Leased	Feb-23	NA	100.00%
SSA-Henderson (O) Henderson, North Carolina	2020	GSA - Social Security Administration	-	9,000	Government- Leased	Nov-24	NA	100.00%
SSA-Rockingham Rockingham, North Carolina	2017	GSA - Social Security Administration	-	8,000	Government- Leased	Mar-25	NA	100.00%
NARA-Dayton Dayton, Ohio	2018	GSA - National Archives & Records Administration	-	217,000	Government- Leased	Jan-23	(2) 10 year	100.00%
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	State of Oklahoma	2,400	466,000	Correctional	Jul-21	Indefinite	100.00%
SSA-McAlester McAlester, Oklahoma	2018	GSA - Social Security Administration	-	9,000	Government- Leased	May-21	NA	100.00%
SSA-Poteau Poteau, Oklahoma	2018	GSA - Social Security Administration	-	6,000	Government- Leased	Apr-37	NA	100.00%
Broad Street Residential Reentry Center Philadelphia, Pennsylvania	2015	-	150	18,000	Community Corrections	-	-	0.00%



FACILITY PORTFOLIO

Property Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Square Footage	Property Type (C)	Tenant Lease Expiration (N)	Remaining Renewal Options (D)	Occupancy % for the Quarter ended 9/30/20
Roth Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	City of Philadelphia, Pennsylvania	136	18,000	Community Corrections	Dec-20	1 (6 month)	100.00%
Walker Hall Residential Reentry Center Philadelphia, Pennsylvania	2015	City of Philadelphia, Pennsylvania	144	18,000	Community Corrections	Dec-20	1 (6 month)	100.00%
DHS-Chattanooga Chattanooga, Tennessee	2018	GSA - Department of Homeland Security	-	5,000	Government-Leased	Apr-25	NA	100.00%
DHS-Knoxville Knoxville, Tennessee	2018	GSA - Department of Homeland Security	-	5,000	Government-Leased	Oct-24	NA	100.00%
SSA-Lawrenceburg (O) Lawrenceburg, Tennessee	2020	GSA - Social Security Administration	-	7,000	Government-Leased	Jun-22	NA	100.00%
SSA-Memphis (O) Memphis, Tennessee	2020	GSA - Social Security Administration	-	22,000	Government-Leased	May-30	NA	100.00%
SSA-Memphis North (O) Memphis, Tennessee	2020	GSA - Social Security Administration	-	13,000	Government-Leased	Apr-30	NA	100.00%
SSA-Nashville (O) Nashville, Tennessee	2020	GSA - Social Security Administration	-	19,000	Government-Leased	Feb-21	NA	100.00%
SSA-Tullahoma (O) Tullahoma, Tennessee	2020	GSA - Social Security Administration	-	9,000	Government-Leased	Sep-23	NA	100.00%
SSA-Balch Springs Balch Springs, Texas	2018	GSA - Social Security Administration	-	16,000	Government-Leased	Nov-33	NA	100.00%
SSA-Bryan Bryan, Texas	2018	GSA - Social Security Administration	-	10,000	Government-Leased	Mar-37	NA	100.00%
SSA-Denton Denton, Texas	2018	GSA - Social Security Administration	-	10,000	Government-Leased	Nov-26	NA	100.00%
SSA-Marshall Marshall, Texas	2018	GSA - Social Security Administration	-	7,000	Government-Leased	Dec-29	NA	64.55%
<b>Total Design Capacity and Square Footage of Leased Properties (57 Properties)</b>			<u>8,920</u>	<u>3,278,000</u>				<u>98.5%</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. We believe design capacity is an appropriate measure for evaluating the operations in our CoreCivic Safety and CoreCivic Community segments, because the revenue generated by each facility is based on a per diem or monthly rate per offender cared for at the facility paid by the corresponding contracting governmental entity.
- (C) We manage numerous facilities that have more than a single function (i.e., housing both long-term sentenced adult prisoners and pre-trial detainees). The primary functional categories into which facility types are identified was determined by the relative size of offender populations in a particular facility on September 30, 2020. If, for example, a 1,000-bed facility cared for 900 adult offenders with sentences in excess of one year and 100 pre-trial detainees, the primary functional category to which it would be assigned would be that of correctional facilities and not detention facilities. It should be understood that the primary functional category to which multi-user facilities are assigned may change from time to time.
- (D) Remaining renewal options represents the number of renewal options, if applicable, and the remaining term of each option renewal.
- (E) Pursuant to the terms of a contract awarded by the state of Arizona in September 2012, the state of Arizona has an option to purchase the Red Rock facility at any time during the term of the contract, including extension options, based on an amortization schedule starting with the fair market value and decreasing evenly to zero over the twenty year term.
- (F) The facility is subject to a purchase option held by the Georgia Department of Corrections, or GDOC, which grants the GDOC the right to purchase the facility for the lesser of the facility's depreciated book value, as defined, or fair market value at any time during the term of the contract between us and the GDOC.
- (G) The facility is subject to a purchase option held by the Tallahatchie County Correctional Authority which grants Tallahatchie County Correctional Authority the right to purchase the facility at any time during the contract at a price generally equal to the cost of the premises less an allowance for amortization originally over a 20 year period. The amortization period was extended through 2050 in connection with an expansion completed during the fourth quarter of 2007.
- (H) The state of Montana has an option to purchase the facility generally at any time during the term of the contract with us at fair market value less the sum of a pre-determined portion of per-diem payments made to us by the state of Montana.
- (I) The state of Ohio has the irrevocable right to repurchase the facility before we may resell the facility to a third party, or if we become insolvent or are unable to meet our obligations under the management contract with the state of Ohio, at a price generally equal to the fair market value, as defined in the Real Estate Purchase Agreement.
- (J) The facility is subject to a purchase option held by the Oklahoma Department of Corrections, or ODC, which grants the ODC the right to purchase the facility at its fair market value at any time. During the third quarter of 2020, predominately due to a lower number of inmate populations in the state of Oklahoma resulting from COVID-19, combined with the consequential impact of COVID-19 on the State's budget, we agreed with the State to idle our Cimarron Correctional Facility during the third quarter of 2020.
- (K) The state of Tennessee has the option to purchase the facility in the event of our bankruptcy, or upon an operational or financial breach, as defined, at a price equal to the book value, as defined.
- (L) During the third quarter of 2020, we provided notice to Davidson County, Tennessee of our intent to terminate the existing management contract. We transitioned operations of the Metro-Davidson County Detention Facility in October 2020.
- (M) During the third quarter of 2020, we provided notice to Hamilton County, Tennessee of our intent to terminate the existing management contract. We expect to transition operations of the Silverdale Detention Center in the fourth quarter of 2020.
- (N) The date of lease expiration does not include renewal options, but does include the soft term, where applicable.
- (O) The property is owned by Government Real Estate Solutions, LLC, an unrestricted subsidiary controlled by the Company.
- (P) 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.

