Supplemental Financial Information
For the Quarter Ended September 30, 2026







The Company’s supplemental financial information and other data presented herein speaks only as of the date or period indicated (or as of the date posted, as the case may be), and the Company does not undertake any obligation, and disclaims any duty, to update any of this information. The Company’s future financial performance is subject to various risks and uncertainties that could cause actual results to differ materially from expectations. The factors that could affect the Company's future financial results are discussed more fully in our reports filed with the SEC. Readers are advised to refer to these reports for additional information concerning the Company. Readers are also advised that the Company’s historical performance may not be indicative of future results. In addition, the information contained herein does not constitute an offer to sell or a solicitation to buy any of the Company’s securities.

CoreCivic, Inc.

Supplemental Financial Information
For the Quarter Ended September 30, 2026

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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,	
	2026	2025	2026	2025
Diluted EPS	$ 14.49	$ 0.24	$ 14.89	$ 0.83
Adjusted Diluted EPS	$ 0.49	$ 0.24	$ 1.29	$ 0.83
Normalized FFO Per Share	$ 0.75	$ 0.48	$ 2.08	$ 1.53
AFFO Per Share	$ 0.75	$ 0.49	$ 2.08	$ 1.58
TTM Debt Leverage	(0.1)x	2.5x	(0.1)x	2.5x
Fixed Charge Coverage Ratio	8.0x	4.7x	5.3x	5.0x

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

	Full Year 2026			Full Year 2026	
	Low-End	High-End		Low-End	High-End
Net Income	**$ 1,461,190**	**$ 1,467,190**	**Diluted EPS**	**$ 15.42**	**$ 15.48**
Expenses associated with debt repayments and refinancing transactions	4,004	4,004			
Expenses associated with mergers and acquisitions	3,425	3,425			
Contingent consideration for acquisition of businesses	(22,134)	(22,134)			
Settlement compensation associated with executive transition	6,428	6,428			
Gain on sale of real estate assets, net	(1,770,664)	(1,770,664)			
Income tax expense for special items	482,751	482,751			
Adjusted Net Income	**$ 165,000**	**$ 171,000**	**Adjusted diluted EPS**	**$ 1.74**	**$ 1.80**
Net income	$ 1,461,190	$ 1,467,190			
Depreciation and amortization of real estate assets	98,500	99,500			
Gain on sale of real estate assets, net	(1,770,664)	(1,770,664)			
Income tax expense for special items	480,558	480,558			
Funds From Operations	**$ 269,584**	**$ 276,584**	**FFO per diluted share**	**$ 2.85**	**$ 2.92**
Expenses associated with debt repayments and refinancing transactions	4,004	4,004			
Expenses associated with mergers and acquisitions	3,425	3,425			
Contingent consideration for acquisition of businesses	(22,134)	(22,134)			
Settlement compensation associated with executive transition	6,428	6,428			
Income tax expense for special items	2,193	2,193			
Normalized Funds From Operations	**$ 263,500**	**$ 270,500**	**Normalized FFO per diluted share**	**$ 2.78**	**$ 2.85**
Maintenance capital expenditures on real estate assets	(35,000)	(30,000)			
Stock-based compensation	26,500	26,500			
Other non-cash revenue and expenses and non-cash interest	5,250	5,250			
Adjusted Funds From Operations	**$ 260,250**	**$ 272,250**	**AFFO per diluted share**	**$ 2.75**	**$ 2.87**
Net income	$ 1,461,190	$ 1,467,190			
Interest expense	76,000	75,000			
Depreciation and amortization	137,000	136,000			
Income tax expense	547,251	546,251			
EBITDA	**$ 2,221,441**	**$ 2,224,441**			
Expenses associated with debt repayments and refinancing transactions	4,004	4,004			
Expenses associated with mergers and acquisitions	3,425	3,425			
Contingent consideration for acquisition of businesses	(22,134)	(22,134)			
Settlement compensation associated with executive transition	6,428	6,428			
Gain on sale of real estate assets, net	(1,770,664)	(1,770,664)			
Adjusted EBITDA	**$ 442,500**	**$ 445,500**			
Capital Expenditures					
Maintenance on real estate assets	$ 30,000	$ 35,000			
Information technology and other assets	35,000	40,000			
Other capital investments	12,000	12,000			
Facility activations and transportation vehicles	35,000	40,000			
Total capital expenditures	**$ 112,000**	**$ 127,000**			

CONSOLIDATED BALANCE SHEETS

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

	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
ASSETS					
Cash and cash equivalents	$ 547,229	$ 108,934	$ 209,686	$ 97,929	$ 56,551
Restricted cash	14,414	13,869	14,641	14,517	15,224
Accounts receivable, net of credit loss reserve	535,336	463,089	479,800	446,224	351,396
Prepaid expenses and other current assets	113,804	78,475	36,857	49,904	43,249
Assets held for sale	2,513	2,513	2,513	2,513	5,173
Total current assets	1,213,296	666,880	743,497	611,087	471,593
Real estate and related assets:					
Property and equipment, net	1,822,817	2,148,959	2,122,430	2,132,206	2,119,367
Other real estate assets	174,435	177,295	180,148	182,479	184,845
Goodwill	65,916	59,115	8,551	8,551	8,551
Other assets	404,727	403,390	313,369	322,420	325,775
Total assets	**$ 3,681,191**	**$ 3,455,639**	**$ 3,367,995**	**$ 3,256,743**	**$ 3,110,131**
LIABILITIES AND STOCKHOLDERS' EQUITY					
Accounts payable and accrued expenses	$ 497,536	$ 390,443	$ 288,362	$ 353,173	$ 319,598
Current portion of long-term debt, net	6,720	115,250	16,611	15,701	14,792
Total current liabilities	504,256	505,693	304,973	368,874	334,390
Long-term debt, net	616,394	1,231,770	1,380,955	1,205,037	1,028,319
Deferred revenue	5,998	6,905	7,812	8,719	10,148
Non-current deferred tax liabilities	107,891	110,115	111,297	98,364	93,395
Other liabilities	168,542	162,679	167,348	170,500	173,407
Total liabilities	1,403,081	2,017,162	1,972,385	1,851,494	1,639,659
Commitments and contingencies					
Common stock - $0.01 par value	865	989	989	1,001	1,054
Additional paid-in capital	981,529	1,485,910	1,480,181	1,527,724	1,619,432
Retained earnings (deficit)	1,295,716	(48,422)	(85,560)	(123,476)	(150,014)
Total stockholders' equity	2,278,110	1,438,477	1,395,610	1,405,249	1,470,472
Total liabilities and equity	**$ 3,681,191**	**$ 3,455,639**	**$ 3,367,995**	**$ 3,256,743**	**$ 3,110,131**

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,	
	2026	2025	2026	2025
REVENUE:	$ 744,094	$ 580,437	$ 2,043,740	$ 1,607,229
EXPENSES:				
Operating	586,922	449,556	1,590,624	1,222,635
General and administrative	56,406	45,288	144,208	125,186
Depreciation and amortization	33,917	33,388	103,066	95,014
Asset impairments	-	1,482	-	1,482
	677,245	529,714	1,837,898	1,444,317
OTHER INCOME (EXPENSE):				
Interest expense, net	(7,017)	(16,628)	(46,977)	(44,398)
Expenses associated with debt repayments and refinancing transactions	(4,004)	-	(4,004)	-
Gain on sale of real estate assets, net	1,770,664	2,461	1,770,664	2,461
Contingent consideration for acquisition of businesses	22,134	-	22,134	-
Other income (expense)	810	4	1,599	(66)
INCOME BEFORE INCOME TAXES	1,849,436	36,560	1,949,258	120,909
Income tax expense	(505,298)	(10,251)	(530,066)	(30,944)
NET INCOME	**$ 1,344,138**	**$ 26,309**	**$ 1,419,192**	**$ 89,965**
BASIC EARNINGS PER SHARE	**$ 14.62**	**$ 0.25**	**$ 14.99**	**$ 0.83**
DILUTED EARNINGS PER SHARE	**$ 14.49**	**$ 0.24**	**$ 14.89**	**$ 0.83**

RECONCILIATION OF BASIC TO DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
Basic:				
Net income	$ 1,344,138	$ 26,309	$ 1,419,192	$ 89,965
Diluted:				
Net income	$ 1,344,138	$ 26,309	$ 1,419,192	$ 89,965
Basic:				
Weighted average common shares outstanding-basic	91,936	106,853	94,681	108,313
Diluted:				
Weighted average common shares outstanding-basic	91,936	106,853	94,681	108,313
Effect of dilutive securities:				
Restricted stock-based awards	797	668	649	726
Weighted average shares and assumed conversions-diluted	92,733	107,521	95,330	109,039
Basic earnings per share	**$ 14.62**	**$ 0.25**	**$ 14.99**	**$ 0.83**
Diluted earnings per share	**$ 14.49**	**$ 0.24**	**$ 14.89**	**$ 0.83**

CALCULATION OF ADJUSTED DILUTED EARNINGS PER SHARE

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
Net income	$ 1,344,138	$ 26,309	$ 1,419,192	$ 89,965
Special items:				
Expenses associated with debt repayments and refinancing transactions	4,004	-	4,004	-
Expenses associated with mergers and acquisitions	277	781	3,425	2,319
Contingent consideration for acquisition of businesses	(22,134)	-	(22,134)	-
Settlement compensation associated with executive transition	6,428	-	6,428	-
Gain on sale of real estate assets, net	(1,770,664)	(2,461)	(1,770,664)	(2,461)
Asset impairments	-	1,482	-	1,482
Income tax expense (benefit) for special items	483,612	55	482,751	(372)
Adjusted net income	$ 45,661	$ 26,166	$ 123,002	$ 90,933
Weighted average common shares outstanding - basic	91,936	106,853	94,681	108,313
Effect of dilutive securities:				
Restricted stock-based awards	797	668	649	726
Weighted average shares and assumed conversions - diluted	92,733	107,521	95,330	109,039
Adjusted Earnings Per Basic Share	**$ 0.50**	**$ 0.24**	**$ 1.30**	**$ 0.84**
Adjusted Earnings Per Diluted Share	**$ 0.49**	**$ 0.24**	**$ 1.29**	**$ 0.83**

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,	
	2026	2025	2026	2025
FUNDS FROM OPERATIONS:				
Net income	$ 1,344,138	$ 26,309	$ 1,419,192	$ 89,965
Depreciation and amortization of real estate assets	24,282	25,916	75,461	75,434
Impairment of real estate assets	-	1,482	-	1,482
Gain on sale of real estate assets, net	(1,770,664)	(2,461)	(1,770,664)	(2,461)
Income tax expense for special items	480,511	273	480,511	273
Funds From Operations	**$ 78,267**	**$ 51,519**	**$ 204,500**	**$ 164,693**
Expenses associated with debt repayments and refinancing transactions	4,004	-	4,004	-
Expenses associated with mergers and acquisitions	277	781	3,425	2,319
Contingent consideration for acquisition of businesses	(22,134)	-	(22,134)	-
Settlement compensation associated with executive transition	6,428	-	6,428	-
Income tax expense (benefit) for special items	3,101	(218)	2,240	(645)
Normalized Funds From Operations	**$ 69,943**	**$ 52,082**	**$ 198,463**	**$ 166,367**
Maintenance capital expenditures on real estate assets	(9,123)	(7,579)	(23,989)	(18,280)
Stock-based compensation	7,334	7,067	19,876	21,029
Amortization of debt costs	1,143	880	3,909	2,635
Other non-cash revenue and expenses	175	154	446	485
Adjusted Funds From Operations	**$ 69,472**	**$ 52,604**	**$ 198,705**	**$ 172,236**
FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.84**	**$ 0.48**	**$ 2.15**	**$ 1.51**
NORMALIZED FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.75**	**$ 0.48**	**$ 2.08**	**$ 1.53**
ADJUSTED FUNDS FROM OPERATIONS PER DILUTED SHARE	**$ 0.75**	**$ 0.49**	**$ 2.08**	**$ 1.58**

FFO and AFFO are widely accepted supplemental non-GAAP measures utilized to evaluate the performance of real estate companies following the standards established by the National Association of Real Estate Investment Trusts (NAREIT). The Company believes that FFO and AFFO are important operating measures that supplement discussion and analysis of the Company's results of operations and are used to review and assess operating performance of the Company and its properties and their management teams. NAREIT defines FFO as net income computed in accordance with generally accepted accounting principles, excluding gains (or losses) from sales of property and extraordinary items, plus depreciation and amortization of real estate and impairment of depreciable real estate and after adjustments for unconsolidated partnerships and joint ventures calculated to reflect FFO on the same basis. As a company with extensive real estate holdings, we believe FFO and FFO per share are important supplemental measures of our operating performance and believe they are frequently used by securities analysts, investors and other interested parties in the evaluation of REITs and other real estate operating companies many of which present FFO and FFO per share when reporting results. Because the historical cost accounting convention used for real estate assets requires depreciation (except on land), this accounting presentation assumes that the value of real estate assets diminishes at a level rate over time. Because of the unique structure, design and use of the Company's properties, management believes that assessing performance of the Company's properties without the impact of depreciation or amortization is useful. The Company may make adjustments to FFO from time to time for certain other income and expenses that it considers non-recurring, infrequent or unusual, even though such items may require cash settlement, because such items do not reflect a necessary or ordinary component of the ongoing operations of the Company. Normalized FFO excludes the effects of such items. The Company calculates AFFO by adding to Normalized FFO non-cash expenses such as the amortization of deferred financing costs and stock-based compensation, and by subtracting from Normalized FFO recurring real estate expenditures that are capitalized and then amortized, but which are necessary to maintain a real estate operating company's properties and its revenue stream. Some of these capital expenditures contain a discretionary element with respect to when they are incurred, while others may be more urgent. Therefore, these capital expenditures may fluctuate from quarter to quarter, depending on the nature of the expenditures required, seasonal factors such as weather, and budgetary conditions. Other companies may calculate FFO, Normalized FFO, and AFFO differently than the Company does, or adjust for other items, and therefore comparability may be limited. FFO, Normalized FFO, and AFFO and their corresponding per share measures are not measures of performance under GAAP, and should not be considered as an alternative to cash flows from operating activities, a measure of liquidity or an alternative to net income as indicators of the Company's operating performance or any other measure of performance derived in accordance with GAAP. This data should be read in conjunction with the Company's consolidated financial statements and related notes included in its filings with the Securities and Exchange Commission.

EBITDA, ADJUSTED EBITDA, AND RECONCILIATION TO AFFO

(Unaudited and amounts in thousands)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
EBITDA CALCULATION:				
Net income	$ 1,344,138	$ 26,309	$ 1,419,192	$ 89,965
Interest expense	16,520	19,082	63,956	55,891
Depreciation and amortization	33,917	33,388	103,066	95,014
Income tax expense	505,298	10,251	530,066	30,944
EBITDA	**1,899,873**	**89,030**	**2,116,280**	**271,814**
Expenses associated with debt repayments and refinancing transactions	4,004	-	4,004	-
Expenses associated with mergers and acquisitions	277	781	3,425	2,319
Contingent consideration for acquisition of businesses	(22,134)	-	(22,134)	-
Settlement compensation associated with executive transition	6,428	-	6,428	-
Gain on sale of real estate assets, net	(1,770,664)	(2,461)	(1,770,664)	(2,461)
Asset impairments	-	1,482	-	1,482
ADJUSTED EBITDA	**$ 117,784**	**$ 88,832**	**$ 337,339**	**$ 273,154**
Adjusted EBITDA	$ 117,784	$ 88,832	$ 337,339	$ 273,154
EBITDA from unrestricted subsidiaries	(2,166)	(2,332)	(6,479)	(6,943)
RESTRICTED ADJUSTED EBITDA	**$ 115,618**	**$ 86,500**	**$ 330,860**	**$ 266,211**

EBITDA TO AFFO RECONCILIATION:				
Adjusted EBITDA	$ 117,784	$ 88,832	$ 337,339	$ 273,154
Maintenance capital expenditures on real estate assets	(9,123)	(7,579)	(23,989)	(18,280)
Depreciation and amortization of non-real estate assets	(9,635)	(7,472)	(27,605)	(19,580)
Interest expense	(16,520)	(19,082)	(63,956)	(55,891)
Income tax expense	(505,298)	(10,251)	(530,066)	(30,944)
Income tax expense (benefit) for special items	483,612	55	482,751	(372)
Stock-based compensation	7,334	7,067	19,876	21,029
Amortization of debt costs	1,143	880	3,909	2,635
Other non-cash revenue and expenses	175	154	446	485
Adjusted Funds From Operations	**$ 69,472**	**$ 52,604**	**$ 198,705**	**$ 172,236**

SELECTED FINANCIAL INFORMATION

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

	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
BALANCE SHEET:					
Property and equipment	$ 3,694,893	$ 4,217,028	$ 4,163,917	$ 4,144,559	$ 4,101,523
Accumulated depreciation and amortization	(1,872,076)	(2,068,069)	(2,041,487)	(2,012,353)	(1,982,156)
Property and equipment, net	$ 1,822,817	$ 2,148,959	$ 2,122,430	$ 2,132,206	$ 2,119,367
Assets held for sale	$ 2,513	$ 2,513	$ 2,513	$ 2,513	$ 5,173
Total assets	$ 3,681,191	$ 3,455,639	$ 3,367,995	$ 3,256,743	$ 3,110,131
Maintenance & technology capital expenditures for the quarter ended	$ 15,426	$ 22,742	$ 7,517	$ 17,519	$ 13,149
Growth capital expenditures for the quarter ended	$ 2,688	$ 4,270	$ 3,633	$ 3,808	$ 3,586
Facility activations and transportation vehicles expenditures for the quarter ended	$ 6,718	$ 11,071	$ 9,540	$ 23,425	$ 20,931
Total debt	$ 629,636	$ 1,357,521	$ 1,406,452	$ 1,230,307	$ 1,053,364
Equity book value	$ 2,278,110	$ 1,438,477	$ 1,395,610	$ 1,405,249	$ 1,470,472
LIQUIDITY:					
Cash and cash equivalents	$ 547,229	$ 108,934	$ 209,686	$ 97,929	$ 56,551
Availability under revolving credit facility	$ 551,524	$ 273,259	$ 131,285	$ 311,404	$ 191,404
CAPITALIZATION:					
Common shares outstanding	86,498	98,893	98,887	100,051	105,383
Common share price at end of period	$ 32.25	$ 30.38	$ 18.91	$ 19.11	$ 20.35
Market value of common equity at end of period	$ 2,789,561	$ 3,004,369	$ 1,869,953	$ 1,911,975	$ 2,144,544
Total equity market capitalization	$ 2,789,561	$ 3,004,369	$ 1,869,953	$ 1,911,975	$ 2,144,544
Total market capitalization (market value of equity plus debt)	$ 3,419,197	$ 4,361,890	$ 3,276,405	$ 3,142,282	$ 3,197,908
EBITDA	$ 1,899,873	$ 108,720	$ 107,687	$ 90,303	$ 89,030
ADJUSTED EBITDA	$ 117,784	$ 109,444	$ 110,111	$ 92,454	$ 88,832
NORMALIZED FUNDS FROM OPERATIONS	$ 69,943	$ 63,465	$ 65,055	$ 54,036	$ 52,082
Normalized funds from operations per diluted share	$ 0.75	$ 0.64	$ 0.65	$ 0.52	$ 0.48
ADJUSTED FUNDS FROM OPERATIONS	$ 69,472	$ 59,403	$ 69,830	$ 49,939	$ 52,604
Adjusted funds from operations per diluted share	$ 0.75	$ 0.60	$ 0.70	$ 0.48	$ 0.49

SEGMENT DATA

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
NET OPERATING INCOME:				
Revenue				
Residential	$ 651,857	$ 565,685	$ 1,867,050	$ 1,564,417
Services	110,149	21,081	223,510	58,080
Properties	4,725	4,707	14,115	14,041
Eliminations	(22,647)	(11,036)	(60,946)	(29,402)
Other	10	-	11	93
Total revenue	744,094	580,437	2,043,740	1,607,229
Operating Expenses				
Residential	506,682	438,288	1,441,465	1,189,030
Services	100,560	19,959	203,043	55,360
Properties	2,306	2,326	7,000	7,592
Eliminations	(22,647)	(11,036)	(60,946)	(29,402)
Other	21	19	62	55
Total operating expenses	586,922	449,556	1,590,624	1,222,635
Net Operating Income				
Residential	145,175	127,397	425,585	375,387
Services	9,589	1,122	20,467	2,720
Properties	2,419	2,381	7,115	6,449
Other	(11)	(19)	(51)	38
Total net operating income	$ 157,172	$ 130,881	$ 453,116	$ 384,594

SEGMENT DATA

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

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
RESIDENTIAL FACILITIES:				
Number of days per period	92	92	273	273
Revenue	$ 651,857	$ 565,685	$ 1,867,050	$ 1,564,417
Operating expenses:				
Fixed expense	369,828	322,333	1,053,963	871,224
Variable expense	136,854	115,955	387,502	317,806
Total	506,682	438,288	1,441,465	1,189,030
Net operating income	$ 145,175	$ 127,397	$ 425,585	$ 375,387
Average available beds	71,884	71,996	71,884	69,720
Average compensated occupancy	84.0%	76.7%	80.7%	76.8%
Total compensated man-days	5,552,426	5,081,700	15,833,349	14,626,667
Revenue per compensated man-day	$ 117.40	$ 111.32	$ 117.92	$ 106.96
Operating expenses per compensated man-day:				
Fixed	66.61	63.43	66.57	59.56
Variable	24.65	22.82	24.47	21.73
Total	91.26	86.25	91.04	81.29
Operating income per compensated man-day	$ 26.14	$ 25.07	$ 26.88	$ 25.67
Operating margin	22.3%	22.5%	22.8%	24.0%

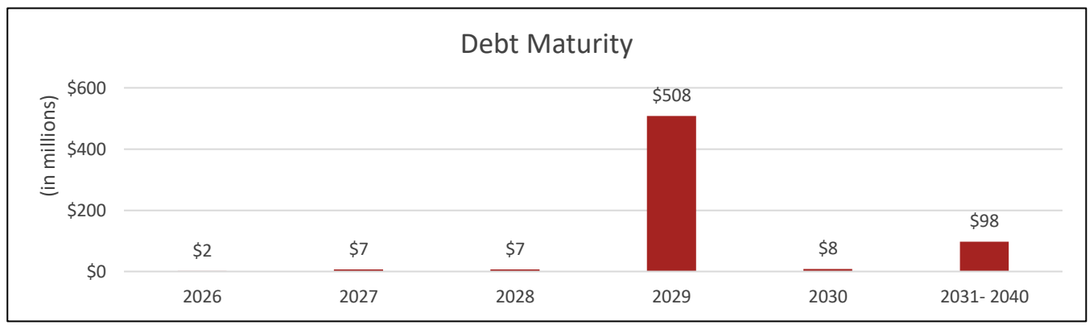
ANALYSIS OF OUTSTANDING DEBT

(Unaudited and amounts in thousands)

	Outstanding Balance 12/31/2025	Outstanding Balance 9/30/2026	Stated Interest Rate	Effective Interest Rate [1]	Maturity Date	Callable/ Redeemable
Fixed Rate:						
Senior Unsecured Notes Issued 2017	$ 238,468	$ -	-	-	-	Prior to July 15, 2027, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest; thereafter the notes are redeemable at 100% of the aggregate principal amount plus accrued and unpaid interest. During 2024 and 2023, a total of $11.5 million of the notes were repurchased in privately negotiated transactions. On August 12, 2026, the Company redeemed in full the notes that remained outstanding.
Senior Unsecured Notes Issued 2024	500,000	500,000	8.25%	8.61%	April 2029	Prior to April 15, 2026, redeemable at a "make-whole" redemption price, plus accrued and unpaid interest. Thereafter the notes are redeemable at 104.125% of the aggregate principal amount beginning on April 15, 2026, 102.063% beginning on April 15, 2027, and 100% of the aggregate principal amount beginning on April 15, 2028, plus, in such case, accrued and unpaid interest.
Non-Recourse Mortgage Note - Kansas	134,339	129,636	4.43%	4.75%	January 2040	Redeemable in all or part at any time upon written notice of not less than 30 days and not more than 60 days prior to the date fixed for such prepayment, with a "make-whole" amount, together with interest accrued to, but not including, the redemption date.
Total Fixed Rate Debt	872,807	629,636				
Floating Rate:						
Revolving Credit Facility	245,000	-	-	-	October 2028 [2), 3)]	
Initial Term Loan	112,500	-	-	-	- [2)]	The Company repaid the Initial Term Loan in August 2026.
Total Floating Rate Debt	357,500	-	-	-		
Grand Total Debt	**$ 1,230,307**	**$ 629,636**	**7.93%**	**8.46%**	**4.73** [4)]	

Debt Maturity Schedule at September 30, 2026:

Year	Total Debt Maturing	% of Debt Maturing	% of Debt Maturing
2026	1,623	0.26%	0.26%
2027	6,855	1.09%	1.35%
2028	7,370	1.17%	2.52%
2029	507,985	80.68%	83.20%
2030	8,073	1.28%	84.48%
Thereafter	97,730	15.52%	100.00%
	$ 629,636	100.00%	



[1] Includes amortization of debt issuance costs.

[2] On October 11, 2023, CoreCivic entered into a Fourth Amended and Restated Credit Agreement (the "Bank Credit Facility") in an aggregate principal amount of $400.0 million, consisting of a $125.0 million term loan (the "Initial Term Loan") and a $275.0 revolving credit facility (the "Revolving Credit Facility"). On December 1, 2025, the Company amended its Bank Credit Facility to, among other things, increase the size of the accordion feature that provides for uncommitted incremental extensions of credit from $200.0 million to $300.0 million, and to exercise the full allotment by expanding the capacity under its Revolving Credit Facility from $275.0 million to $575.0 million. On April 10, 2026, CoreCivic further amended its Bank Credit Facility to, among other things, obtain a $100.0 million term loan (the "Incremental Term Loan") from existing lenders under the Bank Credit Facility. The Incremental Term Loan bore interest at an applicable margin that was 0.25% in excess of the applicable margin in effect for the Initial Term Loan and Revolving Credit Facility. The Company repaid the Incremental Term Loan in July 2026. In addition, the Company repaid the outstanding principal balance of the Initial Term Loan, amounting to $107.8 million, on August 31, 2026. The Company has $23.5 million of letters of credit outstanding under a sub-facility reducing the available capacity under the Revolving Credit Facility to $551.5 million as of September 30, 2026. Based on our total leverage ratio, during the third quarter of 2026, loans under our Revolving Credit Facility and Initial Term Loan bore interest at the Secured Overnight Financing Rate, or SOFR, rate plus a margin of 3.00%.

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

[4] Represents the weighted average debt maturity in years.

SELECTED OPERATING RATIOS AND OTHER FINANCIAL DATA

(Unaudited and amounts in thousands)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
COVERAGE RATIOS:				
Interest coverage ratio (Adjusted EBITDA/Interest incurred) (x)**	8.0x	5.2x	5.7x	5.5x
Fixed charge coverage ratio (Adjusted EBITDA/(Interest incurred + Scheduled prin pmts)) (x)**	8.0x	4.7x	5.3x	5.0x
Secured debt coverage ratio ((Secured debt - cash)/Annualized Adjusted EBITDA) (x)**	(1.2)x	0.4x	(1.2)x	0.3x
Total debt coverage ratio ((Total debt - cash)/Annualized Adjusted EBITDA) (x)**	(0.1)x	2.5x	(0.1)x	2.4x
Accounts receivable turnover (Annualized revenues/Accounts receivable) (x)	5.6x	6.6x	5.1x	6.1x
DEBT/EQUITY RATIOS:				
Total debt (Total debt - cash)/Total market capitalization	2.4%	31.2%	2.4%	31.2%
Total debt(Total debt - cash)/Equity market capitalization	3.0%	46.5%	3.0%	46.5%
Total debt (Total debt - cash)/Book equity capitalization	3.6%	67.8%	3.6%	67.8%
Total debt (Total debt - cash)/Gross book value of real estate assets	2.0%	22.3%	2.0%	22.3%
RETURN ON INVESTMENT RATIOS:				
Annualized return on operating real estate investments (Annualized Adjusted EBITDA/Average operating real estate investments (undepreciated book value)*)	10.9%	8.0%	10.5%	8.3%
Annualized return on total assets (Annualized Adjusted EBITDA/Average total assets (undepreciated book value)*)	8.2%	6.8%	8.0%	7.1%
OVERHEAD RATIOS:				
Annualized general & administrative expenses (excl. non-recurring costs)/Average total assets (undepreciated book value)*	3.5%	3.4%	3.2%	3.2%
General & administrative expenses (excluding non-recurring costs)/Total revenues	6.7%	7.7%	6.6%	7.6%
INTEREST EXPENSE, NET:				
Interest income	$ (9,503)	$ (2,454)	$ (16,979)	$ (11,493)
Interest incurred	15,919	18,202	61,968	53,256
Amortization of debt costs	1,143	880	3,909	2,635
Capitalized interest	(542)	-	(1,921)	-
Interest expense, net	$ 7,017	$ 16,628	$ 46,977	$ 44,398
DEPRECIATION AND AMORTIZATION:				
Depreciation and amortization expense on real estate	$ 24,282	$ 25,916	$ 75,461	$ 75,434
Other depreciation expense	8,501	7,206	25,079	19,088
Amortization of intangibles	1,134	266	2,526	492
Depreciation and amortization	$ 33,917	$ 33,388	$ 103,066	$ 95,014

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

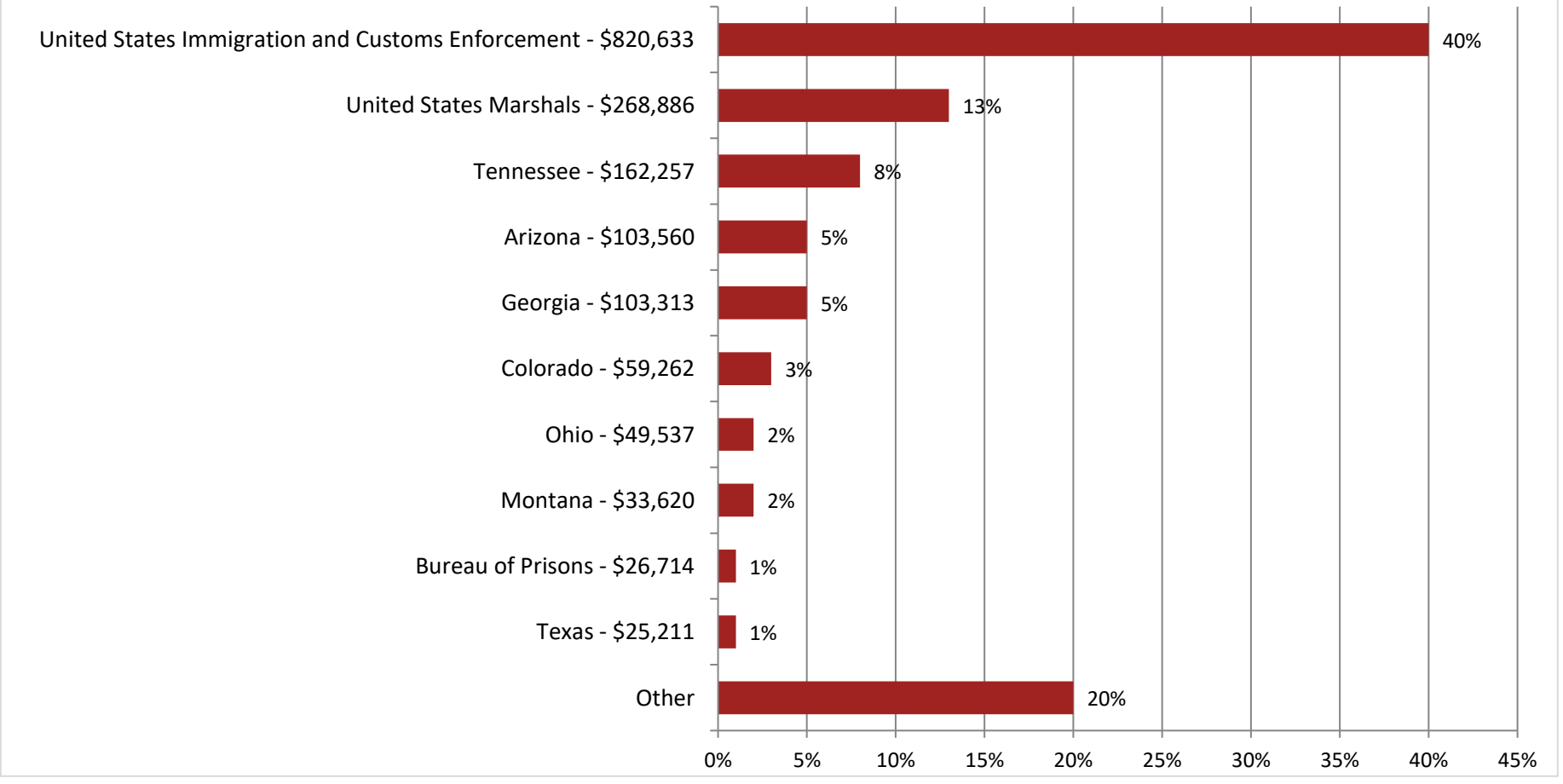
***Excludes non-recourse debt and related EBITDA of CoreCivic of Kansas, LLC as it is an Unrestricted Subsidiary as defined under the Revolving Credit Facility.*

PARTNER INFORMATION
(Unaudited)

CONTRACT RETENTION

	2022	2023	2024	2025	2026	TOTAL
RESIDENTIAL						
# of Contracts	23	36	39	42	40	180
# of Contracts Retained	21	36	38	41	38	174
Retention Rate	91.3%	100.0%	97.4%	97.6%	95.0%	96.7%

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



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

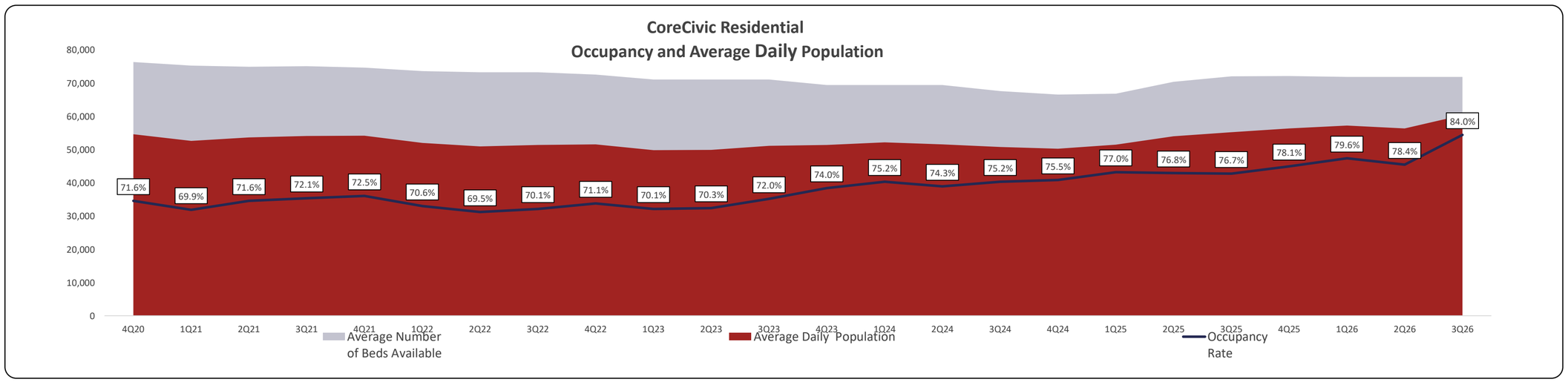
Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 9/30/26
CoreCivic Residential - Correctional and Detention Facilities:								
Correctional and Detention - Owned and Managed:								
Central Arizona Florence Correctional Complex Florence, Arizona	1994, 1998, 1999, 2004	USMS	4,128	Multi	Detention	Sep-28	-	101.17%
Eloy Detention Center Eloy, Arizona	1995, 1996	ICE	1,500	Medium	Detention	Jun-28	Indefinite	92.42%
La Palma Correctional Center Eloy, Arizona	2008	State of Arizona	3,060	Multi	Correctional	Apr-27	(1) 5 year	81.58%
Red Rock Correctional Center (E) Eloy, Arizona	2006, 2016	State of Arizona	2,024	Medium	Correctional	Jul-31	(1) 5 year	95.25%
Saguaro Correctional Facility Eloy, Arizona	2007	State of Hawaii	1,896	Multi	Correctional	Aug-26	-	73.78%
Bent County Correctional Facility Las Animas, Colorado	1992, 1997, 2008	State of Colorado	1,420	Medium	Correctional	Jun-27	(19) 1 year	97.45%
Crowley County Correctional Facility Olney Springs, Colorado	2003, 2004	State of Colorado	1,794	Medium	Correctional	Jun-27	(19) 1 year	96.02%
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-27	(7) 1 year	120.32%
Jenkins Correctional Center (F) Millen, Georgia	2012	State of Georgia	1,124	Medium	Correctional	Jun-27	(8) 1 year	102.08%
Stewart Detention Center Lumpkin, Georgia	2004	ICE	1,752	Medium	Detention	Indefinite	-	114.82%
Wheeler Correctional Facility (F) Alamo, Georgia	1998, 1999, 2010	State of Georgia	2,312	Medium	Correctional	Jun-27	(7) 1 year	122.50%
Lee Adjustment Center Beattyville, Kentucky	1998	Commonwealth of Kentucky	816	Multi	Correctional	Jun-27	(2) 2 year	102.88%
Marion Adjustment Center St. Mary, Kentucky	1998	-	826	Minimum/ Medium	Correctional	-	-	0.00%
Adams County Correctional Center Adams County, Mississippi	2008	ICE	2,232	Medium	Detention	May-29	Indefinite	106.90%
Tallahatchie County Correctional Facility (G) Tutwiler, Mississippi	2000, 2007, 2008	USMS	2,672	Multi	Correctional	Jun-28	Indefinite	57.29%
Crossroads Correctional Center (H) Shelby, Montana	1999	State of Montana	664	Multi	Correctional	Jun-27	(1) 2 year	115.50%
Nevada Southern Detention Center Pahrump, Nevada	2010	USMS	1,072	Medium	Detention	Oct-30	-	77.23%

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 9/30/26
Elizabeth Detention Center Elizabeth, New Jersey	1963	ICE	300	Minimum	Detention	May-31	-	101.62%
Cibola County Corrections Center Milan, New Mexico	1994, 1999	USMS	1,129	Medium	Detention	Indefinite	-	82.78%
Torrance County Detention Facility Estancia, New Mexico	1990, 1997	ICE	910	Multi	Detention	Apr-27	(1) 1 year	82.25%
Lake Erie Correctional Institution (I) Conneaut, Ohio	2011	State of Ohio	1,798	Medium	Correctional	Jun-32	Indefinite	98.58%
Northeast Ohio Correctional Center Youngstown, Ohio	1997	USMS	2,016	Medium	Correctional	May-27	Indefinite	81.26%
Cimarron Correctional Facility Cushing, Oklahoma	1997, 2008	USMS	1,600	Multi	Detention	Sep-27	Indefinite	75.88%
Diamondback Correctional Facility Watonga, Oklahoma	1998, 2000	ICE	2,160	Multi	Detention	Sep-29	Indefinite	86.22%
Trousdale Turner Correctional Center Hartsville, Tennessee	2015	State of Tennessee	2,552	Multi	Correctional	Jun-31	-	84.07%
West Tennessee Detention Facility Mason, Tennessee	1990, 1996	ICE	600	Multi	Detention	Aug-30	Indefinite	87.39%
Whiteville Correctional Facility (J) Whiteville, Tennessee	1998	State of Tennessee	1,536	Medium	Correctional	Jun-31	-	98.56%
Dilley Immigration Processing Center Dilley, Texas	2014	ICE	2,400	-	Residential	Mar-30	Indefinite	100.00%
Eden Detention Center Eden, Texas	1995	USMS	1,422	Medium	Detention	Indefinite	-	77.49%
Houston Processing Center Houston, Texas	1984, 2005	ICE	1,000	Medium	Detention	Aug-27	(2) 1 year	92.23%
Laredo Processing Center Laredo, Texas	1985, 1990	ICE	258	Minimum/ Medium	Detention	Dec-26	Indefinite	103.95%
T. Don Hutto Residential Center Taylor, Texas	1997	ICE	512	Medium	Detention	Jul-27	(2) 1 year	96.05%
Webb County Detention Center Laredo, Texas	1998	ICE	480	Medium	Detention	Feb-29	Indefinite	73.72%
Farmville Detention Center Farmville, Virginia	2025	ICE	736	Multi	Detention	Mar-29	Indefinite	94.04%

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 9/30/26
Correctional and Detention- Managed Only:								
California City Detention Facility California City, California	1999	ICE	2,560	Medium	Detention	Aug-27	-	70.95%
Otay Mesa Detention Center San Diego, California	2015, 2019	ICE	1,994	Minimum/ Medium	Detention	Dec-29	(1) 5 year	80.01%
Citrus County Detention Facility Lecanto, Florida	1992, 2007	Citrus County, FL	760	Multi	Detention	Sep-30	(2) 5 year	79.15%
Lake City Correctional Facility Lake City, Florida	1997, 2005	State of Florida	893	Medium	Correctional	Mar-27	Indefinite	98.19%
Midwest Regional Reception Center Leavenworth, Kansas	1992, 2000, 2004, 2008	ICE	1,033	Multi	Detention	Aug-27	-	40.17%
Appleton Detention Facility Appleton, Minnesota	1991	ICE	1,600	Medium	Detention	Aug-31	-	0.00%
Hardeman County Correctional Facility Whiteville, Tennessee	1997	State of Tennessee	2,016	Medium	Correctional	Jun-29	-	98.09%
South Central Correctional Center Clifton, Tennessee	1992, 1994, 1995, 2005	State of Tennessee	1,676	Medium	Correctional	Jun-28	(1) 2 year	99.49%
Total design capacity for CoreCivic Residential - Correctional and Detention Facilities (44 Facilities)			67,785					

Facility Name	Year Constructed/ Acquired (A)	Primary Customer	Design Capacity (B)	Security Level	Facility Type (C)	Term	Remaining Renewal Options (D)	Compensated Occupancy % for the Quarter ended 9/30/26
CoreCivic Residential - Reentry Facilities:								
CAI Boston Avenue San Diego, California	2013	State of California	120	-	Residential Reentry	Jun-33	-	98.27%
CAI Ocean View San Diego, California	2013	BOP	483	-	Residential Reentry	Feb-27	-	70.87%
Adams Transitional Center Denver, Colorado	2017	Adams County	102	-	Residential Reentry	Jun-27	-	75.99%
Arapahoe Community Treatment Center Englewood, Colorado	2017	Arapahoe County	135	-	Residential Reentry	Jun-27	-	57.21%
Centennial Community Transition Center Englewood, Colorado	2016	Arapahoe County	107	-	Residential Reentry	Jun-27	-	77.52%
Commerce Transitional Center Commerce City, Colorado	2017	Adams County	136	-	Residential Reentry	Jun-27	-	87.29%
Longmont Community Treatment Center (K) Longmont, Colorado	2016	-	69	-	Residential Reentry	-	-	0.00%
South Raleigh Reentry Center Raleigh, North Carolina	2019	BOP	60	-	Residential Reentry	Sep-27	-	125.47%
Oklahoma Reentry Opportunity Center Oklahoma City, Oklahoma	2015	BOP	494	-	Residential Reentry	Nov-26	-	27.09%
Turley Residential Center Tulsa, Oklahoma	2015	BOP	289	-	Residential Reentry	Nov-26	-	35.47%
Austin Residential Reentry Center Del Valle, Texas	2015	BOP	116	-	Residential Reentry	Feb-27	(3) 1 year	118.47%
Austin Transitional Center Del Valle, Texas	2015	State of Texas	460	-	Residential Reentry	Aug-27	(1) 1 year	85.80%
Corpus Christi Transitional Center Corpus Christi, Texas	2015	State of Texas	160	-	Residential Reentry	Aug-27	-	80.98%

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 9/30/26
Dallas Transitional Center Hutchins, Texas	2015	State of Texas	300	-	Residential Reentry	Aug-27	(1) 1 year	89.26%
El Paso Multi-Use Facility El Paso, Texas	2015	State of Texas	360	-	Residential Reentry	Aug-27	(1) 1 year	72.41%
El Paso Transitional Center El Paso, Texas	2015	State of Texas	224	-	Residential Reentry	Aug-27	(1) 1 year	85.62%
Fort Worth Transitional Center Fort Worth, Texas	2015	State of Texas	248	-	Residential Reentry	Aug-27	(1) 1 year	75.63%
Ghent Residential Reentry Center Norfolk, Virginia	2019	BOP	36		Residential Reentry	Aug-27	-	0.00%
James River Residential Reentry Center Newport News, Virginia	2019	BOP	84		Residential Reentry	Aug-27	-	149.94%
Cheyenne Transitional Center Cheyenne, Wyoming	2015	State of Wyoming	116	-	Residential Reentry	Jun-28	(2) 2 year	63.38%
Total design capacity for CoreCivic Residential - Reentry Facilities (20 Facilities)			4,099					
Total Design Capacity for all CoreCivic Residential Facilities as of September 30, 2026 (64 facilities)			71,884					84.0%
Less Idle Facilities (4 Facilities)			(3,135)					0.0%
Total Residential Facilities, Excluding Idle Facilities			68,749					87.8%



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 (L) Wheelwright, Kentucky	1998	Commonwealth of Kentucky	656	127,000	Correctional	Jun-30	(5) 2 year
Northwest New Mexico Correctional Center Grants, New Mexico	1989, 2000	State of New Mexico	596	188,000	Correctional	Oct-27	(5) 3 year
Allen Gamble Correctional Center Holdenville, Oklahoma	1996, 2008	State of Oklahoma	1,670	289,000	Correctional	Jun-31	Indefinite
North Fork Correctional Facility Sayre, Oklahoma	1998, 2007	-	2,400	466,000	Correctional	-	-
Total Design Capacity and Square Footage of Leased Properties (5 Properties)			7,754	1,471,000			

(A) The year constructed/acquired represents the initial date of acquisition or completion of construction of the facility, as well as significant additions to the facility that occurred at a later date.

(B) Design capacity measures the number of beds, and accordingly, the number of offenders each facility is designed to accommodate. Facilities housing detainees on a short-term basis may exceed the original intended design capacity due to the lower level of services required by detainees in custody for a brief period. From time to time, we may evaluate the design capacity of our facilities based on the customers using the facilities, and the ability to reconfigure space with minimal capital outlays.

(C) We manage numerous facilities that have more than a single function (i.e., housing both long-term sentenced adult prisoners and pre-trial detainees). The primary functional categories into which facility types are identified were determined by the relative size of offender populations in a particular facility on September 30, 2026. If, for example, a 1,000-bed facility cared for 900 adult offenders with sentences in excess of one year and 100 pre-trial detainees, the primary functional category to which it would be assigned would be that of correctional facilities and not detention facilities. It should be understood that the primary functional category to which multi-user facilities are assigned may change from time to time.

(D) Remaining renewal options represents the number of renewal options, if applicable, and the remaining term of each option renewal. Our government partners can generally terminate our management contracts for non-appropriation of funds or for convenience.

(E) Pursuant to the terms of a contract awarded by the state of Arizona in September 2012, the state of Arizona has an option to purchase the Red Rock facility at any time during the term of the contract, including extension options, based on an amortization schedule starting with the fair market value and decreasing evenly to zero over the twenty year term.

(F) 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, as defined.

(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 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.

(K) This facility was classified as held for sale as of September 30, 2026.

(L) 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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