



The GEO Group, Inc. ®

Supplemental Information

First Quarter 2023

The GEO Group, Inc.'s ("GEO") Unaudited Reconciliation Tables and Supplemental Disclosure presented herein speaks only as of the date or period indicated, and GEO does not undertake any obligation, and disclaims any duty, to update any of this information, except as required by law. GEO'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 GEO's future financial results are discussed more fully in our reports on Form 10-K, Form 10-Q, and Form 8-K filed with the Securities and Exchange Commission ("SEC"). Readers are advised to refer to these reports for additional information concerning GEO.

The results presented herein are shown as of March 31, 2023.

**The GEO Group, Inc.
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Boca Raton, Florida 33431**

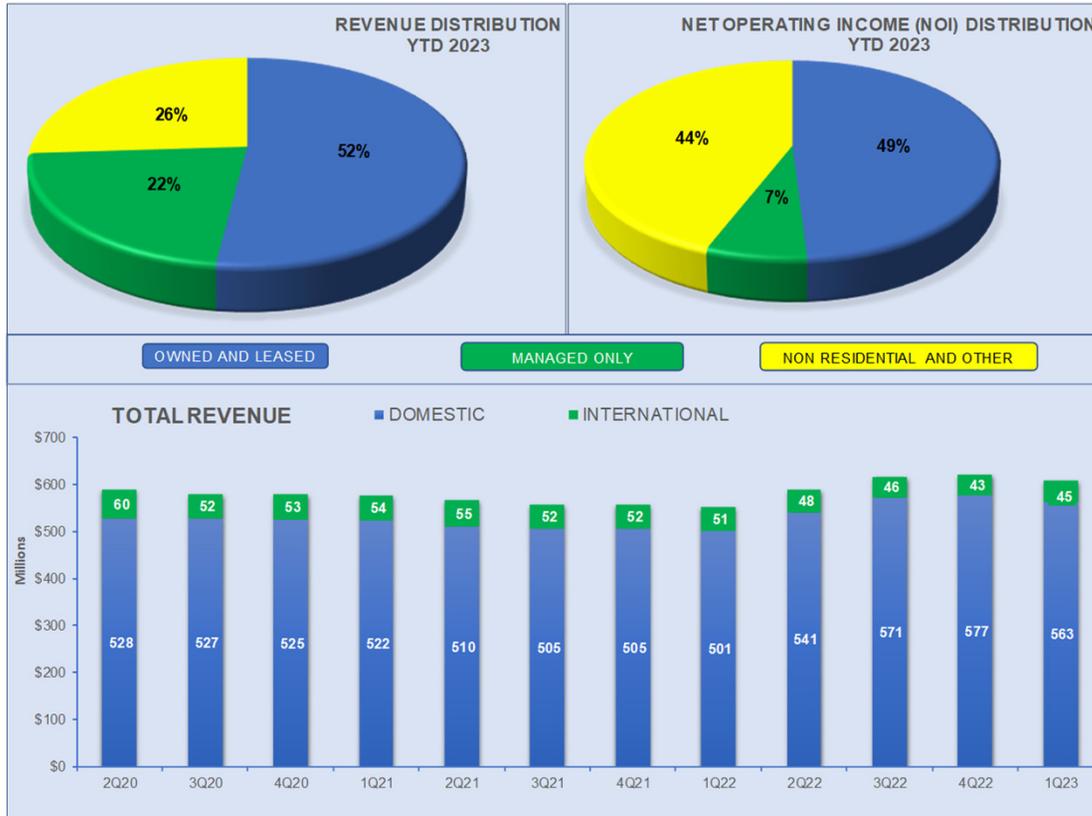
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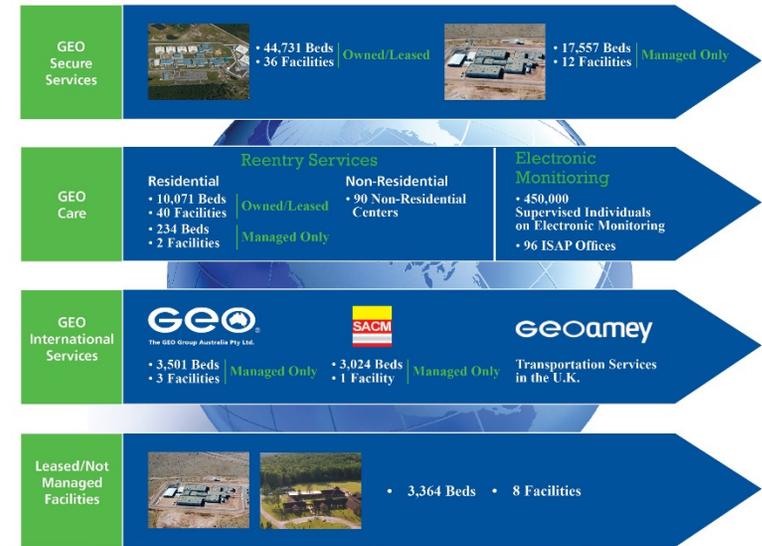


The GEO Group, Inc. (NYSE: GEO) is a leading diversified government service provider, specializing in design, financing, development, and support services for secure facilities, processing centers, and community reentry centers in the United States, Australia, South Africa, and the United Kingdom. GEO's diversified services include enhanced in-custody rehabilitation and post-release support through the award-winning GEO Continuum of Care®, secure transportation, electronic monitoring, community-based programs, and correctional health and mental health care. GEO's worldwide operations include the ownership and/or delivery of support services for 102 facilities totaling approximately 82,000 beds, including idle facilities and projects under development, with a workforce of up to approximately 18,000 employees.

GEO's mission is to develop innovative public-private partnerships with government agencies around the globe that deliver high quality, cost-efficient solutions while providing enhanced rehabilitation and community reintegration programs to the men and women entrusted to GEO's care.



GEO Corporate Structure



2023 Guidance Summary * Low-End Mid-Point High-End

Revenue	\$	2,380,000	\$	2,420,000	\$	2,460,000
Net Income Attributable to GEO	\$	105,000	\$	115,000	\$	125,000
Adjusted EBITDA	\$	507,000	\$	522,000	\$	537,000

Growth	\$8,000 to \$10,000
Technology	\$25,000 to \$30,000
Facility Maintenance	\$45,000 to \$50,000
Capital Expenditures	\$78,000 to \$90,000

* In '000's except per share data

Company Profile *

	Q1 2023 <i>(unaudited)</i>	Q1 2022 <i>(unaudited)</i>
Market Capitalization **	\$ 993,786	\$ 819,713
Share Price **	\$ 7.89	\$ 6.61

Revenues *

Owned and Leased: Secure Services	\$ 277,066	\$ 267,388
Owned and Leased: Reentry Services	39,358	38,138
Managed Only	133,815	135,275
Electronic Monitoring and Supervision Services	132,640	87,921
Non-Residential Services & Other	25,330	22,463
	\$ 608,209	\$ 551,185

Net Operating Income (NOI) *

Owned and Leased: Secure Services	\$ 75,942	\$ 85,194
Owned and Leased: Reentry Services	11,959	11,678
Managed Only	13,642	22,962
Electronic Monitoring and Supervision Services	72,367	46,478
Non-Residential Services & Other	5,053	3,798
	\$ 178,963	\$ 170,110

Net income attributable to The GEO Group, Inc.

\$ 28,003	38,219
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Adjusted EBITDA *

\$ 130,916	\$ 125,164
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Capital Expenditures * **

Growth	\$ -	\$ 253
Technology	2,399	8,792
Facility Maintenance	10,444	4,728
	\$ 12,843	\$ 13,773

* Figures in '000s, except per share data

** As of quarter-end or year-to-date as applicable

	Q1 2023	Q1 2022
Portfolio		
Owned and Leased: Secure Services	30	32
Owned and Leased: Reentry Services	35	36
Managed Only & Other	26	25
	<u>91</u>	<u>93</u>
Owned and Leased: Secure Services *		
Revenue Producing Beds	35,749	37,051
Occupancy	85%	84%
Compensated Mandays	2,726,619	2,791,515
Square Feet	6,082,828	6,700,735
<i>Idle Facilities:</i> Design Capacity - Beds	8,982	9,872
Square Feet	1,784,705	1,577,549
Owned and Leased: Reentry Services *		
Revenue Producing Beds	6,839	7,739
Occupancy	56%	45%
Compensated Mandays	343,529	315,053
Square Feet	1,046,264	1,156,264
Available beds at active facilities	490	490
<i>Idle Facilities:</i> Design Capacity - Beds	2,184	534
Square Feet	228,187	176,930
Managed Only *		
Revenue Producing Beds	23,690	25,573
Occupancy	95%	96%
Compensated Mandays	2,023,997	2,212,663
Square Feet	7,245,713	7,245,713
U.S.	3,900,405	3,900,405
International	3,345,308	3,345,308
Non-Residential Units **		
Day Reporting Centers ⁽¹⁾	746,703	655,375
Electronic Monitoring and Supervision Services ⁽²⁾	41,723,598	29,488,206

* Revenue producing beds, occupancy and compensated mandays exclude Great Plains Correctional Facility, Guadalupe County Correctional Facility, Logan Hall, Toler Hall, and Youth facilities for which GEO has a management consulting agreement, idle facilities, and projects under activation/construction.

** Non-Residential Units presented in the table are calculated based on number of days within the period multiplied by number of units. Excludes In-Prison treatment participants.

(1) Reentry Services Non-Residential Units include home confinement populations and day reporting center participants.

(2) Electronic Monitoring and Supervision Services Non-Residential Units include electronic monitoring services and Intensive Supervision and Appearance Program ("ISAP") participants.

	As of March 31, 2023 <i>(unaudited)</i>	As of December 31, 2022 <i>(unaudited)</i>
ASSETS		
Cash and cash equivalents	\$ 110,916	\$ 95,073
Accounts receivable, less allowance for doubtful accounts	349,337	416,399
Prepaid expenses and other current assets	40,995	43,536
Total current assets	\$ 501,248	\$ 555,008
<i>Restricted Cash and Investments</i>	129,832	111,691
<i>Property and Equipment, Net</i>	1,972,859	2,002,021
<i>Operating Lease Right-of-Use Assets, Net</i>	85,294	90,950
<i>Assets Held for Sale</i>	14,594	480
<i>Deferred Income Tax Assets</i>	8,005	8,005
<i>Intangible Assets, Net (including goodwill)</i>	899,435	902,887
<i>Other Non-Current Assets</i>	90,717	89,341
Total Assets	\$ 3,701,984	\$ 3,760,383
LIABILITIES AND SHAREHOLDERS' EQUITY		
Accounts payable	\$ 78,851	\$ 79,312
Accrued payroll and related taxes	69,020	53,225
Accrued expenses and other current liabilities	182,768	237,369
Operating lease liabilities, current portion	20,723	22,584
Current portion of finance lease obligations, long-term debt, and non-recourse debt	44,736	44,722
Total current liabilities	\$ 396,098	\$ 437,212
<i>Deferred Income Tax Liabilities</i>	75,849	75,849
<i>Other Non-Current Liabilities</i>	76,232	74,008
<i>Operating Lease Liabilities</i>	69,698	73,801
<i>Finance Lease Liabilities</i>	1,102	1,280
<i>Long-Term Debt</i>	1,883,956	1,933,145
<i>Total Shareholders' Equity</i>	1,199,049	1,165,088
Total Liabilities and Shareholders' Equity	\$ 3,701,984	\$ 3,760,383

* all figures in '000s

	Q1 2023 <i>(unaudited)</i>	Q1 2022 <i>(unaudited)</i>
Revenues	\$ 608,209	\$ 551,185
Operating expenses	433,492	385,161
Depreciation and amortization	31,923	35,938
General and administrative expenses	50,134	48,560
Operating income	92,660	81,526
Interest income	1,168	5,628
Interest expense	(54,258)	(31,621)
(Loss) on extinguishment of debt	(136)	-
Gain on asset divestitures	-	(627)
Income before income taxes and equity in earnings of affiliates	39,434	54,906
Provision for income taxes	12,362	17,962
Equity in earnings of affiliates, net of income tax provision	922	1,235
Net income	27,994	38,179
Less: Net loss attributable to noncontrolling interests	9	40
Net income attributable to The GEO Group, Inc.	\$ 28,003	\$ 38,219
Weighted Average Common Shares Outstanding:		
Basic	121,432	120,714
Diluted	125,139	121,394
Net income per Common Share Attributable to The GEO Group, Inc.** :		
Basic:		
Net income per share — basic	\$ <u>0.19</u>	\$ <u>0.26</u>
Diluted:		
Net income per share — diluted	\$ <u>0.19</u>	\$ <u>0.26</u>

* All figures in '000s, except per share data

** In accordance with U.S. GAAP, diluted earnings per share attributable to GEO available to common stockholders is calculated under the if-converted method or the two-class method, whichever calculation results in the lowest diluted earnings per share amount, which may be lower than Adjusted Net Income Per Diluted Share.

Reconciliation of Net Income to EBITDA and Adjusted EBITDA, and Reconciliation of Net Income Attributable to GEO to Adjusted Net Income *

	Q1 2023 <i>(unaudited)</i>	Q1 2022 <i>(unaudited)</i>
Net Income	\$ 27,994	\$ 38,179
<i>Add:</i>		
Income tax provision **	12,541	18,074
Interest expense, net of interest income ***	53,226	25,993
Depreciation and amortization	31,923	35,938
EBITDA	\$ 125,684	\$ 118,184
<i>Add (Subtract):</i>		
(Gain)/Loss on asset divestitures, pre-tax	-	627
Net loss attributable to noncontrolling interests	9	40
Stock based compensation expenses, pre-tax	5,578	6,313
Other non-cash revenue & expenses, pre-tax	(355)	-
Adjusted EBITDA	\$ 130,916	\$ 125,164
Net Income attributable to GEO	\$ 28,003	\$ 38,219
<i>Add (Subtract):</i>		
(Gain)/Loss on extinguishment of debt, pre-tax	136	-
Tax effect of adjustment to net income attributable to GEO ⁽¹⁾	(34)	-
Adjusted Net Income	\$ 28,105	\$ 38,219
Weighted average common shares outstanding - Diluted	125,139	121,394
Adjusted Net Income per Diluted share	0.22	0.31

* all figures in '000s, except per share data

** including income tax provision on equity in earnings of affiliates

*** includes (gain)/loss on extinguishment of debt

(1) Tax adjustment related to gain/loss on extinguishment of debt.

Reconciliation of Net Income Attributable to GEO to Net Operating Income (NOI) *

	Q1 2023 <i>(unaudited)</i>	Q1 2022 <i>(unaudited)</i>
Net Income attributable to GEO	\$ 28,003	\$ 38,219
<i>Less</i>		
Net loss attributable to noncontrolling interests	9	40
Net Income	\$ 27,994	\$ 38,179
<i>Add (Subtract):</i>		
Equity in earnings of affiliates, net of income tax provision	(922)	(1,235)
Income tax provision	12,362	17,962
Interest expense, net of interest income	53,090	25,993
Gain on extinguishment of debt	136	-
Depreciation and amortization	31,923	35,938
General and administrative expenses	50,134	48,560
Net Operating Income, net of operating lease obligations	\$ 174,717	\$ 165,397
<i>Add:</i>		
Operating lease expense, real estate	4,246	4,086
(Gain)/Loss on asset divestitures, pre-tax	-	627
Net Operating Income (NOI)	\$ 178,963	\$ 170,110

* all figures in '000s, except per share data

Global Operating Portfolio by Region * **

United States	Facilities	Current Beds	Beds 1-Yr Ago
Texas	20	19,031	19,909
California	13	6,623	6,623
Pennsylvania	8	3,479	3,479
New Jersey	6	3,262	3,259
Colorado	6	2,943	2,943
Alaska	6	730	730
Florida	5	5,751	5,751
Arizona	4	5,930	5,930
Georgia	4	5,286	5,286
Louisiana	4	3,654	3,654
New Mexico	4	2,034	2,034
Oklahoma	2	4,622	4,622
Indiana	2	4,262	4,262
Illinois	2	170	170
Michigan	1	1,800	1,800
Washington	1	1,575	1,575
Virginia	1	1,536	1,536
North Carolina	1	1,450	1,450
Alabama	1	724	724
Wyoming	1	342	342
New York	1	196	196
Kansas	1	150	150
Nevada	1	124	124
Utah	1	115	115
Ohio	1	100	100
South Dakota	1	68	68

United States Total: 98 Facilities, 75,957 Current Beds, 76,832 Beds 1-Yr Ago

International	Facilities	Current Beds	Beds 1-Yr Ago
Australia	3	3,501	3,501
South Africa	1	3,024	3,024

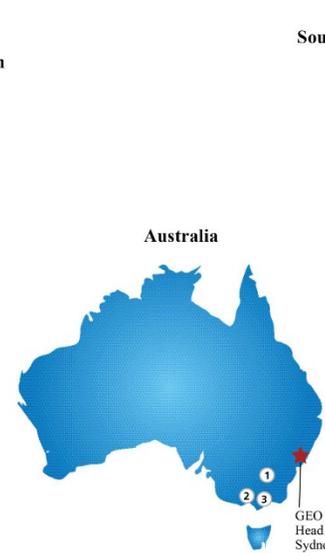
International Total: 4 Facilities, 6,525 Current Beds, 6,525 Beds 1-Yr Ago

Global: 102 Facilities, 82,482 Current Beds, 83,357 Beds 1-Yr Ago

Global Operating Portfolio by Facility Ownership **

Company Owned	73	55,129	54,631
Company Leased	11	3,037	3,034
Managed - Only	18	24,316	25,692

Total: 102 Facilities, 82,482 Current Beds, 83,357 Beds 1-Yr Ago



* Data includes all active facilities and idle beds
 ** Bed and Facility counts are shown as of March 31, 2023

	# of Facilities ⁽¹⁾	Sq. Ft.	BEDS ⁽¹⁾			YTD 3/31/2023		
			Owned & Leased	Managed Only	Total	Revenue*	Compensated Mandays	Occupancy
Eastern Region (FL,GA,IN,VA)	7	2,752,113	1,500	10,731	12,231	\$50,042	1,048,986	95%
Central Region (OK)	1	550,422	2,682	-	2,682	\$11,992	235,391	98%
Western Region (AZ, NM)	5	1,570,688	1,200	5,930	7,130	\$36,219	602,985	94%
Reentry Services	20	751,262	5,307	234	5,541	\$25,151	252,959	52%
United States (Ex-Federal) Total:	33	5,624,485	10,689	16,895	27,584	\$123,404	2,140,321	87%
Eastern Region (FL,GA,LA,MI,NC)	8	1,159,301	8,116	-	8,116	\$56,783	596,464	82%
Central Region (TX)	12	2,317,850	13,884	384	14,268	\$108,901	1,114,150	87%
Western Region (CA,CO,WA)	9	1,585,377	8,367	512	8,879	\$101,024	611,519	77%
Reentry Services	15	342,484	2,022	-	2,022	\$14,737	100,781	67%
United States (Federal) Total:	44	5,405,012	32,389	896	33,285	\$281,445	2,422,914	82%
Australia	3	2,699,474	-	3,501	3,501	\$40,726	258,750	100%
South Africa	1	645,834	-	3,024	3,024	\$4,566	272,160	100%
International Total:	4	3,345,308	-	6,525	6,525	\$45,292	530,910	100%
Electronic Monitoring and Supervision Services						\$132,640	41,723,598	
Reentry Services						\$24,002	746,703	
Non Residential Total:	N/A	N/A	N/A	N/A	N/A	\$156,642	N/A	N/A
Owned, Non-Managed & Mgmt Fee only ⁽²⁾	10	1,242,108	3,919	-	3,919			
Idle Facilities	11	2,012,892	11,166	-	11,166			
Other Total ⁽³⁾:	21	3,255,000	15,085	-	15,085	\$1,426		
Global Total:	102	17,629,805	58,163	24,316	82,479	\$608,209	5,094,145 ⁽⁴⁾	85%

* Revenue presented in '000s

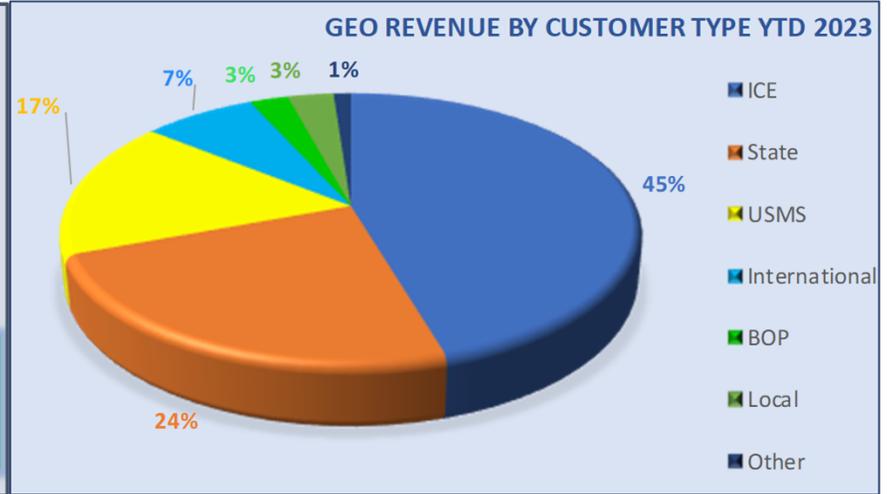
(1) Design Capacity Beds and Facility counts are shown as of March 31, 2023.

(2) Includes Great Plains Correctional Facility (1,940 beds), Guadalupe County Correctional Facility (600 beds), Logan Hall (442 beds), Toler Hall (113 beds), and other Leased, Not-Managed Facilities (824 beds).

(3) Other Total Revenue includes Great Plains Correctional Facility, Guadalupe County Correctional Facility, Logan Hall & Toler Hall, facilities under activation, idle facilities, and other revenue.

(4) Total Compensated Mandays excludes Non-Residential Units.

Customer Retention Data	Total	YTD 2023	2022	2021	2020	2019
# of Contracts up for Renewal/Rebid	288	10	50	58	76	94
Contract Retention Rate: Owned & Leased	91.9%	100.0%	93.3%	84.8%	89.8%	96.1%
Contract Retention Rate: Managed Only	75.5%	100.0%	60.0%	75.0%	64.7%	88.9%
Retention Rate	88.9%	100.0%	90.0%	82.8%	84.2%	94.7%



Owned & Leased (YTD 2023) **

Top Customers

	% of Beds *	% of Revenue
1 U.S. Immigration & Customs Enforcement	29.4%	27.1%
2 United States Marshals Service	16.1%	14.0%
3 Federal Bureau of Prisons	2.6%	2.5%
4 State of Oklahoma	4.0%	2.0%
5 State of Georgia	2.3%	1.2%
6 State of New Mexico	1.8%	1.0%
7 State of New Jersey	0.9%	0.8%
8 State of Alaska	0.8%	0.6%
9 State of Texas	1.0%	0.5%
10 Various Others	5.2%	2.6%

Managed Only (YTD 2023) **

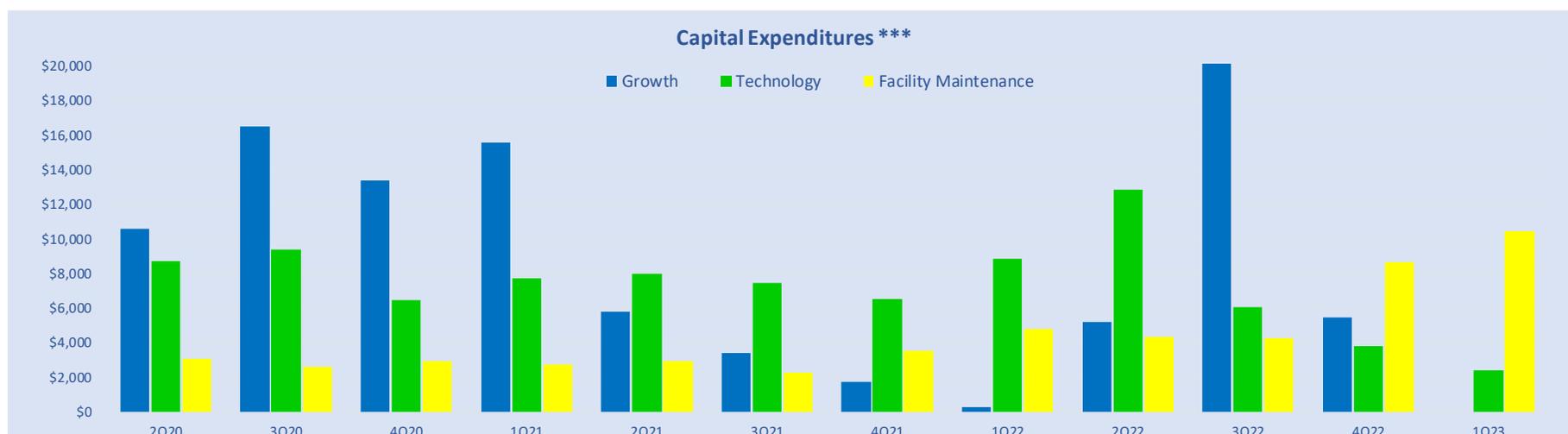
Top Customers

	% of Beds *	% of Revenue
1 Australia	4.4%	6.7%
2 State of Arizona	8.9%	4.9%
3 State of Florida	7.4%	3.9%
4 State of Indiana	6.4%	2.0%
5 United States Marshals Service	1.4%	1.8%
6 State of Virginia	2.3%	1.1%
7 South Africa	4.6%	0.8%
8 State of New Mexico	0.4%	0.1%

* Reflect only revenue producing beds

** Top customers do not reflect non-residential revenue

Cap-Ex Category	Q1 2023					Q4 2022				
	Owned & Leased		BI **	Managed Only & Other	Total	Owned & Leased		BI **	Managed Only & Other	Total
	Secure Services	Reentry Services				Secure Services	Reentry Services			
Growth	-	-	-	-	-	5,109	216	-	130	5,455
Technology	-	-	2,399	-	2,399	-	-	3,738	-	3,738
Facility Maintenance	7,792	934	-	1,718	10,444	5,294	683	-	2,624	8,601
Total Capital Expenditures ***	\$ 7,792	\$ 934	\$ 2,399	\$ 1,718	\$ 12,843	\$ 10,403	\$ 899	\$ 3,738	\$ 2,754	\$ 17,794



* Amounts in '000s

** Electronic and Location Monitoring

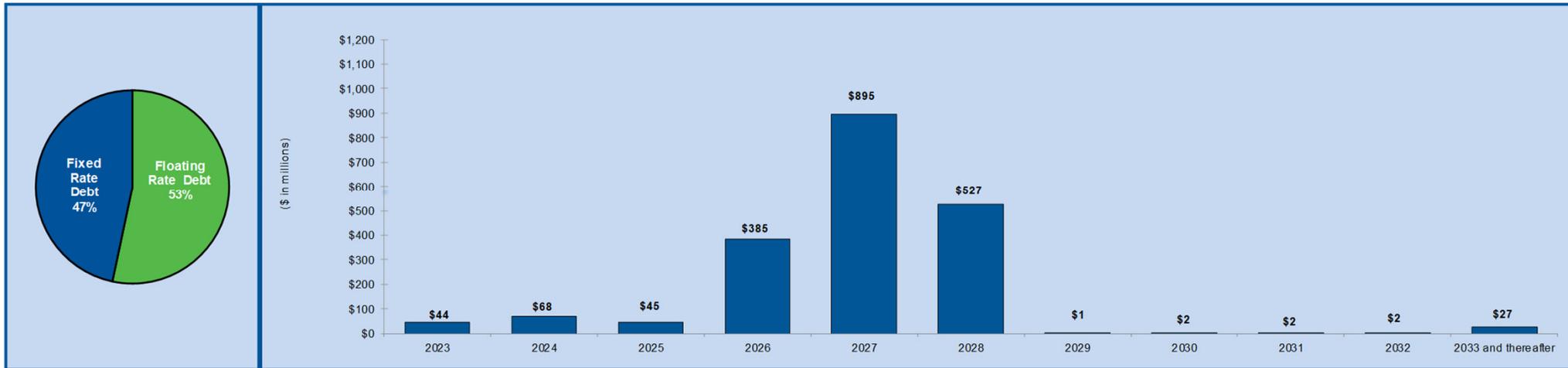
*** Excludes reimbursed Capital Expenditures. Prior to year 2022, Youth Services Cap-Ex is included with Managed Only & Other in the respected Cap-Ex category, facility improvements are included with growth, and BI maintenance and monitoring equipment & technology are included with Technology.

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Thereafter	Total
Floating Rate Debt												
Revolver Borrowings due 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revolver Borrowings due 2027	-	-	-	-	-	-	-	-	-	-	-	-
Tranche 1 Term Loan due 2027	42,859	42,859	42,859	42,859	660,959	-	-	-	-	-	-	832,395
Tranche 2 Term Loan due 2027	-	-	-	-	232,864	-	-	-	-	-	-	232,864
Total Floating Debt	\$ 42,859	\$ 42,859	\$ 42,859	\$ 42,859	\$ 893,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,259
Fixed Rate Debt												
5.875% Sr. Notes due 2024	\$ -	\$ 23,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,253
6.000% Sr. Notes due 2026	-	-	-	110,858	-	-	-	-	-	-	-	110,858
6.500% Sr. Exch. Notes due 2026	-	-	-	230,000	-	-	-	-	-	-	-	230,000
10.500% 2nd Lien Sr. Notes due 2028	-	-	-	-	-	286,521	-	-	-	-	-	286,521
9.500% 2nd Lien Sr. Notes due 2028	-	-	-	-	-	239,142	-	-	-	-	-	239,142
Finance Leases	525	724	527	28	-	-	-	-	-	-	-	1,804
Other Debt ⁽¹⁾	873	1,208	1,274	1,325	1,383	1,439	1,499	1,576	1,644	1,709	26,687	40,617
Total Fixed Debt	\$ 1,398	\$ 25,185	\$ 1,801	\$ 342,211	\$ 1,383	\$ 527,102	\$ 1,499	\$ 1,576	\$ 1,644	\$ 1,709	\$ 26,687	\$ 932,194
Total Debt Payments	\$ 44,257	\$ 68,044	\$ 44,660	\$ 385,070	\$ 895,206	\$ 527,102	\$ 1,499	\$ 1,576	\$ 1,644	\$ 1,709	\$ 26,687	\$ 1,997,453

Weighted Avg. Interest Rates, pre-tax

Floating	11.56%
Fixed	8.41%
Total	10.10%

Total Debt Payments



(1) Bears interest at SOFR + 205 bps. Company has entered into interest rate swap agreements to fix the interest rate to 4.22%

* These amounts are in '000s and represent future maturities as of 12/31 of each year

Senior Notes					
Due	2024	2026	2026	2028	2028
Closing Date	9/25/14	4/18/16	2/24/21	8/19/22	8/19/22
Denomination	USD	USD	USD	USD	USD
Security	Unsecured	Unsecured	Unsecured	2nd Lien	2nd Lien
Original Principal Amount	\$250,000	\$350,000	\$230,000	\$286,521	\$239,142
Outstanding Principal Amount (end of quarter)	\$23,253	\$110,858	\$230,000	\$286,521	\$239,142
Stated Coupon	5.875%	6.000%	6.500%	10.500%	9.500%
Maturity Date	10/15/24	4/15/26	2/23/26	6/30/28	12/31/28
Date Callable	10/15/19	4/15/21	N/A	8/19/22	8/19/22
Call Price	100.000	102.000	N/A	103.000	103.000
Date Exchangeable	N/A	N/A	11/25/25	N/A	N/A
Exchange Price ⁽¹⁾	N/A	N/A	\$9.225	N/A	N/A

Revolving Credit Facility due 2024		Revolving Credit Facility due 2027		Credit Metrics ⁽⁵⁾	
Capacity	\$87,000	Capacity	\$186,998	Metric	Current
Outstanding	\$0	Outstanding	\$0	Total Net Leverage Ratio	3.5x
Letters of Credit	N/A	Letters of Credit ⁽²⁾	\$77,503	Total Net 1st Lien Secured Leverage Ratio	1.8x
Remaining Capacity	\$87,000	Remaining Capacity	\$109,495	Total Net Senior Secured Leverage Ratio	2.8x
Current Interest Rate Spread	2.000%	Current Interest Rate Spread	2.750%	Net Interest Coverage Ratio	3.1x
Interest Rate	LIBOR + Spread	Interest Rate ⁽³⁾	SOFR + Spread		
Maturity Date	5/17/24	Maturity Date ⁽⁴⁾	3/23/27		

Tranche 1 Term Loan due 2027		Tranche 2 Term Loan due 2027	
Original Principal	\$857,178	Original Principal	\$236,799
Outstanding Principal	\$832,395	Outstanding Principal	\$232,864
Current Interest Rate Spread	7.125%	Current Interest Rate Spread	6.125%
Interest Rate ⁽³⁾	SOFR + Spread	Interest Rate ⁽³⁾	SOFR + Spread
Maturity Date ⁽⁴⁾	3/23/27	Maturity Date ⁽⁴⁾	3/23/27

(1) Subject to certain adjustments, including but not limited to, issuance of common stock or dividends

(2) Excludes approximately AUD \$53M, or \$36M, based on exchange rates at March 31, 2023, of letters of credit issued under a bank guarantee facility in connection with certain performance guarantees

(3) SOFR floor of 0.75%

(4) Subject to springing maturity on November 24, 2025 if the outstanding Sr. Exchangeable Notes due 2026 are greater than \$100M; also subject to springing maturity on January 14, 2026 if the outstanding Sr. Notes due 2026 are greater than \$100M

(5) Based on Adj. EBITDA as reported

* Amounts in '000's, as of March 31, 2023.

Acquisitions				
	Bed Count	State	Purchase Price	Acquisition Date
Tampa Residential Reentry Center	118	FL	\$1,200	March 2021

Dispositions				
	Bed Count	State	Sale Price **	Sale Date
Talbot Hall	536	NJ	\$13,922	January 2021
McCabe Center	113	TX	\$2,550	March 2021
Williams Street Center	84	CO	\$1,400	May 2021
Youth Services ***	824	Various	\$10,000	July 2021
Queens Detention Facility	222	NY	\$18,000	August 2021
Dupage Interventions	36	IL	\$2,200	September 2021
Crossroads Reception Center	300	IN	\$3,100	October 2021
Perry County Correctional Center	690	AL	\$15,000	April 2022
Ravenhall Equity Investment	N/A	Australia	\$84,000	August 2022
Other Asset and Land Sales			\$3,807	
Total			\$153,979	

* Represents acquisitions/dispositions of real estate assets, amounts in '000s.

** GEO received net proceeds of \$13.2 million for the sale of its interest in Talbot Hall, \$2.4 million for the sale of McCabe Center, \$1.3 million for the sale of Williams Street Center, \$8 million for the sale of Youth Services, \$16.5 million for the sale of Queens Detention Facility, \$2.1 million for the sale of Dupage Interventions, \$2.6 million for the sale of Crossroads Reception Center, \$14.9 million for the sale of Perry County Correctional Center, and \$84 million for the Ravenhall equity investment sale.

*** GEO divested its Youth Services business effective July 1, 2021 for \$10 million net of working capital adjustment.

Idle Facilities (As of 3/31/2023)

Secure Services Facilities ***	Location	Ownership	Bed Count	Net Book Value *
D. Ray James Correctional Facility	Georgia	Owned	1,900	50,370
Flightline Correctional Facility	Texas	Owned	1,800	34,617
North Lake Correctional Facility	Michigan	Owned	1,800	68,209
Big Spring Correctional Facility	Texas	Owned	1,732	32,271
Rivers Correctional Facility	North Carolina	Owned	1,450	37,480
McFarland Community Reentry Facility	California	Owned	300	10,765
Secure Services Subtotal			8,982	\$ 233,712

Non-Secure Reentry Facilities	Location	Ownership	Bed Count	Net Book Value *
Albert "Bo" Robinson Assessment and Treatment Center **	New Jersey	Owned	900	13,832
Cheyenne Mountain Reentry Center	Colorado	Owned	750	18,058
Coleman Hall	Pennsylvania	Owned	350	7,661
Hector Garza Center	Texas	Owned	139	4,729
Correctional Alternative Placement Services	Colorado	Owned	45	255
Non-Secure Reentry Subtotal			2,184	\$ 44,535

United States Total			11,166	\$ 278,247
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* Dollar amounts in '000s

** GEO has received a purchase and sale agreement for this facility which is anticipated to close in Q3 2023; the facility has been classified as Assets Held for Sale.

*** Great Plains Correctional Facility with a net book value of \$68.7 million was idle at March 31, 2023; however, in April 2023, GEO signed a 66-month lease, with subsequent unlimited one-year option periods, with the Oklahoma Department of Corrections for the facility which commences on May 1, 2023.

Updated as of April 24, 2023

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
OWNED AND LEASED PROPERTIES											
GEO SECURE SERVICES											
1	Adelanto ICE Processing Center	Adelanto	California	1990, 1991, 2011, 2012, 2015	December-19	ICE	1,940	Owned	5 years	Two, five-year	December-24
2	Central Valley Annex	McFarland	California	1997, 2009/2010	December-19/January-21	ICE/USMS	700	Owned	5 years/1 year	Two, five-year/1 year, plus one, 2-month extension, plus one, 3-month extension	December-24/June-23
3	Desert View Annex	Adelanto	California	1997, 2010, 2013	December-19	ICE	750	Owned	5 years	Two, five-year	December-24
4	Golden State Annex	McFarland	California	1997, 2010	December-19	ICE	700	Owned	5 years	Two, five-year	December-24
5	McFarland Community Reentry Facility	McFarland	California	1988, 2011, 2014	None	Idle	300	Owned	None	None	None
6	Mesa Verde ICE Processing Center	Bakersfield	California	1989, 2011, 2015	December-19	ICE	400	Owned	5 years	Two, five-year	December-24
7	Western Region Detention Facility	San Diego	California	1959-1961, 2000	November-17	USMS	770	Leased	1 year, 10 months	One, two-year, plus six-month extension, plus 3 month extension, plus one fifteen-month option, plus two two-year options.	September-23
8	Aurora ICE Processing Center	Aurora	Colorado	1987, 1993, 1998, 2009, 2010, 2011, 2017	October-21	ICE	1,532	Owned	1 year	Four, one-year	October-23
9	Broward Transitional Center	Deerfield Beach	Florida	1998, 2004, 2010, 2011, 2013, 2014	September-21	ICE	700	Owned	1 year	Four, one-year	August-23
10	D. Ray James Correctional Facility	Folkston	Georgia	1998/1999, 2008/2009, 2011/2012	None	Idle	1,900	Owned	None	None	None
11	Folkston ICE Processing Center	Folkston	Georgia	2005, 2008, 2013, 2017	December-16	ICE - IGA	1,118	Owned	1 year	Four, one-year, plus one, two-month extension, plus one, five-year renewal	February -27
12	Riverbend Correctional and Rehabilitation Facility	Milledgeville	Georgia	2011	July-10	GA DOC	1,500	Owned	1 year	Forty, one-year	June-23
13	Robert A. Deyton Detention Facility	Lovejoy	Georgia	1984-1986, 2008/2009	February-08	USMS	768	Leased	5 years	Three, five-year	February-28
14	Alexandria Staging Facility *	Alexandria	Louisiana	2014	November-13	ICE - IGA	400	Owned	Perpetual	None	Perpetual
15	Pine Prairie ICE Processing Center	Pine Prairie	Louisiana	1999, 2008, 2018	June-15	ICE - IGA	1,094	Owned	5 years	One-month extension plus fifty nine month extension	June-25
16	Central Louisiana ICE Processing Center	Jena	Louisiana	1998, 2008, 2010/2011, 2017	November-13	ICE - IGA	1,160	Owned	Perpetual	None	Perpetual
17	South Louisiana ICE Processing Center	Basile	Louisiana	1993, 1994, 1996, 1998, 1999, 2000, 2001, 2010, 2011, 2017	June-15	ICE - IGA	1,000	Owned	5 years	One-month extension plus fifty nine month extension	June-25
18	North Lake Correctional Facility	Baldwin	Michigan	1998/1999, 2002, 2011	None	Idle	1,800	Owned	None	None	None
19	Lea County Correctional Facility	Hobbs	New Mexico	1997/1998, 2017	January-99	NMCD - IGA	1,200	Owned	Perpetual	None	Perpetual
20	Rivers Correctional Facility	Winton	North Carolina	2000/2001, 2017	None	Idle	1,450	Owned	None	None	None
21	Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013, 2015, 2018	None	Idle	1,940	Owned	None	None	None
22	Lawton Correctional and Rehabilitation Facility	Lawton	Oklahoma	1998, 1999, 2005, 2006, 2015	July-18	OK DOC	2,682	Owned	1 year	Four, one-year	June-23
23	Moshannon Valley Processing Center	Phillipsburg	Pennsylvania	2005, 2006, 2013, 2021	September-21	ICE IGA	1,876	Owned	5 year	None	September - 26
24	Brooks County Detention Center	Falfurrias	Texas	2001, 2011	March-13	USMS IGA	652	Owned	Perpetual	None	Perpetual
25	Coastal Bend Detention Center	Robstown	Texas	2008, 2009	July-12	USMS/Hidalgo County	1,176	Owned	Perpetual	None	Perpetual
26	East Hidalgo Detention Center	LaVilla	Texas	2001, 2002, 2004, 2005, 2007, 2011	July-12	USMS IGA	1,346	Owned	Perpetual	None	Perpetual
27	Big Spring Correctional Facility	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012, 2018	None	Idle	1,732	Owned	None	None	None
28	Flightline Correctional Facility	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012, 2018	None	Idle	1,800	Owned	None	None	None
29	Joe Corley Processing Center	Conroe	Texas	2008, 2017, 2018, 2020	July-08 / September-18	USMS / ICE	1,517	Owned	Perpetual / 5 years	None / Five-year	Perpetual/August-23
30	Karnes County Detention Facility	Karnes City	Texas	1995	February-98	USMS - IGA	679	Owned	Perpetual	None	Perpetual
31	Karnes County Immigration Processing Center	Karnes City	Texas	2011, 2012, 2014, 2015	December-10	ICE - IGA	1,328	Owned	5 years	Two, five-year	December-25
32	Montgomery Processing Center	Conroe	Texas	2018	October-18	ICE	1,314	Owned	10 months	Nine, one-year	August-23
33	Eagle Pass Detention Facility	Eagle Pass	Texas	2008, 2018	October-20	USMS - IGA	661	Owned	Perpetual	None	Perpetual
34	Rio Grande Processing Center	Laredo	Texas	2007, 2008	October-08	USMS	1,900	Owned	5 years	Three, five-year	September-23
35	South Texas ICE Processing Center	Pearsall	Texas	2004, 2005, 2012	August-20	ICE	1,904	Owned	1 year	Nine, one-year	August-23
36	Val Verde County Detention Facility	Del Rio	Texas	2000, 2001, 2005, 2007	January-01	USMS - IGA	1,407	Owned	Perpetual	None	Perpetual
37	Northwest ICE Processing Center	Tacoma	Washington	2003, 2004, 2009, 2010, 2012	September-15	ICE	1,575	Owned	1 year	Four, one-year plus five-year extension	September-25

* Alexandria Staging Facility was activated pursuant to an amendment under the Central Louisiana ICE Processing Center contract.

Updated as of April 19, 2023

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
OWNED AND LEASED PROPERTIES											
GEO CARE - REENTRY SERVICES											
1	Alabama Therapeutic Education Facility	Columbiana	Alabama	1962	December-21	AL DOC	724	Owned	2 year	Three, one-year	November-23
2	Cordova Center	Anchorage	Alaska	1974-1979, 2001, 2013	July-19/ June-19	BOP / AK DOC	296	Owned	1 year /1 year	Nine, one-year/Four, one-year	June-23/May-23
3	Midtown Center	Anchorage	Alaska	Early 1950s, 1972, 1998	June-19	AK DOC	32	Owned	1 year	Four, one-year	May-23
4	Northstar Center	Fairbanks	Alaska	1970, 1975, 1995	July-22	AK DOC	143	Leased	1 year	Three, one-year	June-23
5	Parkview Center	Anchorage	Alaska	1971, 1976	June-20	AK DOC	112	Owned	1 year	Three, one-year	May-23
6	Seaside Center	Nome	Alaska	1999, 2016	June-19	AK DOC	62	Owned	1 year	Four, one-year	May-23
7	Tundra Center	Bethel	Alaska	1960/1970	June-19	AK DOC	85	Owned	1 year	Four, one-year	May-23
8	El Monte Center	El Monte	California	1960, 2004, 2012	October-19	BOP	70	Leased	1 year	Nine, one-year	September-23
9	Long Beach Community Reentry Center	Long Beach	California	1997	November-19	CDCR	112	Leased	4 years, 7 months, 4 weeks, 1 day	None	June-24
10	Marvin Gardens Center	Los Angeles	California	1962, 1965, 1990, 2017	December-18	BOP	60	Leased	1 year	Four, one-year	November-23
11	Oakland Street Center	Oakland	California	1904, 1911, 2000s	February-20	BOP	69	Owned	1 year	Nine, one-year	January-24
12	Taylor Street Center	San Francisco	California	1907, 2010, 2011	April-21/ July-22	BOP / CDCR	240	Owned	1 year / 3 years	Four, one-year/Two, one-year	March-24/June-25
13	Arapahoe County Residential Center	Littleton	Colorado	2006	July-22	Arapahoe County	240	Owned	1 year	None	June-23
14	Community Alternatives of El Paso County	Colorado Springs	Colorado	1991, 1998, 2000	June-19	El Paso County	240	Owned	1 year	Four, one-year	June-23
15	Cheyenne Mountain Reentry Center	Colorado Springs	Colorado	2005	None	Idle	750	Owned	None	None	None
16	Correctional Alternative Placement Services	Craig	Colorado	1919-1924, 1990	None	Idle	45	Owned	None	None	None
17	Tampa Residential Reentry Center	Tampa	Florida	2020, 2021	September-21	BOP	118	Owned	1 year	Four, one-year	September - 23
18	Grossman Center	Leavenworth	Kansas	1988, 2002/2003	July-19	BOP	150	Owned	1 year	Nine, one-year	June-23
19	Albert "Bo" Robinson Assessment & Treatment Center	Trenton	New Jersey	1963, 1997, 2009	None	Idle	900	Owned	None	None	None
20	Delaney Hall	Newark	New Jersey	1999/2000, 2008	January-22	Essex County	1,200	Owned	1 year	One, one-year	December-23
21	The Harbor	Newark	New Jersey	1929, 1999, 2008	July-22	NJ DOC	260	Leased	2 years	None	June-24

Updated as of April 19, 2023

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
GEO CARE - REENTRY SERVICES											
22	Tully House	Newark	New Jersey	1929, 1999	July-22	NJ DOC	344	Owned	2 years	None	June-24
23	New Mexico Men's Recovery Academy	Los Lunas	New Mexico	No Real Property	July-19	NM DOC	174	Managed	4 years	None	June-23
24	New Mexico Women's Recovery Academy	Albuquerque	New Mexico	No Real Property	July-19	NM DOC	60	Managed	4 years	None	June-23
25	Las Vegas CCC	Las Vegas	Nevada	1978, 2004	February-21	BOP	124	Owned	1 year	Four, one-year	January-24
26	Bronx Community Re-entry Center	Bronx	New York	1966, 1998, 2009, 2012, 2015	July-20	BOP	196	Leased	1 year	Nine, one-year	June-23
27	ADAPPT	Reading	Pennsylvania	1909, 1919, 1929, 1986, 1989	February-19	PA DOC	186	Owned	1 year	Four, one-year	January-24
28	Chester County	Chester	Pennsylvania	1923	February-19	PA DOC	149	Owned	1 year	Four, one-year	January-24
29	Coleman Hall	Philadelphia	Pennsylvania	1919, 2001	None	Idle	350	Owned	None	None	None
30	Philadelphia Residential Reentry Center	Philadelphia	Pennsylvania	2008	April-19	BOP	400	Owned	1 year	Four, one-year	March-24
31	Scranton Facility	Scranton	Pennsylvania	No Real Property	February-19	PA DOC	100	Leased	1 year	Four, one-year	January-24
32	Community Alternatives of The Black Hills	Rapid City	South Dakota	1989, 1998, 2007	October-21	BOP	68	Owned	1 year	Four, one-year	September-23
33	Beaumont Transitional Treatment Center	Beaumont	Texas	1940, 1950, 1967, 1975, 1986, 1997	September-20	TDCJ	180	Owned	2 years	Three, one-year	August-23
34	Leidel Comprehensive Sanction Center	Houston	Texas	1930, 1960, 2005, 2006, 2012	January-21	BOP	190	Owned	1 year	Four, one-year	December-23
35	Mid Valley House	Edinburg	Texas	1985, 2001, 2014	December-20	BOP	128	Owned	1 year	Nine, one-year	November-23
36	Realty House	Brownsville	Texas	1983, 2011	July-19	BOP	94	Owned	1 year	Four, one-year	June-23
37	Southeast Texas Transitional Center	Houston	Texas	1960, 1967, 1970, 1984, 1997, 1998, 2008, 2012, 2018	September-20	TDCJ	500	Owned	2 years	Three, one-year	August-23
38	Salt Lake City Center	Salt Lake City	Utah	1970, 1977, 2004	June-19	BOP	115	Owned	1 year	Nine, one-year	May-23
39	Casper Reentry Center	Casper	Wyoming	1984, 1994, 2004/2005, 2007	January-22/July-20	BOP/WYDOC	342	Owned	1 year/2 years	Four, one-year/One, two-year	December-23/June-24
GEO CARE - OTHER											
1	Hector Garza Center	San Antonio	Texas	1986, 1987, 2006	N/A	Idle	139	Owned	N/A	N/A	N/A
2	Logan Hall	Newark	New Jersey	1929, 2004	N/A	Third Party Tenant	442	Leased	N/A	N/A	N/A
3	Toler Hall	Newark	New Jersey	1992, 2004	N/A	Third Party Tenant	116	Leased	N/A	N/A	N/A

Updated as of April 19, 2023

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
MANAGED-ONLY FACILITIES											
GEO SECURE SERVICES											
1	Florence West Correctional and Rehabilitation Facility	Florence	Arizona	1997	October-22	AZ DOC	750	Managed	5 years	One, five-year	October-27
2	Phoenix West Correctional and Rehabilitation Facility	Phoenix	Arizona	1979, 1984, 1995, 1996, 2002	July-22	AZ DOC	500	Managed	5 years	None	July-27
3	Central Arizona Correctional and Rehabilitation Facility	Florence	Arizona	2006	December-06	AZ DOC	1,280	Managed	10 years	Two, five-year	December-26
4	Kingman Correctional and Rehabilitation Facility	Kingman	Arizona	2004, 2010	January-08	AZ DOC	3,400	Managed	10 years	One, five-year plus one, two-year plus one, three year option	February-25
5	Blackwater River Correctional and Rehabilitation Facility	Milton	Florida	2010	October-10	FL DMS	2,000	Managed	3 years	Unlimited, two-year	October-23
6	Moore Haven Correctional and Rehabilitation Facility	Moore Haven	Florida	1995, 1999, 2007	July-21	FL DMS	985	Managed	3 years	Unlimited, two-year	June - 24
7	South Bay Correctional and Rehabilitation Facility	South Bay	Florida	1996, 1997, 2001, 2004, 2005, 2007, 2012	July-09	FL DMS	1,948	Managed	3 years	Four, two-year plus six-month extension plus two, two-year extensions	December-24
8	New Castle Correctional Facility	New Castle	Indiana	2001, 2012	September-05	IN DOC	3,196	Managed	4 years	One-year, One-month and 20-days extension plus Nine-year, Seven-month and 14-days extension, plus ninety-day extension, plus nine-month extension plus Three, five-year extensions	June-26
9	Heritage Trail Correctional Facility	Plainfield	Indiana	1890, 1900, 1921, 1961	March-11	IN DOC	1,066	Managed	4 years	One, four-year extension, plus one, one-year extension plus four-months and two-days extension, plus one-year extension plus five-year extension	June-26
10	El Centro Detention Facility	El Centro	California	1976	December-19	USMS	512	Managed	2 years	Three, two-year, plus nine-month extension	December-23
11	Kinney County Detention Center	Brackettville	Texas	2004	September-13	USMS-IGA	384	Managed	Perpetual	None	Perpetual
12	Lawrenceville Correctional Center	Lawrenceville	Virginia	1996, 1998, 2011	August-18	VA DOC	1,536	Managed	5 years	Ten, one-year	July-23
INTERNATIONAL											
1	Fulham Correctional Centre	West Sale, AUS	Victoria	1997, 2002	July-12	Victoria Ministry of Corrections	922	Managed	4 years	Nineteen-years and four-months	October-35
2	Juneec Correctional Centre	Juneec, AUS	New South Wales	1993	March-14	New South Wales Corrective Services	1279*	Managed	5 years	Two, five-year	March-24
3	Kutama Sinthumale Correctional Centre	Louis Trichardt, SA	South Africa	2003, 2008	February-02	RSA Dept. of Correctional Services	3,024	Managed	25 years	None	February-27
4	Ravenhall Correctional Centre	Melbourne, AUS	Victoria	2017	November-17	Victoria Ministry of Corrections	1,300	Managed	24 years 5 months	None	March-42

Updated as of April 19, 2023

	Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Lessee(s)	Design Capacity	Ownership Type	Lease Expiration	Renewal Options
GEO LEASED PROPERTIES (NOT MANAGED)										
1	Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013, 2015, 2018	May-23	OK DOC	1,940	Owned	October-28	Unlimited, one-year
2	Guadalupe County Correctional Facility	Santa Rosa	New Mexico	1998/1999, 2008	November-21	NMCD	600	Owned	October-23	Nine, Two-year options
3	Southern Peaks Regional Treatment Center	Canon City	Colorado	2003, 2004	N/A	Abraxas Alliance	136	Owned	N/A	N/A
4	Southwood Interventions	Chicago	Illinois	1925, 1950, 1975, 2008	N/A	Abraxas Alliance	80	Owned	N/A	N/A
5	Woodridge Interventions	Woodridge	Illinois	1982, 1986	N/A	Abraxas Alliance	90	Owned	N/A	N/A
6	Abraxas Ohio	Shelby	Ohio	1900, 1935, 1965, 1992	N/A	Abraxas Alliance	100	Owned	N/A	N/A
7	Abraxas I	Marienville	Pennsylvania	1930s, 1960, 1982, 1985, 1987, 1989, 1999, 2003	N/A	Abraxas Alliance	204	Owned	N/A	N/A
8	Abraxas Academy	Morgantown	Pennsylvania	1999, 2000	N/A	Abraxas Alliance	214	Owned	N/A	N/A

Adjusted EBITDA:

Adjusted EBITDA is defined as EBITDA adjusted for gain/loss on asset divestitures, pre-tax, net loss attributable to non-controlling interests, stock-based compensation expenses, pre-tax, and other non-cash revenue & expenses, pre-tax.

Adjusted Net Income:

Adjusted Net Income, is defined as net income attributable to GEO adjusted for gain/loss on extinguishment of debt, pre-tax, and the tax effect of adjustments to net income attributable to GEO.

EBITDA:

EBITDA is defined as net income, adjusted by adding provisions for income tax, interest expense, net of interest income, and depreciation and amortization.

Net Debt/Net Leverage:

Net Debt is defined as gross principal less cash from restricted subsidiaries. Net Leverage is defined as Net Debt divided by Adjusted EBITDA.

Net Operating Income (NOI):

Net Operating Income is defined as revenues less operating expenses, excluding depreciation and amortization expense, general and administrative expenses, real estate related operating lease expense, and gain/loss on real estate assets, pre-tax. Net Operating Income is calculated as net income adjusted by subtracting equity in earnings of affiliates, net of income tax provision, and by adding income tax provision, interest expense, net of interest income, gain on extinguishment of debt, depreciation and amortization expense, general and administrative expenses, operating lease expense, real estate, and gain/loss on asset divestitures, pre-tax.