



The GEO Group, Inc. ®

Supplemental Information

Third Quarter and YTD 2021

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 September 30, 2021.

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Boca Raton, Florida 33431**

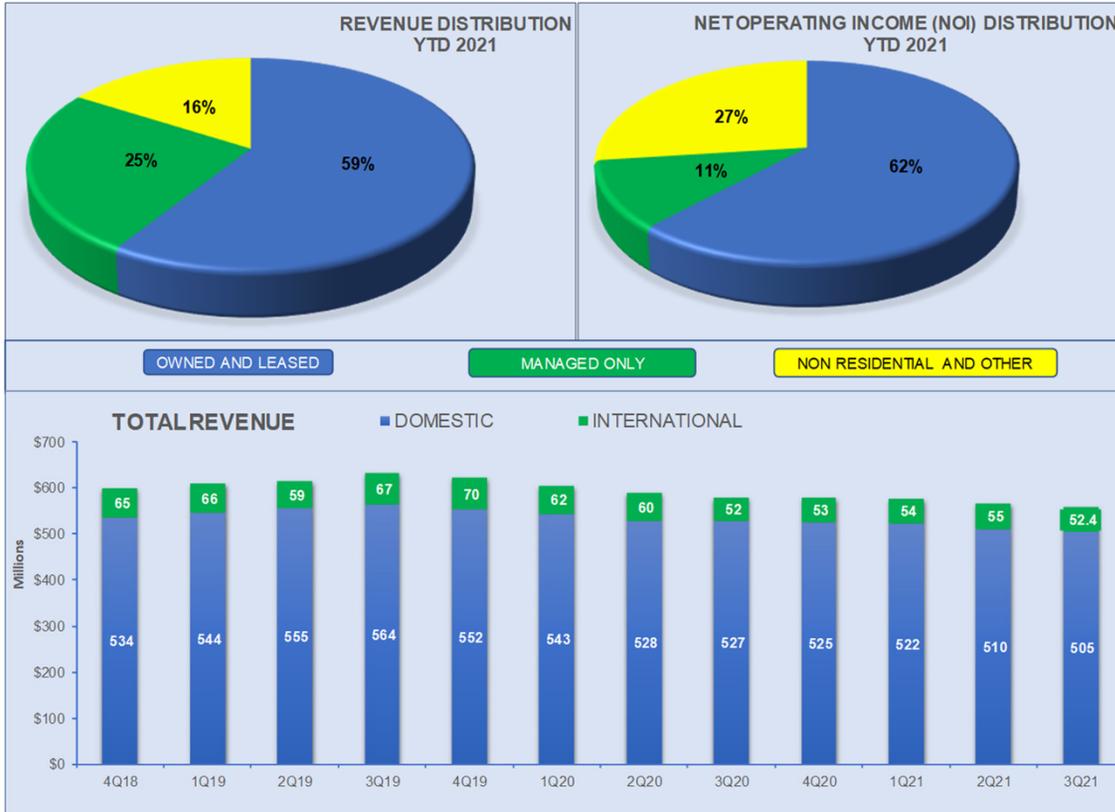
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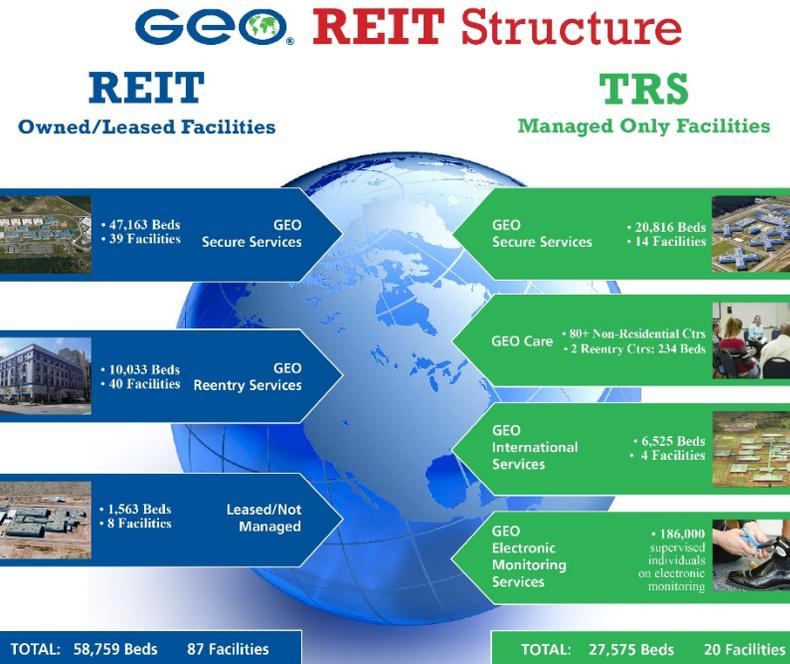


The GEO Group, Inc. (NYSE: GEO) is a fully integrated equity real estate investment trust specializing in the design, financing, development, and support services for secure facilities, processing centers, and community reentry centers in the United States, Australia, South Africa, and the United Kingdom. GEO is a leading provider of enhanced in-custody rehabilitation, post-release support, electronic monitoring, and community-based programs. GEO's worldwide operations include the ownership and/or delivery of support services for 107 facilities totaling approximately 86,000 beds, including idle facilities and projects under development, with a workforce of up to approximately 18,500 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.



* In '000's except per share data



	2021 Guidance Summary *	Low-End	Mid-Point	High-End
Revenue	\$ 2,252,500	\$ 2,255,000	\$ 2,257,500	\$ 2,257,500
NOI	\$ 622,000	\$ 623,750	\$ 625,500	\$ 625,500
Adjusted EBITDAre	\$ 451,500	\$ 453,250	\$ 455,000	\$ 455,000
Net Income Attributable to GEO	\$ 165,500	\$ 166,750	\$ 168,000	\$ 168,000
AFFO/Diluted Share	\$ 2.57	\$ 2.58	\$ 2.59	\$ 2.59
Capital Expenditures	\$ 70,000			
Maintenance	\$ 15,000			
Growth	\$ 54,000			
Facility Improvements	\$ 1,000			

Company Profile

	Q3 2021 <i>(unaudited)</i>	Q3 2020 <i>(unaudited)</i>	YTD 2021 <i>(unaudited)</i>	YTD 2020 <i>(unaudited)</i>
Market Capitalization * **	\$ 914,817	\$ 1,375,986	\$ 914,817	\$ 1,375,986
Share Price **	\$ 7.47	\$ 11.34	\$ 7.47	\$ 11.34

Revenues *

Owned and Leased: Secure Services	\$ 278,241	\$ 297,674	\$ 849,341	\$ 900,777
Owned and Leased: Community-Based	38,302	35,668	112,264	110,838
Owned and Leased: Youth Services	495	17,555	33,479	59,028
Managed Only	144,340	144,463	439,430	442,336
Facility Construction & Design	3	3,323	602	15,535
Non-Residential Services and Other	95,896	80,453	263,957	243,468
	\$ 557,277	\$ 579,136	\$ 1,699,073	\$ 1,771,982

Net Operating Income (NOI) *

Owned and Leased: Secure Services	\$ 78,942	\$ 90,058	\$ 253,437	\$ 266,285
Owned and Leased: Community-Based	14,649	8,429	40,920	23,393
Owned and Leased: Youth Services	(4,818)	447	(1,305)	3,662
Managed Only	20,448	16,529	56,509	49,249
Facility Construction & Design	(1)	13	97	48
Non-Residential Services and Other	47,180	35,934	123,703	108,088
	\$ 156,400	\$ 151,410	\$ 473,361	\$ 450,725

Adjusted EBITDAre *

	\$ 116,032	\$ 112,092	\$ 342,908	\$ 331,815
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FFO & AFFO *

AFFO per diluted share	\$ 0.65	\$ 0.67	\$ 1.95	\$ 1.88
Funds From Operations (NAREIT)	\$ 54,592	\$ 57,850	\$ 174,535	\$ 157,411
Funds From Operations (Normalized)	\$ 62,837	\$ 62,765	\$ 185,559	\$ 171,496
Adjusted Funds From Operations	\$ 78,649	\$ 80,621	\$ 235,273	\$ 226,017
Dividends per share	\$ -	\$ 0.48	\$ 0.25	\$ 1.44

Capital Expenditures * **

Growth	\$ 9,414	\$ 23,036	\$ 43,005	\$ 56,435
Maintenance	3,447	3,878	11,957	15,045
Facility Improvements	132	1,461	463	9,232
	\$ 12,993	\$ 28,375	\$ 55,425	\$ 80,712

* Figures in '000s, except per share data

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

	Q3 2021	Q3 2020	YTD 2021	YTD 2020
Portfolio **				
Owned and Leased: Secure Services	34	38	34	38
Owned and Leased: Community-Based	36	34	36	34
Owned and Leased: Youth Services	6	8	6	8
Managed only	20	30	20	30
	<u>96</u>	<u>110</u>	<u>96</u>	<u>110</u>
Owned and Leased: Secure Services * **				
Revenue Producing Beds	39,307	45,175	39,307	45,175
Occupancy	84%	85%	85%	87%
Compensated Mandays	3,053,493	3,543,002	9,135,496	10,707,189
Square Feet	6,859,308	8,300,938	6,859,308	8,300,938
Available beds at active facilities	-	142	-	142
<i>Idle Facilities:</i> Design Capacity - Beds	6,580	1,290	6,580	1,290
Square Feet	1,554,291	208,419	1,554,291	208,419
Owned and Leased: Community-Based * **				
Revenue Producing Beds	7,621	7,509	7,621	7,509
Occupancy	51%	51%	55%	60%
Compensated Mandays	355,174	352,545	1,135,370	1,228,588
Square Feet	1,140,678	1,140,678	1,140,678	1,140,678
Available beds at active facilities	490	490	490	490
<i>Idle Facilities:</i> Design Capacity - Beds	1,249	2,424	1,249	2,424
Square Feet	198,430	444,600	198,430	444,600
Owned and Leased: Youth Services * **				
Revenue Producing Beds	-	1,163	-	1,163
Occupancy	-	47%	-	56%
Compensated Mandays	-	50,234	-	177,206
Square Feet	627,229	627,229	627,229	627,229
<i>Idle Facilities:</i> Design Capacity - Beds	139	175	139	175
Square Feet	69,290	84,053	69,290	84,053
Managed Only * **				
Revenue Producing Beds	25,822	29,235	25,822	29,235
Occupancy	97%	95%	98%	96%
Compensated Mandays	2,298,013	2,544,602	6,901,266	7,608,334
Square Feet	8,453,675	9,197,611	8,453,675	9,197,611
U.S.	4,984,260	4,984,260	4,984,260	4,984,260
International	3,469,415	4,213,351	3,469,415	4,213,351
Non-Residential Units *** ****				
Day Reporting Centers ⁽¹⁾	613,931	484,496	1,762,836	1,193,871
Youth ⁽²⁾	-	39,402	67,812	127,519
BI Electronic & Location Monitoring ⁽³⁾	24,405,648	21,153,193	67,797,088	61,311,763

* For the periods reported, includes Reeves County Detention Center III, for which GEO has a management consulting agreement with Reeves County, Texas; and the expansion beds at Jueee Correctional Centre and Fulham Correctional Centre.

** Revenue producing beds, occupancy and compensated mandays exclude 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.

**** Excluding In-Prison treatment participants.

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

(2) Youth Non-Residential Units include education, counseling, and other outpatient services.

(3) BI Non-Residential Units include electronic monitoring services and Intensive Supervision and Appearance Program ("ISAP") participants.

	As of September 30, 2021 <i>(unaudited)</i>	As of December 31, 2020 <i>(unaudited)</i>
ASSETS		
Cash and cash equivalents	\$ 537,070	\$ 283,524
Restricted cash and cash equivalents	30,201	26,740
Accounts receivable, less allowance for doubtful accounts	327,723	362,668
Contract receivable, current portion	6,313	6,283
Prepaid expenses and other current assets	31,682	32,108
Total current assets	\$ 932,989	\$ 711,323
<i>Restricted Cash and Investments</i>	60,732	37,338
<i>Property and Equipment, Net</i>	2,055,406	2,122,195
<i>Contract Receivable</i>	366,155	396,647
<i>Operating Lease Right-of-Use Assets, Net</i>	118,073	124,727
<i>Assets Held for Sale</i>	9,717	9,108
<i>Deferred Income Tax Assets</i>	36,604	36,604
<i>Intangible Assets, Net (including goodwill)</i>	928,016	942,997
<i>Other Non-Current Assets</i>	81,104	79,187
Total Assets	\$ 4,588,796	\$ 4,460,126
LIABILITIES AND SHAREHOLDERS' EQUITY		
Accounts payable	\$ 67,411	\$ 85,861
Accrued payroll and related taxes	80,798	67,797
Accrued expenses and other current liabilities	216,404	202,378
Operating lease liabilities, current portion	28,982	29,080
Current portion of finance lease obligations, long-term debt, and non-recourse debt	27,010	26,180
Total current liabilities	\$ 420,605	\$ 411,296
<i>Deferred Income Tax Liabilities</i>	30,726	30,726
<i>Other Non-Current Liabilities</i>	95,789	115,555
<i>Operating Lease Liabilities</i>	95,357	101,375
<i>Finance Lease Liabilities</i>	2,147	2,988
<i>Long-Term Debt</i>	2,629,010	2,561,881
<i>Non-Recourse Debt</i>	297,456	324,223
<i>Total Shareholders' Equity</i>	1,017,706	912,082
Total Liabilities and Shareholders' Equity	\$ 4,588,796	\$ 4,460,126

* all figures in '000s

	Q3 2021 <i>(unaudited)</i>	Q3 2020 <i>(unaudited)</i>	YTD 2021 <i>(unaudited)</i>	YTD 2020 <i>(unaudited)</i>
Revenues	\$ 557,277	\$ 579,136	\$ 1,699,073	\$ 1,771,982
Operating expenses	399,900	434,131	1,233,060	1,339,912
Depreciation and amortization	32,883	33,628	100,306	100,389
General and administrative expenses	50,475	46,644	153,642	145,969
Operating income	74,019	64,733	212,065	185,712
Interest income	5,990	6,360	18,177	17,046
Interest expense	(32,525)	(30,749)	(96,422)	(95,539)
Gain on extinguishment of debt	-	1,472	4,693	3,035
Loss on asset divestiture	(5,031)	-	(5,031)	-
Gain/(Loss) on dispositions of real estate	(1,057)	(271)	9,322	(1,151)
Income before income taxes and equity in earnings of affiliates	41,396	41,545	142,804	109,103
Provision for income taxes	8,395	4,616	21,394	15,358
Equity in earnings of affiliates, net of income tax provision	1,640	2,243	5,647	7,202
Net income	34,641	39,172	127,057	100,947
Less: Net loss attributable to noncontrolling interests	69	48	157	174
Net income attributable to The GEO Group, Inc.	\$ 34,710	\$ 39,220	\$ 127,214	\$ 101,121
Weighted Average Common Shares Outstanding:				
Basic	120,525	119,826	120,326	119,677
Diluted	120,872	120,032	120,583	119,964
Net income per Common Share Attributable to The GEO Group, Inc. **:				
Basic:				
Net income per share — basic	<u>\$ 0.24</u>	<u>\$ 0.33</u>	<u>\$ 0.94</u>	<u>\$ 0.84</u>
Diluted:				
Net income per share — diluted	<u>\$ 0.24</u>	<u>\$ 0.33</u>	<u>\$ 0.94</u>	<u>\$ 0.84</u>
Regular Dividends Declared per Common Share	<u>\$ -</u>	<u>\$ 0.48</u>	<u>\$ 0.25</u>	<u>\$ 1.44</u>

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

** Diluted earnings per share attributable to GEO available to common stockholders was calculated and presented in GEO's unaudited financial statements under the two-class method for the nine months ended September 30, 2021 due to the issuance of GEO's 6.50% exchangeable senior notes due 2026 as the exchangeable senior notes are considered to be participating securities.

	Q3 2021 <i>(unaudited)</i>	Q3 2020 <i>(unaudited)</i>	YTD 2021 <i>(unaudited)</i>	YTD 2020 <i>(unaudited)</i>
Net Income attributable to GEO	\$ 34,710	\$ 39,220	\$ 127,214	\$ 101,121
<i>Add (Subtract):</i>				
Real Estate Related Depreciation and Amortization	18,825	18,359	56,643	55,139
(Gain)/Loss on real estate assets, pre-tax	1,057	271	(9,322)	1,151
Equals: NAREIT defined FFO	\$ 54,592	\$ 57,850	\$ 174,535	\$ 157,411
<i>Add (Subtract):</i>				
Gain on extinguishment of debt, pre-tax	-	(1,472)	(4,693)	(3,035)
Start-up expenses, pre-tax	-	1,895	-	4,401
M&A related expenses, pre-tax	3,977	-	3,977	-
One-time employee restructuring expenses, pre-tax	-	-	7,459	-
Loss on asset divestiture, pre-tax	5,031	-	5,031	-
COVID-19 expenses, pre-tax	-	2,635	-	7,404
Close-out expenses, pre-tax	-	1,715	-	5,935
Tax effect of adjustments to funds from operations **	(763)	142	(750)	(620)
Equals: FFO, normalized	\$ 62,837	\$ 62,765	\$ 185,559	\$ 171,496
<i>Add (Subtract):</i>				
Non-Real Estate Related Depreciation & Amortization	14,058	15,269	43,663	45,250
Consolidated Maintenance Capital Expenditures	(3,447)	(3,878)	(11,957)	(15,045)
Stock Based Compensation Expenses	4,329	4,689	15,755	19,163
Other non-cash revenue & expenses	(1,102)	-	(3,306)	-
Amortization of debt issuance costs, discount and/or premium and other non-cash interest	1,974	1,776	5,559	5,153
Equals: AFFO	\$ 78,649	\$ 80,621	\$ 235,273	\$ 226,017
Weighted average common shares outstanding - Diluted	120,872	120,032	120,583	119,964
FFO/AFFO per Share - Diluted				
Normalized FFO Per Diluted Share	\$ 0.52	\$ 0.52	\$ 1.54	\$ 1.43
AFFO Per Diluted Share	\$ 0.65	\$ 0.67	\$ 1.95	\$ 1.88
Regular Common Stock Dividends per common share	\$ -	\$ 0.48	\$ 0.25	\$ 1.44

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

** tax adjustments related to gain/loss on real estate assets, gain on extinguishment of debt, start-up expenses, M&A related expenses, one-time employee restructuring expenses, loss on asset divestiture, COVID-19 expenses, and close-out expenses.

	Q3 2021 <i>(unaudited)</i>	Q3 2020 <i>(unaudited)</i>	YTD 2021 <i>(unaudited)</i>	YTD 2020 <i>(unaudited)</i>
Net Income attributable to GEO	\$ 34,710	\$ 39,220	\$ 127,214	\$ 101,121
<i>Less</i>				
Net loss attributable to noncontrolling interests	69	48	157	174
Net Income	\$ 34,641	\$ 39,172	\$ 127,057	\$ 100,947
<i>Add (Subtract):</i>				
Equity in earnings of affiliates, net of income tax provision	(1,640)	(2,243)	(5,647)	(7,202)
Income tax provision	8,395	4,616	21,394	15,358
Interest expense, net of interest income	26,535	24,389	78,245	78,493
Gain on extinguishment of debt	-	(1,472)	(4,693)	(3,035)
Depreciation and amortization	32,883	33,628	100,306	100,389
General and administrative expenses	50,475	46,644	153,642	145,969
Net Operating Income, net of operating lease obligations	\$ 151,289	\$ 144,734	\$ 470,304	\$ 430,918
<i>Add:</i>				
Operating lease expense, real estate	4,054	4,510	12,379	14,254
(Gain)/Loss on real estate assets, pre-tax	1,057	271	(9,322)	1,151
Start-up expenses, pre-tax	-	1,895	-	4,401
Net Operating Income (NOI)	\$ 156,400	\$ 151,410	\$ 473,361	\$ 450,725
	Q3 2021 <i>(unaudited)</i>	Q3 2020 <i>(unaudited)</i>	YTD 2021 <i>(unaudited)</i>	YTD 2020 <i>(unaudited)</i>
Net Income	\$ 34,641	\$ 39,172	\$ 127,057	\$ 100,947
<i>Add (Subtract):</i>				
Income tax provision **	8,612	5,122	22,242	16,792
Interest expense, net of interest income ***	26,535	22,917	73,552	75,458
Depreciation and amortization	32,883	33,628	100,306	100,389
(Gain)/Loss on real estate assets, pre-tax	1,057	271	(9,322)	1,151
EBITDAre	\$ 103,728	\$ 101,110	\$ 313,835	\$ 294,737
<i>Add (Subtract):</i>				
Net loss attributable to noncontrolling interests	69	48	157	174
Stock based compensation expenses, pre-tax	4,329	4,689	15,755	19,163
Start-up expenses, pre-tax	-	1,895	-	4,401
M&A related expenses, pre-tax	3,977	-	3,977	-
One-time employee restructuring expenses, pre-tax	-	-	7,459	-
Loss on asset divestiture, pre-tax	5,031	-	5,031	-
COVID-19 expenses, pre-tax	-	2,635	-	7,404
Close-out expenses, pre-tax	-	1,715	-	5,935
Other non-cash revenue & expenses, pre-tax	(1,102)	-	(3,306)	-
Adjusted EBITDAre	\$ 116,032	\$ 112,092	\$ 342,908	\$ 331,815

* all figures in '000s

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

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

Global Operating Portfolio by Region * **

United States	Facilities	Current Beds	Beds 1-Yr Ago
Texas	21	19,909	22,292
California	13	6,623	6,811
Pennsylvania	10	5,466	5,668
Colorado	6	2,943	3,027
Florida	5	5,751	8,502
New Jersey	6	3,259	3,795
Alaska	6	730	730
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
Indiana	3	4,562	4,562
Illinois	2	170	206
Oklahoma	2	4,622	4,622
Alabama	2	1,414	1,414
New York	1	196	418
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
Wyoming	1	342	342
Kansas	1	150	150
Nevada	1	124	124
Utah	1	115	115
Ohio	1	100	100
South Dakota	1	68	68
South Carolina	0	-	36

United States Total:	103	79,809	86,247
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International	Facilities	Current Beds	Beds 1-Yr Ago
Australia	3	3,501	3,501
South Africa	1	3,024	3,024
United Kingdom	0	0	249

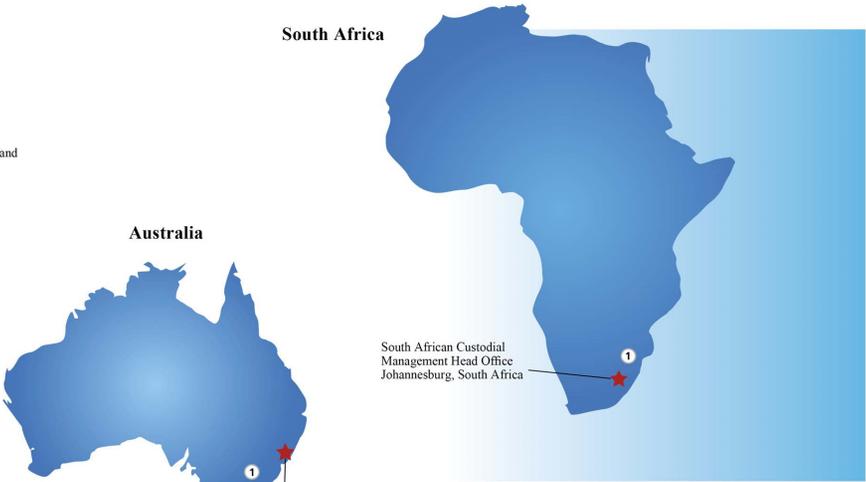
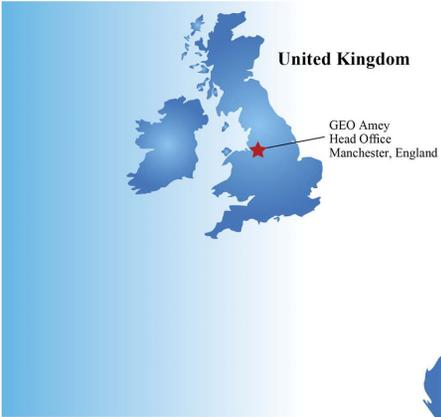
International Total:	4	6,525	6,774
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Global:	107	86,334	93,021
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Global Operating Portfolio by Facility Ownership **

Company Owned	76	55,725	56,534
Company Leased	11	3,034	3,770
Managed - Only	20	27,575	32,717

Total	107	86,334	93,021
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★ Headquarters / Regional Offices
○ Secure Services Facilities

* Data includes all active facilities and idle beds
** Bed and Facility counts are shown as of September 30, 2021

	# of Facilities ⁽¹⁾	Sq. Ft.	BEDS ⁽¹⁾			YTD 9/30/2021			Q3 2021		
			Owned & Leased	Managed Only	Total	Revenue*	Compensated Mandays	Occupancy	Revenue*	Compensated Mandays	Occupancy
Eastern Region (FL,GA,IN,VA)	8	3,252,113	1,500	12,614	14,114	\$188,761	3,731,148	97%	\$57,064	1,242,280	96%
Central Region (OK)	1	550,422	2,682	-	2,682	\$31,631	736,915	101%	\$11,003	239,610	97%
Western Region (AZ, NM)	6	1,762,088	1,800	5,930	7,730	\$94,225	2,020,287	96%	\$33,210	661,477	93%
Community-based	21	861,262	6,379	234	6,613	\$74,354	878,116	52%	\$24,528	269,082	47%
Youth Services	6	543,324	-	-	-	\$34,379	-	-	\$496	-	-
United States (Ex-Federal) Total:	42	6,969,209	12,361	18,778	31,139	\$423,350	7,366,466	88%	\$126,301	2,412,449	85%
Eastern Region (FL,GA,LA,NC)	9	1,585,808	8,040	-	8,040	\$172,235	1,779,813	81%	\$51,083	605,630	82%
Central Region (TX)	14	2,719,534	16,918	384	17,302	\$342,953	4,094,470	87%	\$115,751	1,364,451	86%
Western Region (CA,CO,WA)	9	1,585,377	8,367	512	8,879	\$277,205	1,966,965	81%	\$95,586	662,860	81%
Community-based	15	342,484	1,732	-	1,732	\$40,176	286,014	66%	\$14,561	95,674	66%
United States (Federal) Total:	47	6,233,203	35,057	896	35,953	\$832,569	8,127,262	83%	\$276,981	2,728,615	83%
Australia	3	2,699,474	-	3,501	3,501	\$139,394	784,875	100%	\$45,175	264,500	100%
United Kingdom	-	-	-	249	249	\$6,941	67,977	100%	\$2,070	22,908	100%
South Africa	1	645,834	-	3,024	3,024	\$14,715	825,552	100%	\$4,998	278,208	100%
International Total:	4	3,345,308	-	6,774	6,774	\$161,050	1,678,404	100%	\$52,243	565,616	100%
BI - Electronic and Location Monitoring						\$199,788	67,797,088		\$74,575	24,405,648	
Community Based						\$62,893	1,762,836		\$21,154	613,931	
Youth Services						\$1,109	67,812		-	-	
Non Residential Total:	N/A	N/A	N/A	N/A	N/A	\$263,790	N/A	N/A	\$95,729	N/A	N/A
Owned, Non-Managed & Mgmt Fee only ⁽²⁾	3	393,536	1,379	1,376	2,755						
Idle Facilities	11	645,834	7,968	-	7,968						
Other Total ⁽³⁾:	14	1,039,370	9,347	1,376	10,723	\$18,314			\$6,023		
Global Total:	107	17,587,090	56,765	27,824	84,589	\$1,699,073	17,172,132 ⁽⁴⁾	87%	\$557,277	5,706,680 ⁽⁴⁾	85%

* Revenue presented in '000s

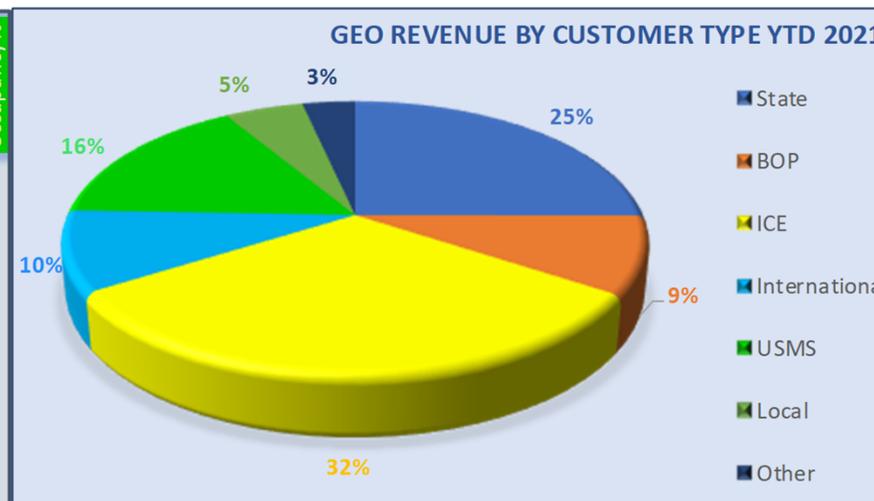
(1) Design Capacity Beds and Facility counts are shown as of September 30, 2021.

(2) Includes: Reeves County Detention Center III (1,376 beds), and Logan Hall (442 beds) & Toler Hall (113 beds), New Jersey.

(3) Other Total Revenue includes Reeves County Detention Center III, Logan Hall & Toler Hall, New Jersey, facilities under activation, idle facilities, and other revenue.

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

<i>Customer Retention Data</i>	<i>Total</i>	<i>YTD 2021</i>	<i>2020</i>	<i>2019</i>	<i>2018</i>	<i>2017</i>
# of Contracts up for Renewal/Rebid	390	48	76	94	97	75
Contract Retention Rate: Owned & Leased	95.3%	87.2%	89.8%	96.1%	100.0%	98.4%
Contract Retention Rate: Managed Only	79.5%	66.7%	64.7%	88.9%	93.8%	76.9%
Retention Rate	92.3%	83.3%	84.2%	94.7%	99.0%	94.7%


Owned & Leased (YTD 2021) **
Top 10 Customers

	% of Beds *	% of Revenue
1 U.S. Immigration & Customs Enforcement	23.2%	24.5%
2 United States Marshals Service	14.9%	14.1%
3 Federal Bureau of Prisons	9.5%	8.9%
4 State of Oklahoma	3.7%	1.9%
5 State of New Mexico	2.5%	1.4%
6 State of New Jersey	2.4%	1.2%
7 State of Georgia	2.1%	1.2%
8 State of Alaska	0.8%	0.8%
9 State of Texas	0.9%	0.5%
10 Various Others	4.6%	4.1%

Managed Only (YTD 2021) **
Top 10 Customers

	% of Beds *	% of Revenue
1 Australia	4.0%	8.2%
2 State of Florida	6.8%	4.8%
3 State of Arizona	8.2%	4.1%
4 State of Indiana	5.9%	2.1%
5 United States Marshals Service	1.2%	1.7%
6 State of Virginia	2.1%	1.2%
7 South Africa	4.2%	0.9%
8 United Kingdom	0.3%	0.4%
9 Federal Bureau of Prisons	0.0%	0.2%
10 Various Others	2.9%	2.3%

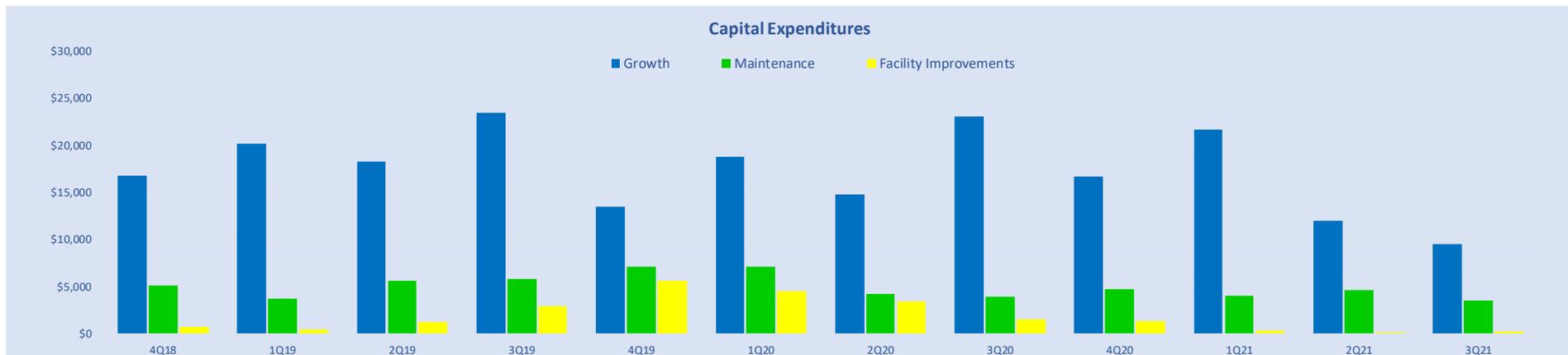
* Reflect only revenue producing beds

** Top ten customers do not reflect non-residential revenue

	As of September 30, 2021 <i>(unaudited)</i>	As of September 30, 2020 <i>(unaudited)</i>
Land	\$ 120,837	\$ 128,372
Buildings and improvements	2,267,143	2,244,369
Leasehold improvements	278,370	285,817
Equipment	227,710	225,060
Furniture, fixtures and computer software	67,780	67,568
Facility construction in progress	27,772	46,157
Total	\$ 2,989,612	\$ 2,997,343
Less accumulated depreciation and amortization	(934,206)	(870,905)
Property and equipment, net	\$ 2,055,406	\$ 2,126,438

* all figures in '000s

Cap-Ex Category	Q3 2021						Q2 2021					
	Owned & Leased			BI **	Managed Only & Other	Total	Owned & Leased			BI **	Managed Only & Other	Total
	Secure Services	Community Based	Youth Services				Secure Services	Community Based	Youth Services			
New facility development	\$ -	\$ 1,385	\$ -	\$ -	\$ 184	\$ 1,569	\$ 7	\$ 3,205	\$ -	\$ -	\$ 73	\$ 3,285
Existing facility expansion	1,661	-	-	-	-	1,661	2,379	13	-	-	1	2,393
Monitoring equipment & technology	-	-	-	6,184	-	6,184	-	-	-	6,264	-	6,264
Growth	1,661	1,385	-	6,184	184	9,414	2,386	3,218	-	6,264	74	11,942
Maintenance	1,195	361	226	1,218	447	3,447	1,480	179	194	1,672	1,047	4,572
Facility Improvements	132	-	-	-	-	132	48	-	-	-	0	48
Total Capital Expenditures ***	\$ 2,988	\$ 1,746	\$ 226	\$ 7,402	\$ 631	\$ 12,993	\$ 3,914	\$ 3,397	\$ 194	\$ 7,936	\$ 1,121	\$ 16,562



* Amounts in '000s

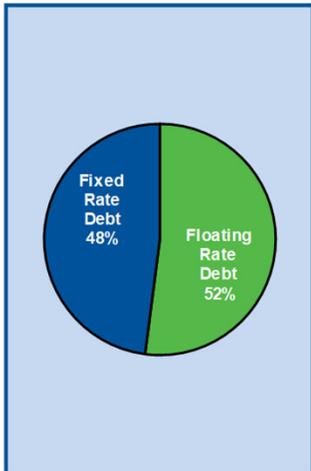
** Electronic and Location Monitoring

*** This table excludes Capital Expenditures related to property damage that were reimbursed by the insurance company.

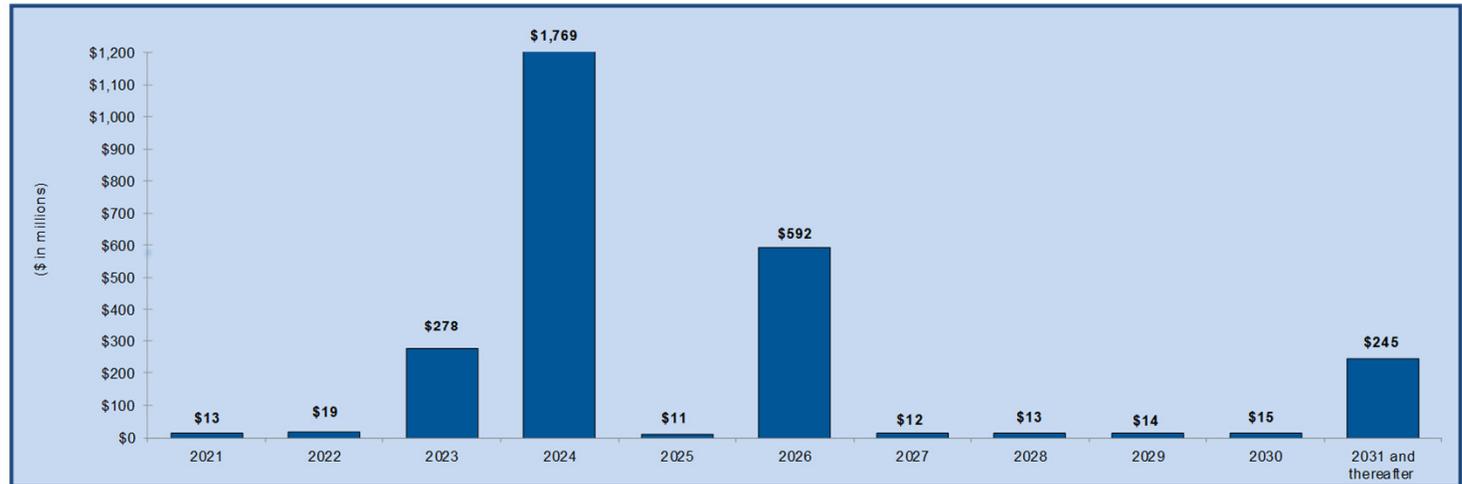
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Thereafter	Total
Floating Rate Debt												
Term Loan B	\$ 2,000	\$ 8,000	\$ 8,000	\$ 746,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 764,000
Revolver Borrowings	-	-	-	787,073	-	-	-	-	-	-	-	787,073
Total Floating Debt	\$ 2,000	\$ 8,000	\$ 8,000	\$ 1,533,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,551,073
Fixed Rate Debt												
5.125% Sr. Notes due 2023	-	-	259,275	-	-	-	-	-	-	-	-	259,275
5.875% Sr. Notes due 2024	-	-	-	225,293	-	-	-	-	-	-	-	225,293
6.000% Sr. Notes due 2026	-	-	-	-	-	350,000	-	-	-	-	-	350,000
6.500% Sr. Exch. Notes due 2026	-	-	-	-	-	230,000	-	-	-	-	-	230,000
Non-Recourse Debt	9,715	7,940	8,451	8,934	9,612	10,183	10,836	11,465	12,314	13,049	215,173	317,671
Finance Leases	617	1,866	696	724	527	30	-	-	-	-	-	4,460
Other Debt**	278	1,117	1,166	1,208	1,274	1,325	1,383	1,439	1,499	1,576	30,037	42,302
Total Fixed Debt	\$ 10,610	\$ 10,923	\$ 269,588	\$ 236,159	\$ 11,413	\$ 591,538	\$ 12,219	\$ 12,904	\$ 13,813	\$ 14,625	\$ 245,210	\$ 1,429,001
Total Debt Payments	\$ 12,610	\$ 18,923	\$ 277,588	\$ 1,769,232	\$ 11,413	\$ 591,538	\$ 12,219	\$ 12,904	\$ 13,813	\$ 14,625	\$ 245,210	\$ 2,980,074

Weighted Avg. Interest Rates

Floating	2.78%
Fixed	5.37%
Total	3.86%



Total Debt Payments



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

** Bears interest at LIBOR + 200 bps. Company has entered into interest rate swap agreements to fix the interest rate to 4.22%

Unsecured Senior Notes				
	<u>2023</u>	<u>2024</u>	<u>2026</u>	<u>2026</u>
Due				
Closing Date	3/19/13	9/25/14	4/18/16	2/24/21
Denomination	USD	USD	USD	USD
Original Principal Amount	\$300,000	\$250,000	\$350,000	\$230,000
Principal Amount (end of quarter)	\$259,275	\$225,293	\$350,000	\$230,000
Coupon ⁽¹⁾	5.125%	5.875%	6.000%	6.500%
Yield (on issue date)	5.125%	5.875%	6.000%	6.500%
Maturity Date	4/1/23	10/15/24	4/15/26	2/23/26
Date Callable	4/1/18	10/15/19	4/15/21	N/A
Call Price	100.000	101.958	103.000	N/A
Date Exchangeable	N/A	N/A	N/A	11/25/25
Exchange Price ⁽²⁾	N/A	N/A	N/A	\$9.225

Revolving Credit Facility (as of 9/30/2021)

Capacity	\$900,000
Outstanding	\$787,073
Letters of Credit ⁽³⁾	\$89,371
Remaining Capacity	\$23,556
Current Interest Rate Spread	2.25%
Interest Rate ⁽⁴⁾	LIBOR + Spread
Maturity Date	5/17/24

Debt Covenant Analysis

Metric	Current
Total Net Leverage Ratio ^{(6) (7)}	4.7x
Total Net Senior Secured Leverage Ratio ⁽⁷⁾	2.3x
Net Interest Coverage Ratio	4.4x

Term Loan B (as of 9/30/2021)

Original Principal	\$800,000
Outstanding Principal	\$764,000
Interest Rate Spread	2.00%
Interest Rate ⁽⁵⁾	LIBOR + Spread
Maturity Date	3/23/24

(1) Excludes any potential contingent interest

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

(3) Excludes approximately AUD \$59M of letters of credit issued under a bank guarantee facility in connection with certain performance guarantees

(4) No LIBOR floor

(5) LIBOR floor of 0.75%

(6) Excludes non-recourse debt

(7) Net of unamortized debt issuance costs

* Amounts in '000's

YTD Acquisitions/Dispositions *

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
William Street Center	84	CO	\$1,400	May 2021
Queens Detention Facility	222	NY	\$18,000	August 2021
Dupage Interventions	36	IL	\$2,200	September 2021

* 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 net proceeds for the sale of McCabe Center, \$1.3 million net proceeds for the sale of Williams Street Center, \$16.5 million net proceeds for the sale of Queens Detention Facility, and \$2.1 million net proceeds for the sale of Dupage Interventions.

Idle Facilities (as of 9/30/2021) ⁽¹⁾

Facility	Location	Ownership Type	Number of Beds	Net Book Value *
Great Plains Correctional Facility	Oklahoma	Owned	1,940	69,097
D. Ray James Correctional Facility	Georgia	Owned	1,900	53,212
Rivers Correctional Facility	North Carolina	Owned	1,450	40,081
Cheyenne Mountain Reentry Center	Colorado	Owned	750	17,298
Perry County Correctional Center	Alabama	Owned	690	11,272
Coleman Hall	Pennsylvania	Owned	350	8,238
McFarland Female CRF	California	Owned	300	11,665
United States Total			7,380	\$ 210,863

(1) Excludes three small GEO Care & Youth Services idle facilities (139-bed Hector Garza Center, 104-bed Alle Kiski Pavilion and 45-bed Correctional Alternative Placement Services), and one small U.S. Secure Services idle facility (300-bed Crossroads Reception Center). In the aggregate, these facilities have a net book value of approximately \$8.0 million as of September 30, 2021.

* Dollar amounts in '000s

Updated as of October 31, 2021

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	Perry County Correctional Facility	Union Town	Alabama	2006	None	Idle	690	Owned	None	None
2	Adelanto ICE Processing Center	Adelanto	California	1990, 1991, 2011, 2012, 2015	December-19	ICE	1,940	Owned	5 years	Two, five-year
3	Central Valley Annex	McFarland	California	1997, 2009/2010	December-19/January-21	ICE/USMS	700	Owned	5 years/1 year	Two, five-year/None
4	Desert View Annex	Adelanto	California	1997, 2010, 2013	December-19	ICE	750	Owned	5 years	Two, five-year
5	Golden State Annex	McFarland	California	1997, 2010	December-19	ICE	700	Owned	5 years	Two, five-year
6	McFarland Female CRF	McFarland	California	1988, 2011, 2014	None	Idle	300	Owned	None	None
7	Mesa Verde ICE Processing Center	Bakersfield	California	1989, 2011, 2015	December-19	ICE	400	Owned	5 years	Two, five-year
8	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
9	Aurora ICE Processing Center	Aurora	Colorado	1987, 1993, 1998, 2009, 2010, 2011, 2017	October-21/ October-12	ICE / USMS	1,532	Owned	1 year / 2 years	Four, one-year /Four, two-year
10	Broward Transitional Center	Deerfield Beach	Florida	1998, 2004, 2010, 2011, 2013, 2014	September-21	ICE	700	Owned	1 year	Four, one-year
11	D. Ray James Correctional Facility	Folkston	Georgia	1998/1999, 2008/2009, 2011/2012	None	Idle	1,900	Owned	None	None
12	Folkston ICE Processing Center	Folkston	Georgia	2005, 2008, 2013, 2017	December-16	ICE - IGA	1,118	Owned	1 year	Four, one-year
13	Riverbend Correctional and Rehabilitation Facility	Milledgeville	Georgia	2011	July-10	GA DOC	1,500	Owned	1 year	Forty, one-year
14	Robert A. Deyton Detention Facility	Lovejoy	Georgia	1984-1986, 2008/2009	February-08	USMS	768	Leased	5 years	Three, five-year
15	Crossroads Reception Center	Indianapolis	Indiana	1950, 2000	None	Idle	300	Owned	None	None
16	Alexandria Staging Facility *	Alexandria	Louisiana	2014	November-13	ICE - IGA	400	Owned	Perpetual	None
17	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
18	LaSalle ICE Processing Center	Jena	Louisiana	1998, 2008, 2010/2011, 2017	November-13	ICE - IGA	1,160	Owned	Perpetual	None
19	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
20	North Lake Correctional Facility	Baldwin	Michigan	1998/1999, 2002, 2011	October-19	BOP	1,800	Owned	3 year	Seven, one-year plus six-month extension
21	Lea County Correctional Facility	Hobbs	New Mexico	1997/1998, 2017	January-99	NMCD - IGA	1,200	Owned	Perpetual	None
22	Rivers Correctional Facility	Winton	North Carolina	2000/2001, 2017	None	Idle	1,450	Owned	None	None
23	Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013, 2015, 2018	None	Idle	1,940	Owned	None	None
24	Lawton Correctional and Rehabilitation Facility	Lawton	Oklahoma	1998, 1999, 2005, 2006, 2015	July-18	OK DOC	2,682	Owned	1 year	Four, one-year
25	Moshannon Valley Processing Center	Phillipsburg	Pennsylvania	2005, 2006, 2013, 2021	September-21	ICE IGA	1,876	Owned	1 year	Four, one-year
26	Brooks County Detention Center	Falfurrias	Texas	2001, 2011	March-13	USMS IGA	652	Owned	Perpetual	None
27	Coastal Bend Detention Center	Robstown	Texas	2008, 2009	July-12	USMS/Hidalgo County	1,176	Owned	Perpetual	None
28	East Hidalgo Detention Center	LaVilla	Texas	2001, 2002, 2004, 2005, 2007, 2011	July-12	USMS IGA	1,346	Owned	Perpetual	None
29	Big Spring Correctional Facility	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012, 2018	December-17	BOP	1,732	Owned	2 years	Eight, one-year
30	Flightline Correctional Facility	Big Spring	Texas		December-17	BOP	1,800	Owned	2 years	Eight, one-year
31	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
32	Kames County Detention Facility	Kames City	Texas	1995	February-98	USMS - IGA	679	Owned	Perpetual	None
33	Kames Family Staging Center	Kames City	Texas	2011, 2012, 2014, 2015	December-10	ICE - IGA	830	Owned	5 years	Two, five-year
34	Montgomery Processing Center	Conroe	Texas	2018	October-18	ICE	1,314	Owned	10 months	Nine, one-year
35	Eagle Pass Detention Facility	Eagle Pass	Texas	2008, 2018	October-20	USMS - IGA	661	Owned	Perpetual	None
36	Rio Grande Processing Center	Laredo	Texas	2007, 2008	October-08	USMS	1,900	Owned	5 years	Three, five-year
37	South Texas ICE Processing Center	Pearsall	Texas	2004, 2005, 2012	August-20	ICE	1,904	Owned	1 year	Nine, one-year
38	Val Verde County Detention Facility	Del Rio	Texas	2000, 2001, 2005, 2007	January-01	USMS - IGA	1,407	Owned	Perpetual	None
39	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

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

Updated as of October 31, 2021

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 - COMMUNITY-BASED/REENTRY											
1	Alabama Therapeutic Education Facility	Columbiana	Alabama	1962	August-21	AL DOC	724	Owned	1 year	None	August-22
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-22/May-22
3	Midtown Center	Anchorage	Alaska	Early 1950s, 1972, 1998	June-19	AK DOC	32	Owned	1 year	Four, one-year	May-22
4	Northstar Center	Fairbanks	Alaska	1970, 1975, 1995	September-16	AK DOC	143	Leased	10 months	Three, one-year plus seven month extension plus two, four-month extensions, plus one, two-month extension	November-21
5	Parkview Center	Anchorage	Alaska	1971, 1976	June-20	AK DOC	112	Owned	1 year	Three, one-year	May-22
6	Seaside Center	Nome	Alaska	1999, 2016	June-19	AK DOC	62	Owned	1 year	Four, one-year	May-22
7	Tundra Center	Bethel	Alaska	1960/1970	June-19	AK DOC	85	Owned	1 year	Four, one-year	May-22
8	El Monte Center	El Monte	California	1960, 2004, 2012	October-19	BOP	70	Leased	1 year	Nine, one-year	September-22
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-21
11	Oakland Street Center	Oakland	California	1904, 1911, 2000s	February-20	BOP	69	Owned	1 year	Nine, one-year	January-22
12	Taylor Street Center	San Francisco	California	1907, 2010, 2011	April-21/ July-17	BOP / CDCR	240	Owned	1 year / 3 years	Four, one-year/Two, one-year	March-22/June-22
13	Arapahoe County Residential Center	Littleton	Colorado	2006	July-21	Arapahoe County	240	Owned	1 year	None	June-22
14	Cheyenne Mountain Reentry Center	Colorado Springs	Colorado	2005	None	Idle	750	Owned	None	None	None
15	Community Alternatives of El Paso County	Colorado Springs	Colorado	1991, 1998, 2000	June-19	El Paso County	240	Owned	1 year	Three, one year	June-22
16	Correctional Alternative Placement Services	Craig	Colorado	1919-1924, 1990	None	Idle	45	Owned	1 year	None	None
17	Tampa Residential Reentry Center	Tampa	Florida	2020, 2021	September-21	BOP	118	Owned	1 year	Four, one-year	September - 22
18	Grossman Center	Leavenworth	Kansas	1988, 2002/2003	July-19	BOP	150	Owned	1 year	Nine, one-year	June-22
19	Albert "Bo" Robinson Assessment & Treatment Center	Trenton	New Jersey	1963, 1997, 2009	January-20/September 21	NJ DOC/NJ State Parole Board	900	Owned	2 years/3 years	One-year/Two, one-year	December-21 /August-24
20	Delaney Hall	Newark	New Jersey	1999/2000, 2008	January-20/January-17/July-14	Union County/Essex County/NJ State Parole Board	1,200	Owned	2 years/5 years/3 years	Two, one-year/None/Three, one-year, plus six-month extension, plus one-year extension	December-21/Dec-21/December-21
21	The Harbor	Newark	New Jersey	1929, 1999, 2008	January-20	NJ DOC	260	Leased	2 years	One, one-year	December-21

Updated as of October 31, 2021

	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 - COMMUNITY-BASED/REENTRY											
22	Tully House	Newark	New Jersey	1929, 1999	January-20	NJ DOC	344	Owned	2 years	One, one-year	December-21
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-22
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-22
27	ADAPPT	Reading	Pennsylvania	1909, 1919, 1929, 1986, 1989	February-19	PA DOC	64	Owned	1 year	Four, one-year	January-22
28	Alle Kiski Pavilion	Arnold	Pennsylvania	1901, 1990	None	Idle	104	Owned	None	None	None
29	Chester County	Chester	Pennsylvania	1923	February-19	PA DOC	149	Owned	1 year	Four, one-year	January-22
30	Coleman Hall	Philadelphia	Pennsylvania	1919, 2001	None	Idle	350	Owned	None	None	None
31	Philadelphia Residential Reentry Center	Philadelphia	Pennsylvania	2008	April-19	BOP	400	Owned	1 year	Four, one-year	March-22
32	Scranton Facility	Scranton	Pennsylvania	No Real Property	February-19	PA DOC	100	Leased	1 year	Four, one-year	January-22
33	Community Alternatives of The Black Hills	Rapid City	South Dakota	1989, 1998, 2007	October-21	BOP	68	Owned	1 year	Four, one-year	September-22
34	Beaumont Transitional Treatment Center	Beaumont	Texas	1940, 1950, 1967, 1975, 1986, 1997	September-20	TDCJ	180	Owned	2 years	Three, one-year	August-22
35	Leidel Comprehensive Sanction Center	Houston	Texas	1930, 1960, 2005, 2006, 2012	January-21	BOP	190	Owned	1 year	Four, one-year	December-21
36	Mid Valley House	Edinburg	Texas	1985, 2001, 2014	December-20	BOP	128	Owned	1 year	Nine, one-year	November-21
37	Reality House	Brownsville	Texas	1983, 2011	July-19	BOP	94	Owned	1 year	Four, one-year	June-22
38	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-22
39	Salt Lake City Center	Salt Lake City	Utah	1970, 1977, 2004	June-19	BOP	115	Owned	1 year	Nine, one-year	May-22
40	Casper Reentry Center	Casper	Wyoming	1984, 1994, 2004/2005, 2007	January-17/July-21	BOP/Natrona	342	Owned	1 year/2 years	Four, one-year/None	December-21/June-23
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	113	Leased	N/A	N/A	N/A

Updated as of October 31, 2021

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-02	AZ DOC	750	Managed	10 years	Two, five-year	October-22
2	Phoenix West Correctional and Rehabilitation Facility	Phoenix	Arizona	1979, 1984, 1995, 1996, 2002	July-02	AZ DOC	500	Managed	10 years	Two, five-year	July-22
3	Central Arizona Correctional and Rehabilitation Facility	Florence	Arizona	2006	December-06	AZ DOC	1,280	Managed	10 years	Two, five-year	December-21
4	Kingman Correctional and Rehabilitation Facility	Kingman	Arizona	2004, 2010	January-08	AZ DOC	3,400	Managed	10 years	Two, five-year	January-23
5	Blackwater River Correctional and Rehabilitation Facility	Milton	Florida	2010	October-10	FL DMS	2,000	Managed	3 years	Unlimited, two-year	October-21
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-year extension	December-22
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-21
11	George W. Hill Correctional Facility	Thornton	Pennsylvania	1998	January-19	Delaware County	1,883	Managed	5 years	Two, two-year	December-23
12	Kinney County Detention Center	Brackettville	Texas	2004	September-13	USMS-IGA	384	Managed	Perpetual	None	Perpetual
13	Reeves County Detention Center R3	Pecos	Texas	2003, 2006, 2010	July-19	Reeves County/BOP	1,376	Managed	3 year	Seven, one-year, plus six-month extension	June-22
14	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	Junee Correctional Centre	Junee, AUS	New South Wales	1993	March-14	New South Wales Corrective Services	1279*	Managed	5 years	Two, five-year	March-24
3	Katama 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 October 31, 2021

	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	Guadalupe County Correctional Facility	Santa Rosa	New Mexico	1998/1999, 2008	November-21	NMCD	600	Owned	October-23	Nine, Two-year options
2	Southern Peaks Regional Treatment Center	Canon City	Colorado	2003, 2004	N/A	AbraXas Alliance	136	Owned	N/A	N/A
3	Southwood Interventions	Chicago	Illinois	1925, 1950, 1975, 2008	N/A	AbraXas Alliance	80	Owned	N/A	N/A
4	Woodridge Interventions	Woodridge	Illinois	1982, 1986	N/A	AbraXas Alliance	90	Owned	N/A	N/A
5	AbraXas Ohio	Shelby	Ohio	1900, 1935, 1965, 1992	N/A	AbraXas Alliance	100	Owned	N/A	N/A
6	AbraXas I	Marienville	Pennsylvania	1930s, 1960, 1982, 1985, 1987, 1989, 1999, 2003	N/A	AbraXas Alliance	204	Owned	N/A	N/A
7	AbraXas Academy	Morgantown	Pennsylvania	1999, 2000	N/A	AbraXas Alliance	214	Owned	N/A	N/A

Adjusted EBITDAre (Adjusted EBITDA for real estate)

Adjusted EBITDAre is defined as EBITDAre adjusted for net loss attributable to non-controlling interests, stock-based compensation expenses, pre-tax, and certain other adjustments as defined from time to time, including for the periods presented start-up expenses, pre-tax, M&A related expenses, pre-tax, one-time employee restructuring expenses, pre-tax, loss on asset divestiture, pre-tax, COVID-19 expenses, pre-tax, close-out expenses, pre-tax and other non-cash revenue & expenses, pre-tax.

Adjusted Funds From Operations (AFFO):

Adjusted Funds from Operations, or AFFO, is defined as Normalized FFO adjusted by adding non-cash expenses such as non-real estate related depreciation and amortization, stock based compensation expense, the amortization of debt issuance costs, discount and/or premium and other non-cash interest, and by subtracting recurring consolidated maintenance capital expenditures and other non-cash revenue and expenses.

EBITDAre (EBITDA for real estate):

EBITDAre is defined as net income adjusted by adding provisions for income tax, interest expense, net of interest income, depreciation and amortization and gain/loss on real estate assets, pre-tax.

Funds From Operations (FFO):

Funds From Operations, or FFO, is defined in accordance with standards established by the National Association of Real Estate Investment Trusts, or NAREIT, which defines FFO as net income (loss) attributable to common shareholders (computed in accordance with United States Generally Accepted Accounting Principles), excluding real estate related depreciation and amortization, excluding gains and losses from the cumulative effects of accounting changes, extraordinary items and sales of properties, and including adjustments for unconsolidated partnerships and joint ventures.

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 start-up expenses, 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, real estate related operating lease expense, gain/loss on real estate assets, pre-tax, and start-up expenses, pre-tax.

Normalized Funds From Operations (Normalized FFO):

Normalized Funds From Operations, or Normalized FFO, is defined as FFO adjusted for certain items which by their nature are not comparable from period to period or that tend to obscure the Company's actual operating performance, including for the periods presented gain on extinguishment of debt, pre-tax, start up expenses, pre-tax, M&A related expenses, pre-tax, one-time employee restructuring expenses, pre-tax, loss on asset divestiture, pre-tax, COVID-19 expenses, pre-tax, close-out expenses, pre-tax and tax effect of adjustments to FFO.