



The GEO Group, Inc.®

Investor Presentation

1Q23

- Confidential -

Highlights - Attractive Investment Characteristics

Quarterly Highlights

- 1Q23 Revenues Grew 10% to \$608.2 Million
- 1Q23 Adjusted EBITDA Grew 5% to \$130.9 Million
- New 5.5-year lease agreement with Oklahoma DOC for 1,900-bed Great Plains Facility = \$8.5 million in annualized straight-line lease revenue

Focus on Debt Reduction

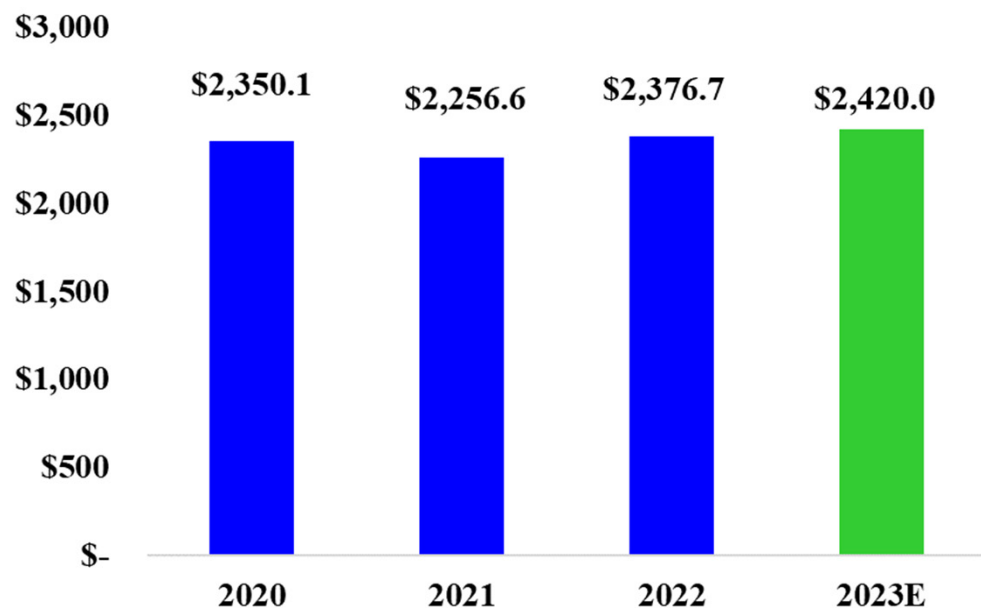
- Completed comprehensive transactions in 2022, staggering debt maturities over a longer period of time and significantly reducing near-term debt.
- Reduced Net Debt by Approximately \$70 Million in 1Q23
- Goal of reducing net leverage to below 3.5 times by the end of 2023 and below 3 times by the end of 2024.

Attractive Equity Valuation

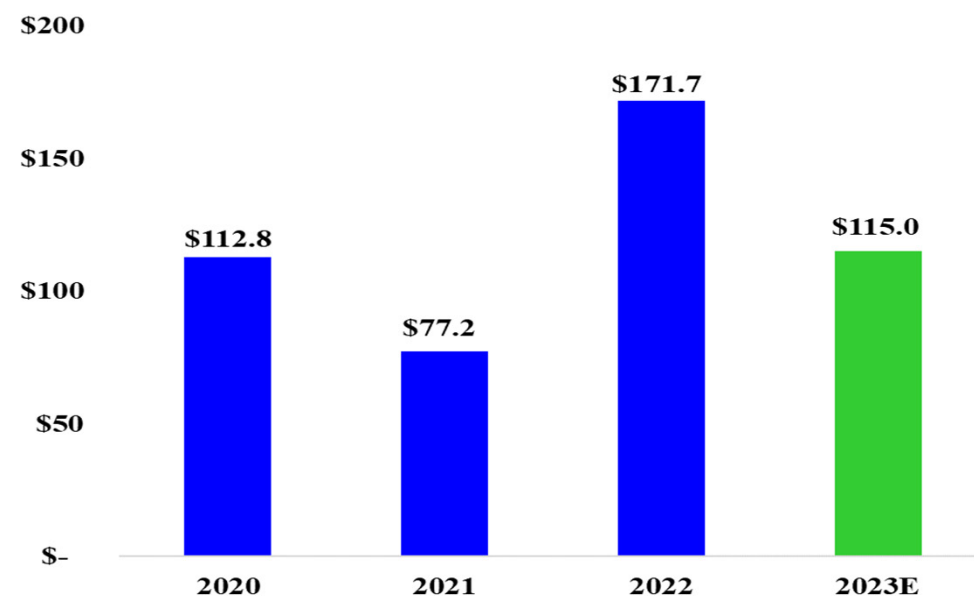
- Attractive equity valuation compared to peer group and similar diversified services companies.
- GEO stock currently trading below 6x Enterprise Value to Adjusted EBITDA and more than 15% Free Cash Flow Yield

Financial Highlights

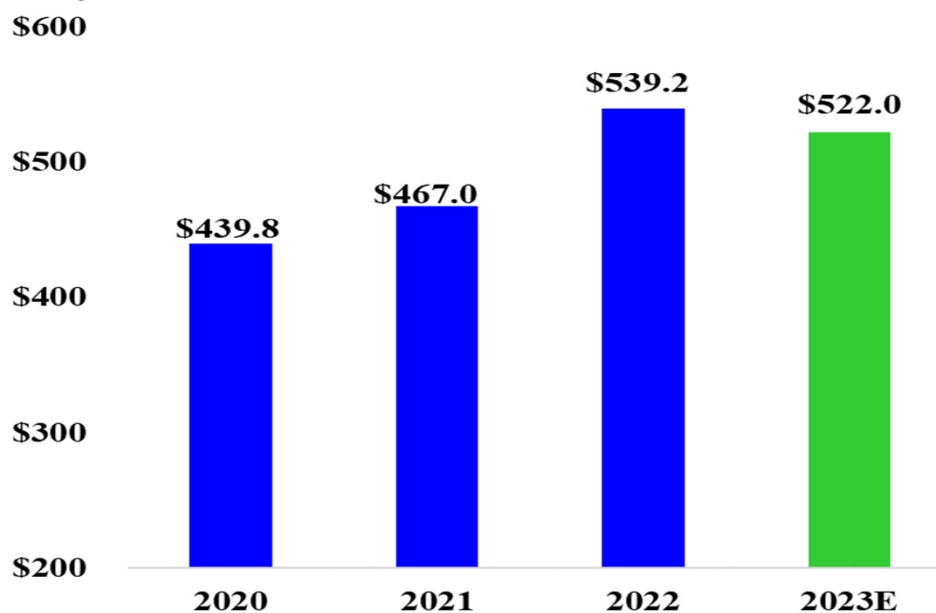
Revenues (\$ in millions)



Net Income (\$ in millions)



Adjusted EBITDA (\$ in millions)



Company Overview

Company History

- **Founded in 1984**
- **Initial Public Offering (IPO) in 1994**
- **Listed on NYSE in 1996**
- **Included in Major Indexes:**
 - **S&P 600**
 - **Russell 2000**
- **18,000+ Employees**

Diversified Government Service Provider

➤ Secure Residential Care

- ICE Processing Centers
- USMS Detention Facilities
- State Correctional and Rehabilitation Facilities

➤ Non-Secure Residential Care

- Residential Reentry Centers/Halfway Houses

➤ Non-Residential Services

- Day Reporting Centers
- Electronic Monitoring

➤ Services provided in US, Australia, UK, and South Africa

GEO Corporate Structure

GEO Secure Services



• 44,731 Beds | Owned/Leased
• 36 Facilities



• 17,557 Beds | Managed Only
• 12 Facilities

GEO Care

Reentry Services

Residential

• 10,071 Beds | Owned/Leased
• 40 Facilities
• 234 Beds | Managed Only
• 2 Facilities

Non-Residential

• 90 Non-Residential Centers

Electronic Monitoring

• 450,000 Supervised Individuals on Electronic Monitoring
• 96 ISAP Offices

GEO International Services



• 3,501 Beds | Managed Only
• 3 Facilities



• 3,024 Beds | Managed Only
• 1 Facility



Transportation Services in the U.K.

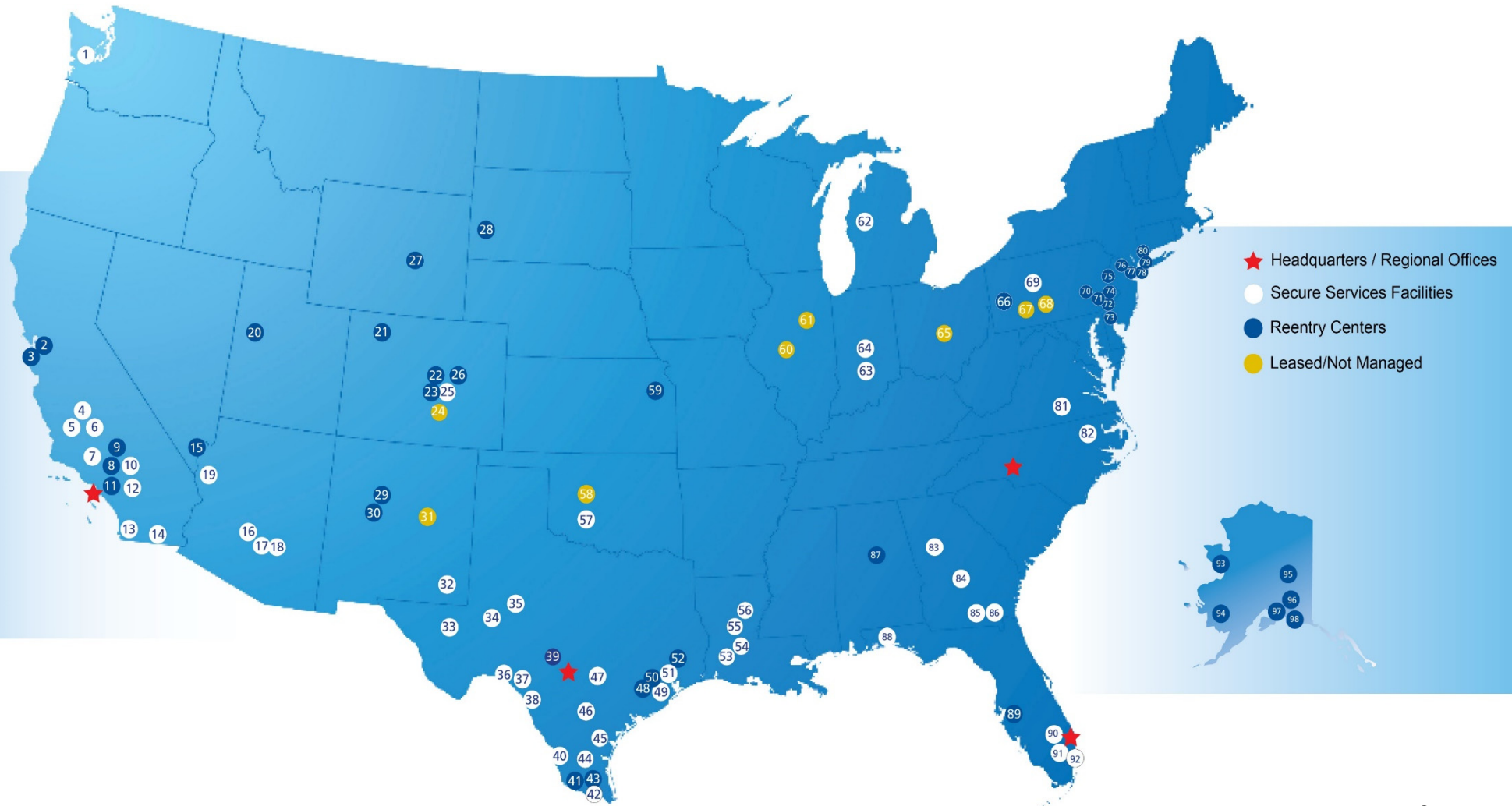
Leased/Not Managed Facilities



• 3,364 Beds • 8 Facilities

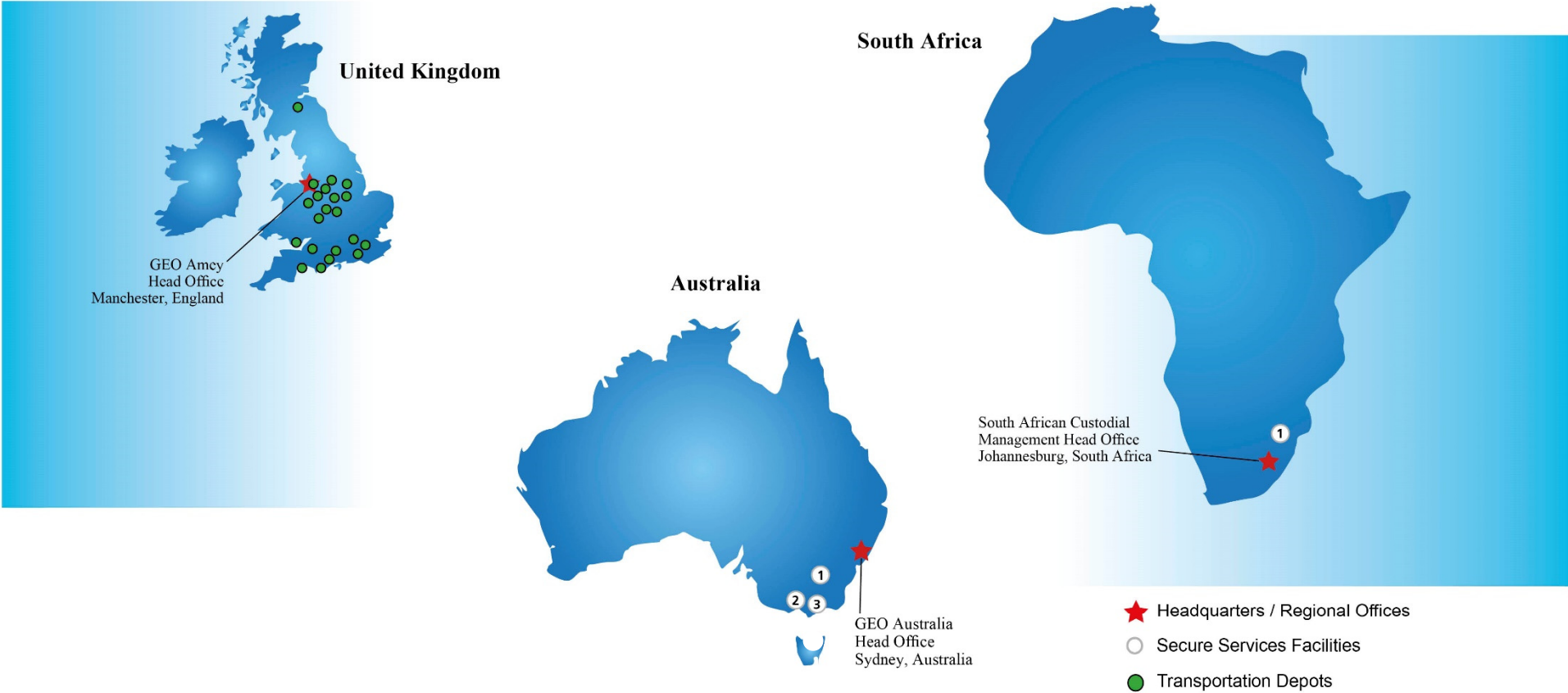
Diversified U.S. Facility Footprint

50 GEO Secure Services Facilities
42 GEO Care Residential Facilities



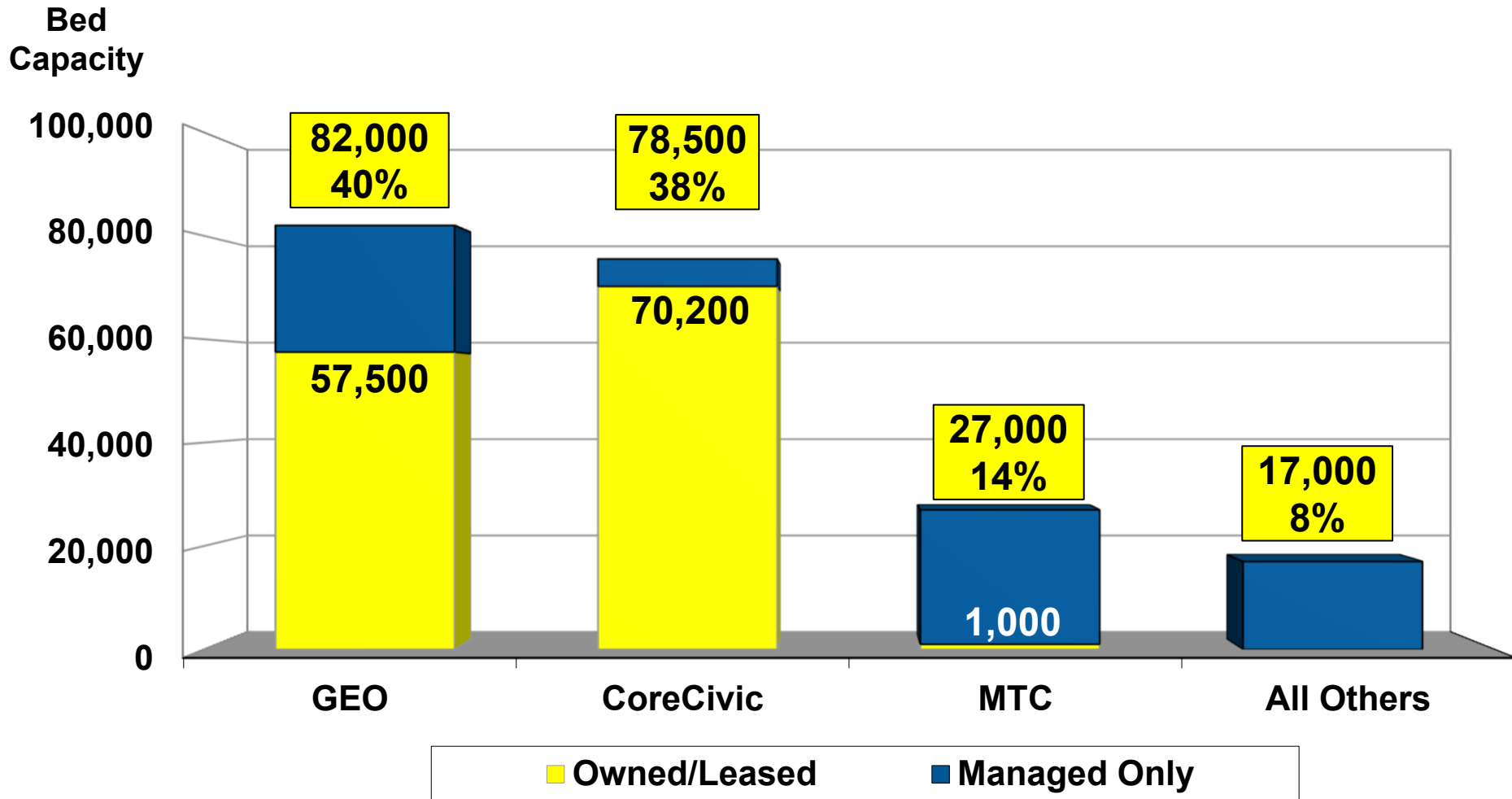
International Services

4 International Facilities



GEO is a Leading Diversified Services Provider

GEO is a leading provider of diversified secure and community reentry services with a 40% share of the market



** Based on total beds including idle and under development for U.S. headquartered companies only
Figures are an approximation based on company disclosures and websites*

Difficult to Replace Real Estate

- 17.6 Million Sq. Ft. owned and/or managed
- 58,000 Owned/Leased Beds
- Economic Useful Life: 75+ Years
- Newer Facility Assets = 20-Year Avg. Age
- Difficult to Replace = High Barriers to Entry
 - Difficult permitting and zoning
 - Long development lead times
 - High Capital Requirements
- \$2 billion in book long-term assets with minimum targeted ROI of 13-15%



Segment Trends

Segment Trends

ICE

- U.S. Southwest Border Crossings
- Alternatives To Detention Program

USMS

- Continued Capacity Needs
- Facilities strategically located to support USMS needs

Demand for Diversified Government Services

State Correctional Agencies

- Aging State prison infrastructure
- Correctional Staffing challenges

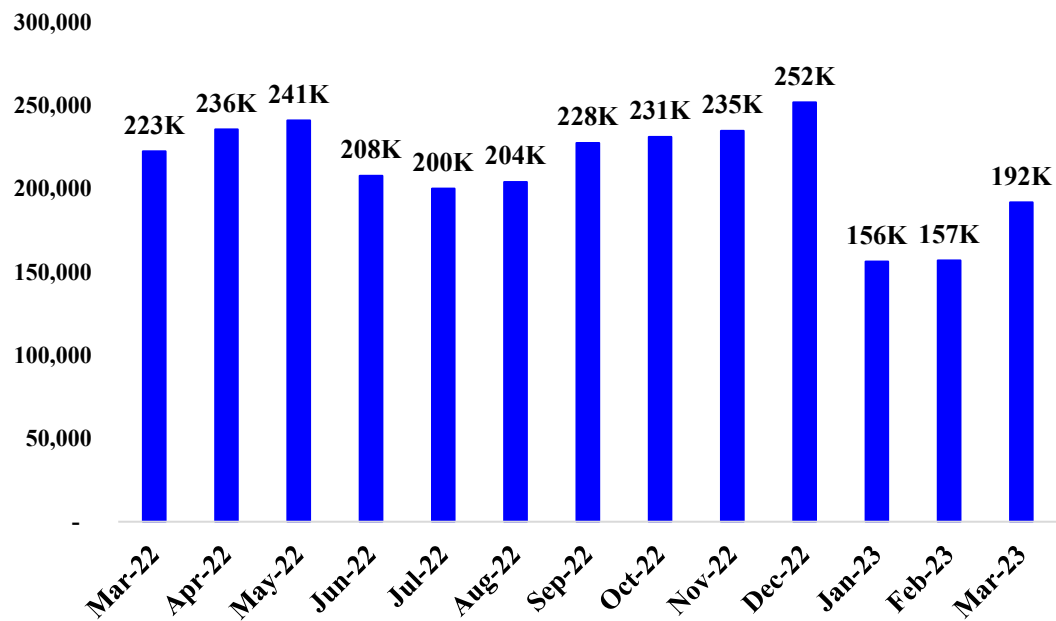
Reentry Services

- Available capacity at existing residential reentry centers
- Growth in Non-Residential Programs

U.S. Immigration and Customs Enforcement

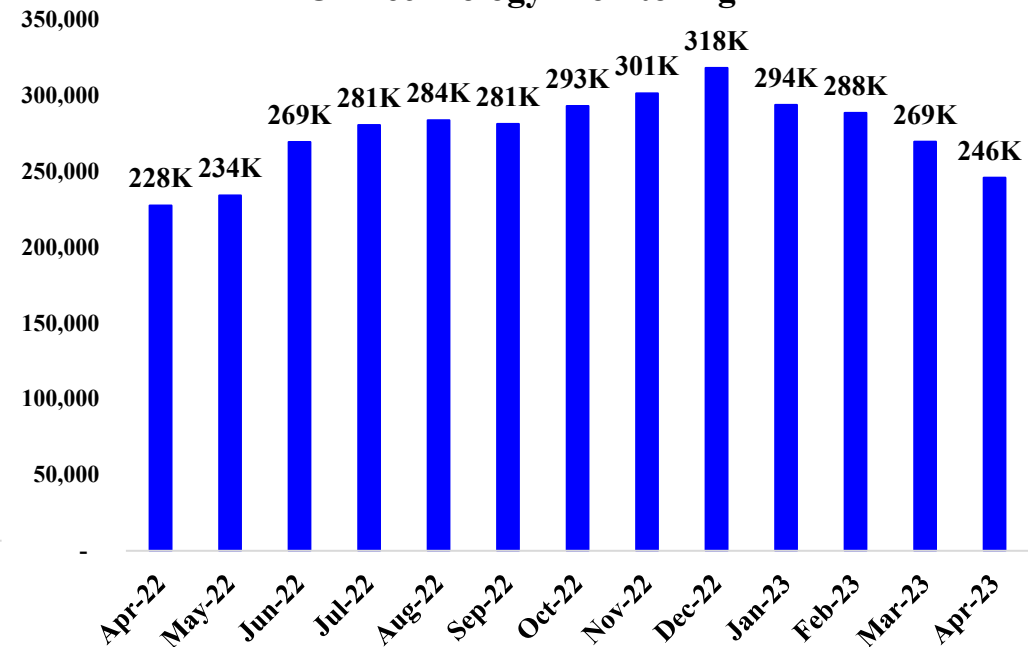
U.S. Southwest Border Crossings

MAR2022 - YTD2023 Southwest Land Border Encounters



Alternatives To Detention Program

APR2022 - YTD2023 Program Participants On Technology Monitoring



Source: U.S. Customs and Border Protection FY Southwest Land Border Encounters by Month (<https://www.cbp.gov/newsroom/stats/southwest-land-border-encounters>)

Source: TRAC Alternatives to Detention Data (https://trac.syr.edu/immigration/detentionstats/atd_pop_table.html)

Immigration Policies Update

Title 42 – U.S. Southwest Border Restrictions

- Title 42 restrictions lifted on May 11, 2023, coinciding with the expiration of the COVID pandemic public health emergency declaration

Migrant Parole Program

- On Jan. 5, 2023, Biden Administration rolled out an expansion of Migrant Parole Program (with monthly cap of 30,000 individuals) for migrants from Venezuela, Cuba, Nicaragua, & Haiti
- Migrant Parole Program policy is being challenged by the State of Texas and several other States in federal court

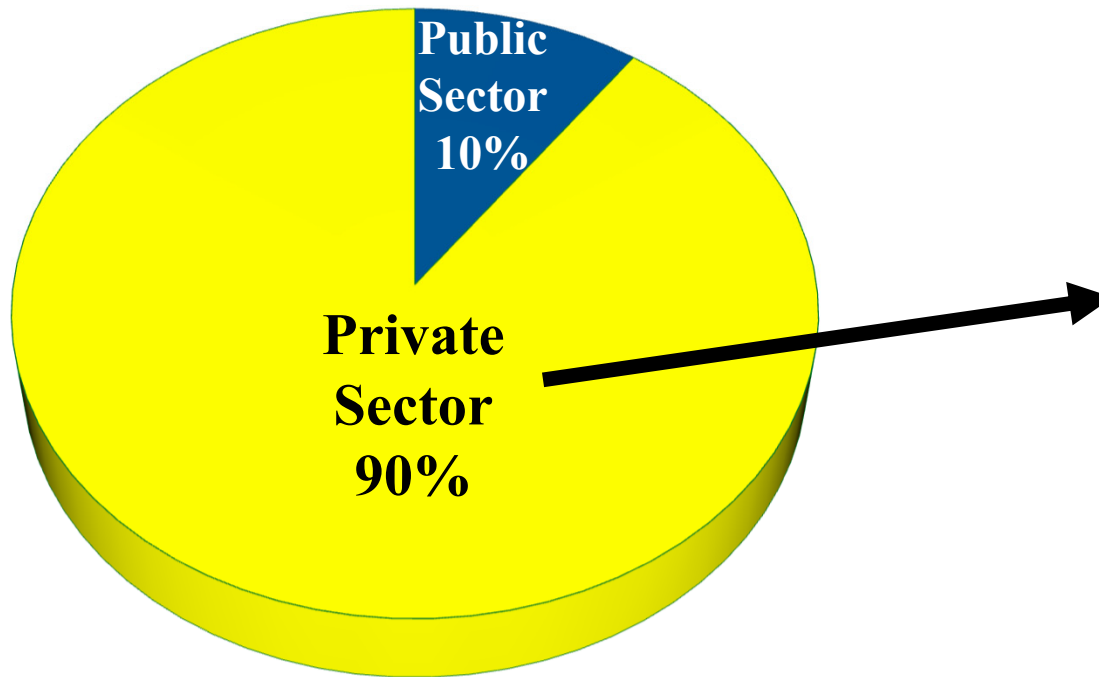
Asylum Transit Ban - Circumvention of Lawful Pathways

- Requires migrants to first seek asylum in a third country and use lawful pathways to seek asylum in the U.S.
- Migrants who otherwise illegally cross the U.S. border would face a presumption of ineligibility during credible fear asylum hearings and would be more likely to face removal
- Several groups have announced plans to legally challenge the rule

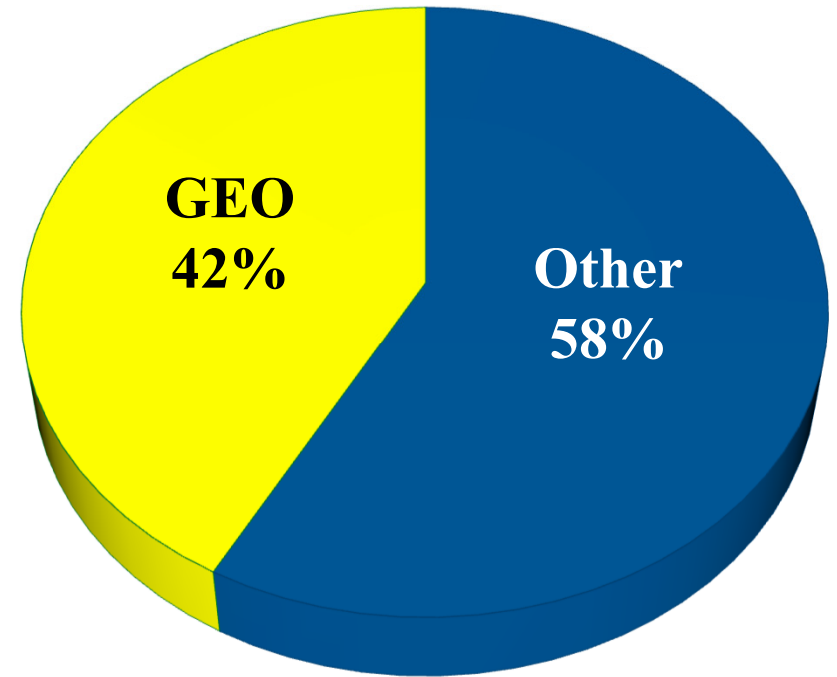
U.S. Immigration and Customs Enforcement

ICE Processing Center Beds Breakdown *

ICE Processing Center Beds



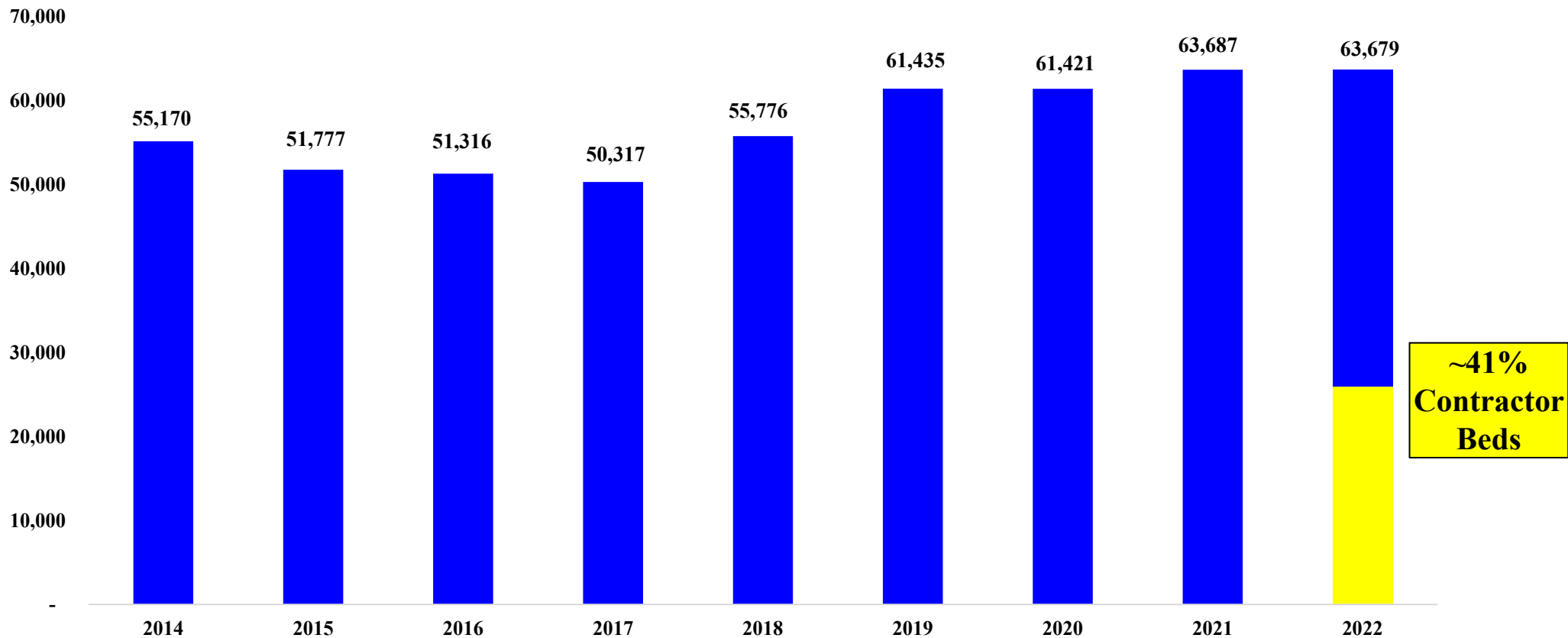
Private Sector Beds



* Approximations based on contract guarantee bed counts
Source: ICE Integrated Decision Support (IIDS), 04/11/2023
<https://www.ice.gov/detain/detention-management>

U.S. Marshals Service (USMS)

Stable USMS Detention Populations (2014 – 2022)

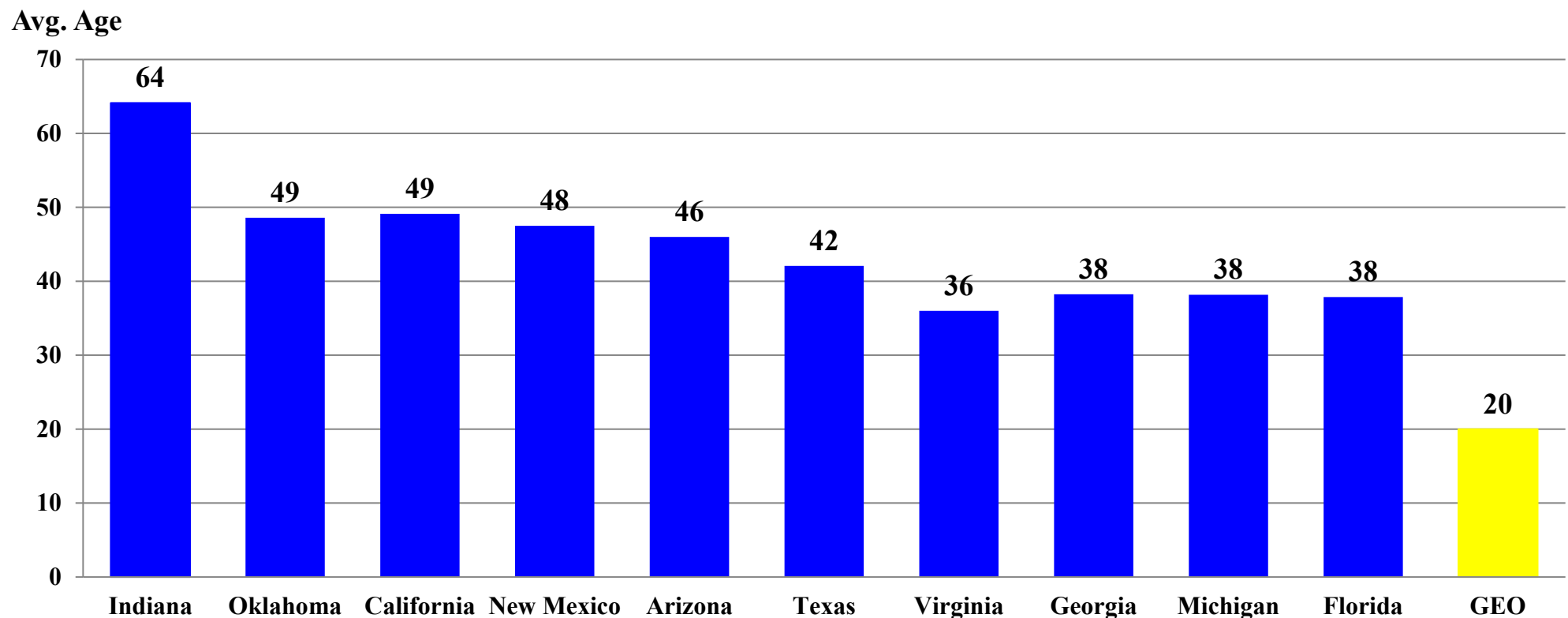


Source: 2014-2021 figures are taken from the USMS FY 2023 Performance Budget
(<https://www.justice.gov/file/1493071/download#:~:text=The%20USMS%20requests%20a%20total,for%20FPD%20in%20FY%202023.>)

Source: YTD2022 Figures are based USMS 2022 Average Daily Population
(<https://www.usmarshals.gov/sites/default/files/media/document/2022-Prisoner-Operations.pdf>)

Aging Public Prisons

- **Aging Public Prison Facilities are Costly and Less Safe**
 - **Public Prison Facilities have Significant Deferred Maintenance Needs**
- **More than 200,000 Public Prison Beds are Older than Economic Useful Life of 75 years**
 - **Close to 100,000 Public Prison Beds are 100+ Years Old**
- **GEO Prison Portfolio is Significantly Younger than States where we operate**
 - **GEO Facilities have Average Age of 20 Years**



Source: Bureau of Justice Statistics; State DOC Websites

Available Beds in Inventory

Secure Services Facilities	Location	Ownership	Bed Count
D. Ray James Correctional Facility	GA	Owned	1,900
Flightline Correctional Facility	TX	Owned	1,800
North Lake Correctional Facility	MI	Owned	1,800
Big Spring Correctional Facility	TX	Owned	1,732
Rivers Correctional Facility	NC	Owned	1,450
McFarland Female CRF	CA	Owned	300
SUBTOTAL			8,982
Non-Secure Reentry Facilities			
Bo Robinson ATC	NJ	Owned	900
Cheyenne Mountain Reentry Center	CO	Owned	750
Other Facilities	Multiple	Owned	~800
SUBTOTAL			2,450

Financial Overview

Financial Highlights

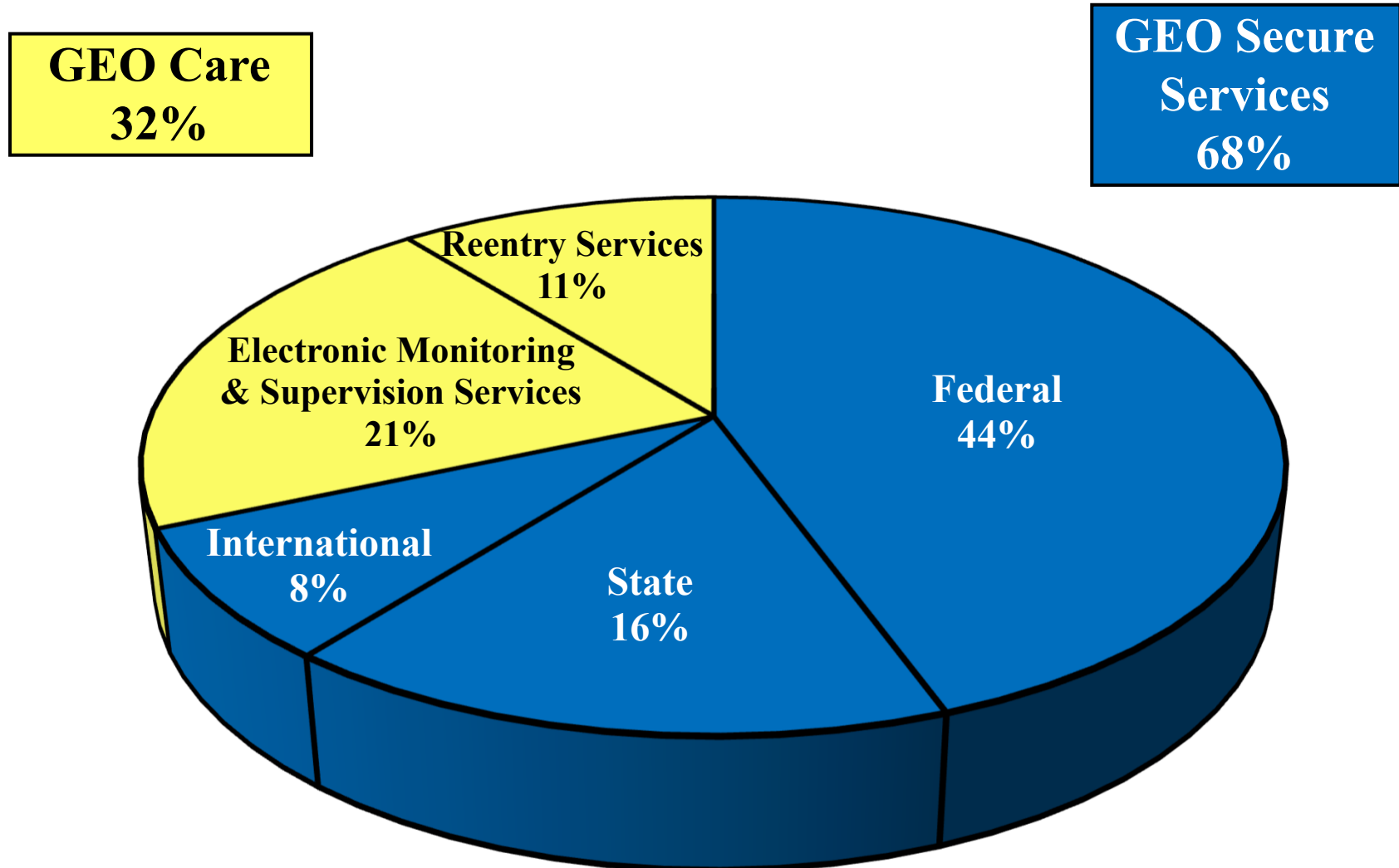
- **1Q23 Revenue of \$608.2 Million**
- **1Y23 Net Income of \$28 Million**
- **1Y23 Adjusted EBITDA of \$130.9 Million**

	Q1 2023	Q1 2022
Revenue	\$608,209	\$551,185
Net Income	\$27,994	\$38,179
Adjusted EBITDA*	\$130,916	\$125,164

* Reconciliation of Non-GAAP measures included in GEO's 1Q23 Earnings Release & Supplemental ²¹

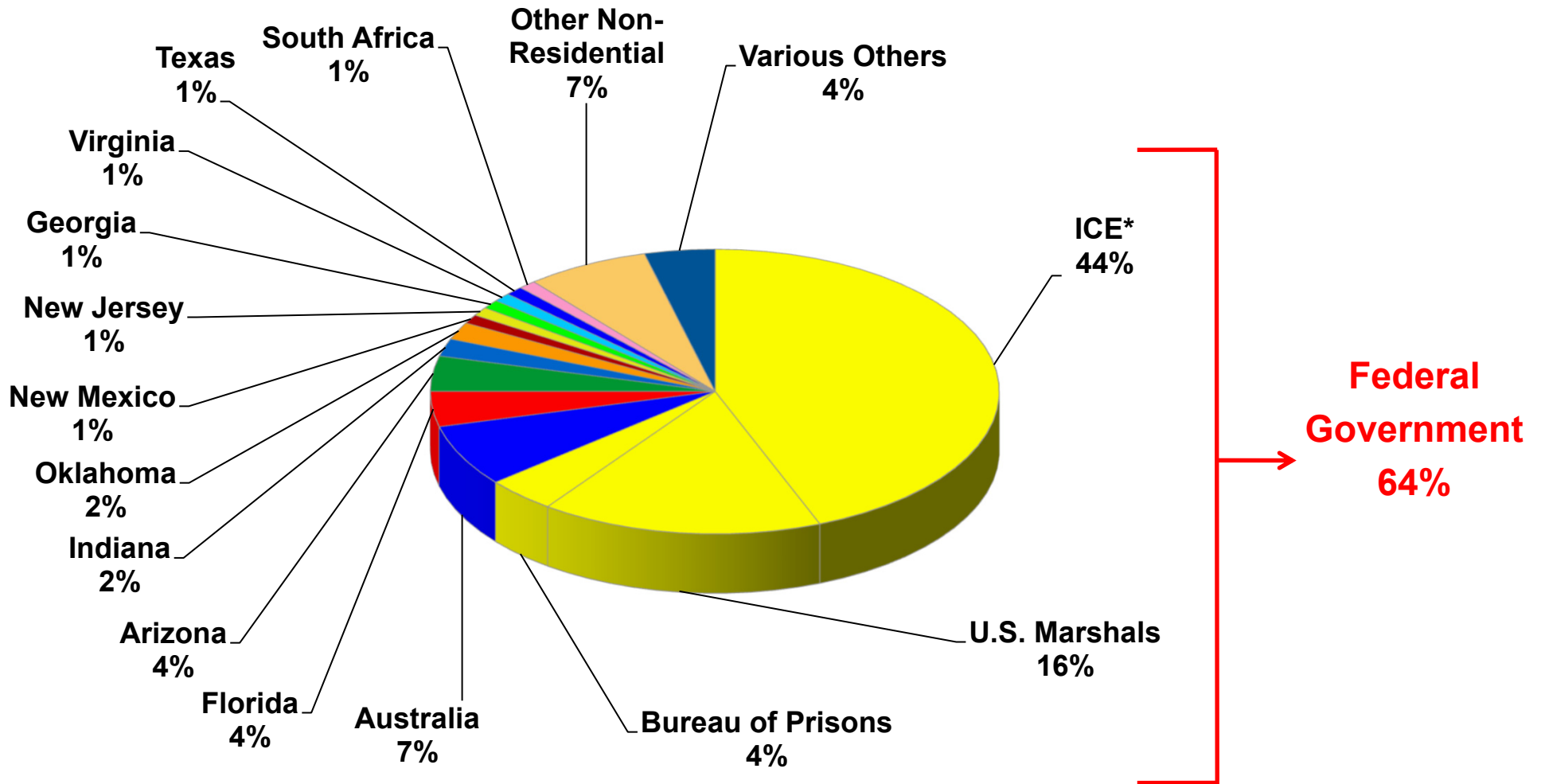
Revenues by Segment

FY2022 Revenue = \$2.38 Billion



Diversified Long-Term, High-Quality Customer Relationships

Revenues By Customer (FY2022)



Long-term relationships with top customers – 30+ Years with Federal Gov't

* Includes ICE Alternatives to Detention-ISAP Contract

FY2023 Guidance

Net Income Attributable to GEO	\$105 Million - \$125 Million
+ Net Interest Expense	\$214 Million - \$217 Million
+ Income Taxes <i>(including income tax provision on equity in earnings of affiliates)</i>	\$43 Million - \$49 Million
+ Depreciation and Amortization	\$128.5 Million - 129.5 Million
+ Non-Cash Stock Based Compensation	\$16.5 Million
Adjusted EBITDA	\$507 Million - \$537 Million
Net Income Attributable to GEO Per Diluted Share	\$0.84 - \$1.00
Weighted Average Common Shares Outstanding - Diluted	125.3 Million
<u>CAPEX</u>	
Growth	\$8 Million - \$10 Million
Technology	\$25 Million - \$30 Million
Facility Maintenance	\$45 Million - \$50 Million
Capital Expenditures	\$78 Million - \$90 Million
Total Debt, Net	\$1.815 Billion - \$1.775 Billion
Total Leverage, Net *	3.49x - 3.41x

* Total Net Leverage is calculated using the midpoint of Adjusted EBITDA guidance range.

Debt Reduction

Debt Reduction

- During the first quarter of 2023, GEO reduced net recourse debt by approximately \$70 million.
- Debt reduction expected to naturally reduce interest expense by approximately \$25 million every year.
- Ended 1Q23 with net debt of \$1.9 billion and net leverage of approximately 3.5 times Adjusted EBITDA.
- Goal of reducing net leverage to below 3.5 times by the end of 2023 and to below 3 times by the end of 2024.

Transactions – Debt Maturities

- Successfully completed transactions in August of 2022 to comprehensively address the substantial majority of outstanding debt maturities and staggered GEO's debt maturities over a longer period of time through 2028.
- Post closing of transactions, GEO redeemed \$126 million in remaining 2023 Senior Notes and repaid remaining \$147 million outstanding under 2024 Term Loans.

Asset Sales

- In 2022, we completed \$84 million asset sale of equity investment interest in Ravenhall Correctional Centre in Australia.
- Over the last two years, GEO completed sales involving facility assets, business segment contracts, and land, totaling approximately \$154 million in proceeds.

Environmental, Social & Governance (ESG) Overview

High Quality Government Contracts

- All Investment Grade Customers
- Required by Law to Pay on Time: 45-60 days
- No Receivables Problems
- Payment Schedule: Monthly Billing
- Majority of Contracts Include Fixed Monthly Payments
- Contract Terms: Average Length of 7-10 Years
- Customer Retention: In Excess of 90%

Highly Regulated / Professional Services

- Lengthy Contracts Specifying all Service Requirements
- On-Site, Full-Time Customer Contract Monitors at Facilities in the U.S.
- Full-time GEO Compliance Monitors at Facilities in the U.S.
- Independent Contract Compliance Division Reporting Directly to the CEO, which Conducts Ongoing Comprehensive Facility Audits
- American Correctional Association Accreditation with Scores in Excess of 99%
- National Commission on Correctional Health Care Accreditation

Fourth Annual Human Rights and ESG Report

- In 2022, GEO published our Fourth Annual Human Rights and ESG Report.
- The report includes enhanced disclosures related to our Board oversight of human rights and ESG matters, employee diversity and training programs, corporate governance, and environmental sustainability, with updated ESG metrics covering the 2021 calendar year.
- The publication of our fourth annual Human Rights and ESG report highlights our continued commitment to respecting the human rights and improving the lives of those entrusted to our care.
- GEO recently undertook a Human Rights Due Diligence process, which focused on identifying salient human rights and included interviews with a diverse group of internal and external GEO stakeholders.
- The results of this due diligence process were incorporated into the Human Rights and ESG report.

GEO's ESG Objectives

- To implement best practices that follow recognized global Human Rights standards and respect the basic human rights of all individuals in our care.
- To be a leading provider of enhanced in-custody rehabilitation programs and post-release support services through our award-winning GEO Continuum of Care ®.
- To provide quality support services that foster a safe and humane environment, deliver high-quality medical care, and adhere to independent accreditation standards.
- To provide development opportunities to our workforce and to instill an organizational culture rooted in diversity, inclusion, and respect.
- To advance environmental sustainability in our facilities by investing in energy conservation measures and following independent Green Building certification standards.

Board Oversight

Human Rights Committee

- Annual review of Human Rights & ESG Report
- Periodic review of ESG initiatives
- Ongoing review of company's treatment of those entrusted to its care
- Periodic review of GEO's engagement with investors and external stakeholders

Criminal Justice Rehabilitation Committee

- Periodic review of GEO Continuum of Care
- Periodic review of in-custody rehabilitation programs
- Periodic review of reentry services and programs
- Periodic review of post-release support services

Cyber Security & Environmental Oversight Committee

- Periodic reviews of GEO's cyber security capabilities and privacy practices
- Periodic review of potential cyber vulnerabilities and remediation measures, if needed
- Periodic review and evaluation of GEO's environmental sustainability initiatives

Nominating & Corporate Governance Committee

- Periodic review of GEO's bylaws, Code of Business Conduct and Ethics, and corporate governance guidelines
- Annual review of GEO's Political Activities and Contributions Policy and Report
- Annual review of GEO's political contributions and lobbying expenditures

Human Rights Due Diligence Process (2022)

- With the assistance of a third-party ESG firm, GEO conducted a human rights due diligence process in 2022, focusing on identifying salient human rights based on the nature of GEO's services.
- GEO's human rights risk assessment involved a four-step process that included active engagement with all critical stakeholder groups:
 1. Preparation
 2. Analysis & Interviews
 3. Saliency Assessment of Potential Risks
 4. Reporting
- GEO used the framework established by the United Nations Guiding Principles on Business and Human Rights and relied on the following foundational sources of international human rights:
 - United Nations (UN) Universal Declaration of Human Rights
 - UN International Covenant on Civil and Political Rights
 - UN International Covenant on Economic, Social and Cultural Rights
 - International Labour Organization (ILO) Fundamental Principles and Rights at Work

Human Rights Due Diligence Process (2022)

Stakeholder Interviews

- GEO conducted 26 interviews with internal and external stakeholders to gain a wide view on potentially salient human rights.
- Internal stakeholders included members of GEO's Board of Directors, executive leadership and division heads, subject matter experts, and frontline employees.
- The external stakeholders engaged included former GEO inmates/Continuum of Care alumni, multiple representatives of GEO shareholders, including institutional investors and members of the Interfaith Center on Corporate Responsibility (ICCR), and two Community Advisory Boards in Indiana and Louisiana.

Plans and Objectives

- The identification and scoring of salient human rights both for inmates/detainees/residents and employees provide a framework for reviewing GEO's Global Human Rights Policy, making necessary adjustments and fostering continuous improvement.
- Moving forward, we expect to evaluate additional human rights initiatives, including a future review of our Global Human Rights Policy and its implementation.

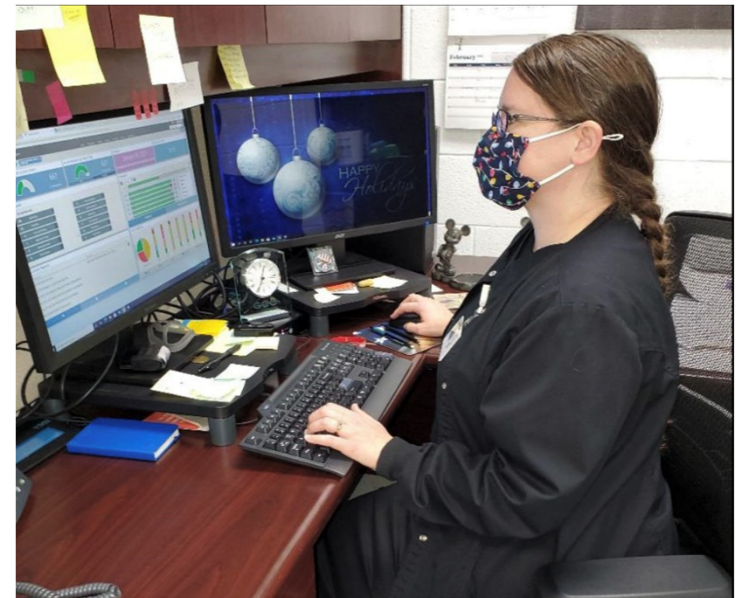
Diversified Employer

Diversity

- We are proud to be a diversified employer.
- Women comprise an equal portion of our domestic workforce and play a significant role in our leadership and management.
- Across GEO, under-represented minorities account for 68% of our U.S. workforce.

Employee Training

- We have a robust training program for staff at all levels of the organization.
- In 2022, our U.S. Secure Services division completed approximately 1.5 million staff training hours



Environmentally Responsible

- GEO's Environmental Sustainability Policy Statement is disclosed in Annual ESG Report.
- GEO also provides disclosures on energy consumption statistics, water usage metrics, and Greenhouse Gas (GHG) Scope 1 and Scope 2 Emissions and Intensity Ratios.
- GEO's commitment to sustainable building practices is reflected in our focus on new design and construction in accordance with LEED standards administered by the Green Building Certification Institute.



World Class Health Care

- Disclosures in our Human Rights and ESG Report demonstrate the high quality of medical services provided across GEO's Secure Services facilities in the U.S.
- GEO's ICE Processing Centers typically have approximately double the number of healthcare staff, as compared to state correctional facilities.
- Our facilities are highly rated by leading accreditation entities:
 - The American Correctional Association
 - The Nation Commission of Correctional Health Care

GEO SECURE SERVICES ANNUAL MEDICAL STATISTICS*			
	2021	2020	2019
Intake Health Screenings	144,584	81,578	165,602
Physical Exams	93,890	59,124	108,346
Chronic Care Visits	70,020	89,517	98,988
Off-Site Consultations	14,138	11,960	21,641
Sick Calls	275,798	269,741	290,994
Dental Visits	40,766	55,842	88,347
Mental Health Visits	176,014	115,977	172,251

*Data presented for facilities where GEO provides health services.

Source: 2021 GEO Human Rights and ESG Report

GEO Continuum of Care®: Rehabilitator of Lives

- GEO Continuum of Care® focuses on integrating in-custody evidence-based rehabilitation with post-release services aimed at reducing recidivism.

- **GEO Continuum of Care 2022 Milestones:**

- Completed approximately 3.5 million hours of rehabilitation programming
- Awarded approximately 2,400 GEDs and high school equivalency degrees
- Awarded over 8,100 vocational training certifications
- Awarded approximately 7,300 substance abuse treatment completions
- Achieved over 40,000 behavioral program completions and more than 34,000 individual cognitive behavioral sessions
- Provided Post-Release support services to more than 2,500 individuals with over 700 attaining employment.



Since 2016, GEO has allocated approximately \$8 million in grants to returning citizens to assist them with community needs.

Appendix

Income Statement

	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
	<hr/>	<hr/>
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)
	<hr/>	<hr/>
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
	<hr/>	<hr/>
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.

Balance Sheet

	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

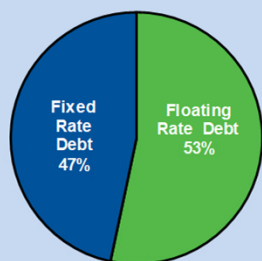
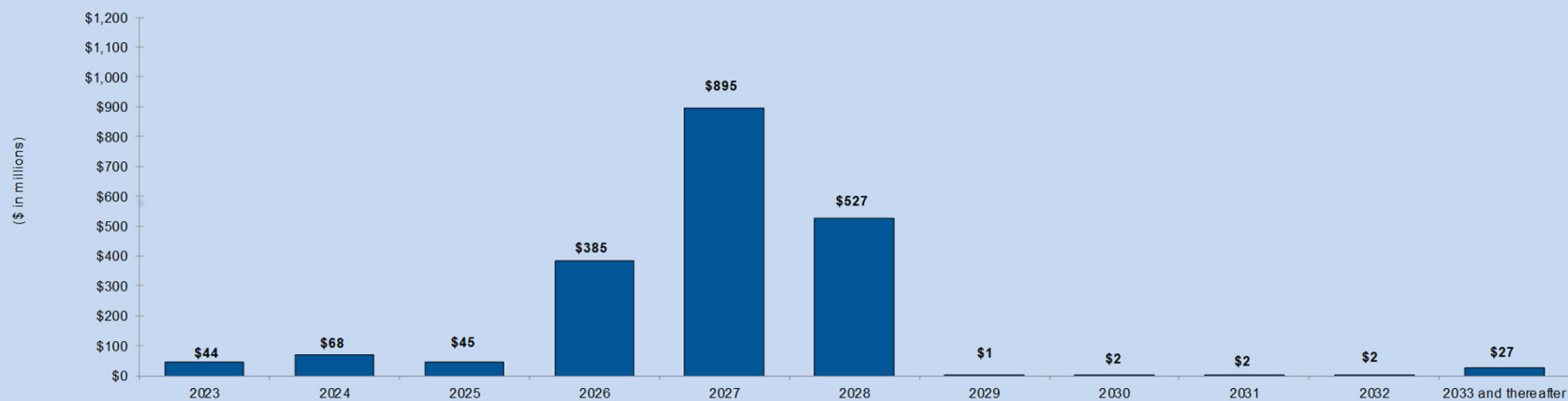
Debt Maturity Schedule

	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