



The GEO Group, Inc.

Supplemental Financial and Operational Information

Third Quarter 2013

The GEO Group'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. 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 (the "SEC"). Readers are advised to refer to these reports for additional information concerning GEO.

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The GEO Group

The GEO Group is the first fully integrated equity real estate investment trust specializing in the design, financing, development, and operation of correctional, detention, and community reentry facilities around the globe. GEO is the world's leading provider of diversified correctional, detention, and community reentry services to government agencies worldwide with operations in the United States, Australia, South Africa, and the United Kingdom. GEO's worldwide operations include the ownership and/or management of 96 facilities totaling 73,000 beds with a growing workforce of approximately 18,000 professionals.

Board of Directors

George C. Zoley - Chairman, CEO and Founder, The GEO Group
Norman Carlson - Former Director, Federal Bureau of Prisons
Clarence Anthony - Executive Director, League of Cities

Richard Glanton - Chairman and CEO, Philadelphia Television Network
Anne Foreman - Former Under Secretary, United States Air Force
Chris Wheeler - Former Member and Partner, Proskauer Rose LLP

Senior Management

George C. Zoley, Chairman, CEO and Founder
John M. Hurley, President, GEO Corrections & Detention
John Bulfin, Senior Vice President and General Counsel
Stephen Fuller, Senior Vice President, Human Resources

Brian R. Evans, Senior Vice President and Chief Financial Officer
Jorge A. Dominicis, Senior Vice President, GEO Community Services
Thomas Wierdsma, Senior Vice President, Project Development

Corporate Headquarters

One Park Place
621 NW 53rd Street, Suite 700
Boca Raton, Florida 33487
1-866-301-4436

Stock Information

New York Stock Exchange Common Stock Ticker: GEO

CUSIP: 36159R103

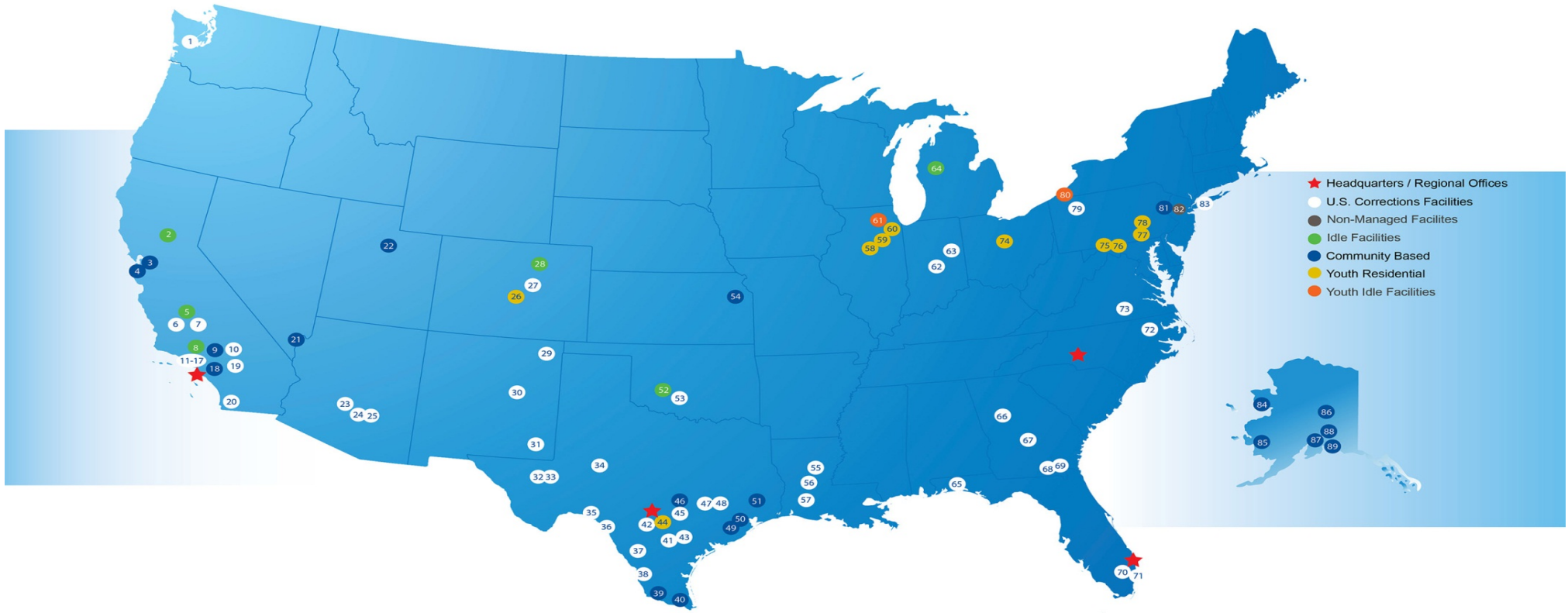
Equity Analyst Coverage (*Firms Listed in Alphabetical Order*)

Kevin Campbell, Avondale Partners
Robert Wasserman, Dawson James
Tobey Sommer, SunTrust

Manav Patnaik, Barclays Capital
Kevin McVeigh, Macquarie

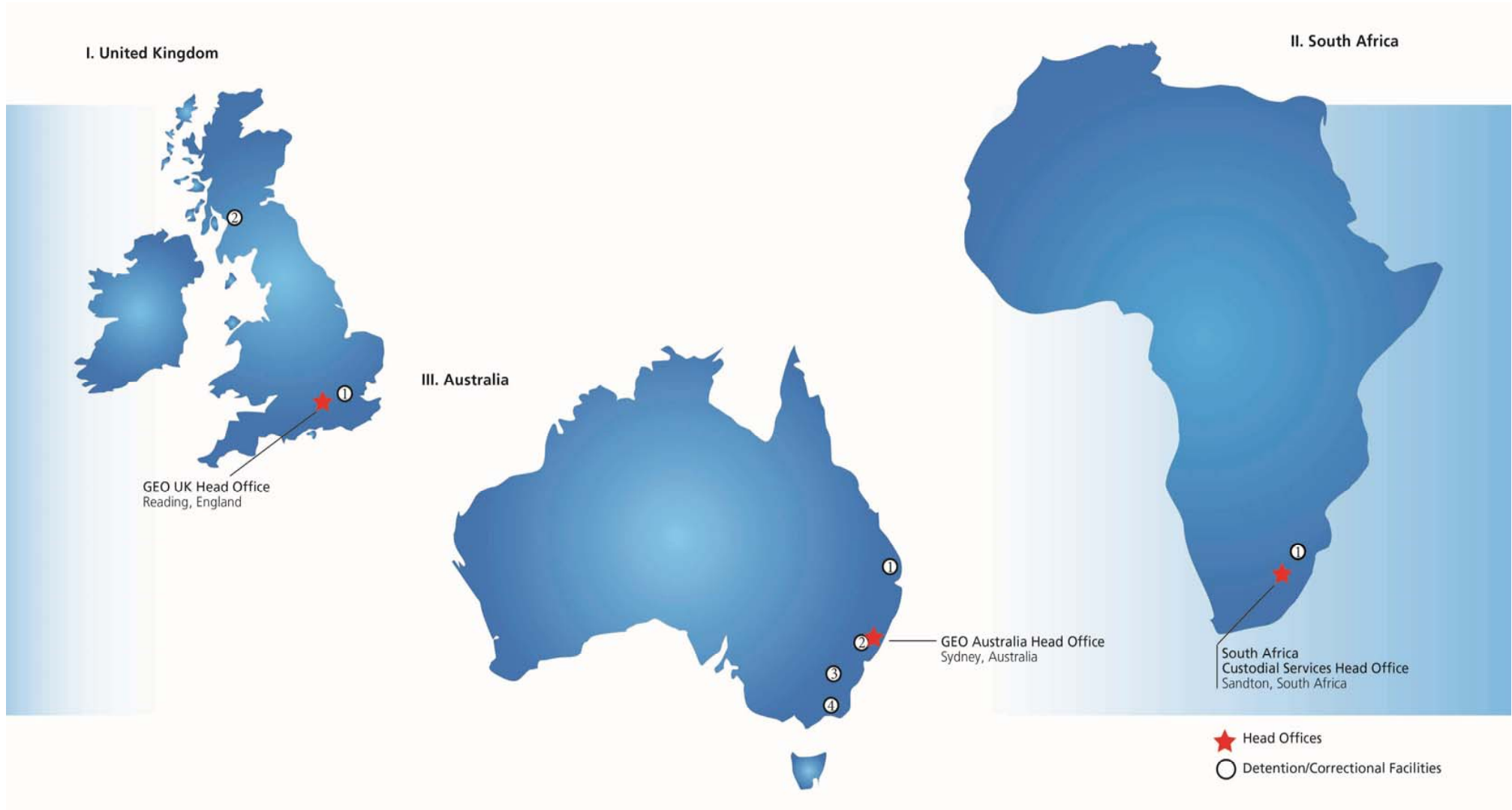
Facility Portfolio

GEO owns, leases and/or manages 89 facilities in the United States totaling approximately 66,000 beds located in 18 states.



Facility Portfolio

GEO manages 7 facilities totaling approximately 7,000 beds overseas in Australia, South Africa and the United Kingdom.



Financial Highlights

(In thousands except per share data)

(Unaudited)

	Three Months Ended 30-Sep-13	Three Months Ended 30-Sep-12	Nine Months Ended 30-Sep-13	Nine Months Ended 30-Sep-12
Revenues⁽¹⁾				
Company owned and leased property	\$ 230,405	\$ 216,379	\$ 681,277	\$ 643,341
Managed only, non-residential services and other	149,437	152,737	457,249	456,990
Total Revenues	<u>\$ 379,842</u>	<u>\$ 369,116</u>	<u>\$ 1,138,526</u>	<u>\$ 1,100,331</u>
Net Operating Income (NOI) / Gross Profit⁽¹⁾				
Company owned and leased property	\$ 69,320	\$ 70,294	\$ 206,633	\$ 198,987
Managed only, non-residential services and other	26,619	30,680	87,947	93,341
Total NOI	<u>\$ 95,939</u>	<u>\$ 100,974</u>	<u>\$ 294,580</u>	<u>\$ 292,328</u>
Adjusted EBITDA	\$ 73,232	\$ 78,723	\$ 226,363	\$ 222,588
Normalized Funds from Operations (FFO)	\$ 42,114	\$ 33,803	\$ 125,669	\$ 93,523
Adjusted Funds from Operations (AFFO)	\$ 51,756	\$ 39,114	\$ 153,716	\$ 110,918
AFFO Per Diluted Share	\$ 0.72	\$ 0.64	\$ 2.15	\$ 1.82
GAAP Income from Continuing Operations attributable to GEO Per Diluted Share	\$ 0.45	\$ 0.25	\$ 1.25	\$ 0.82
Weighted average common shares outstanding-diluted	71,655	61,302	71,557	61,083
Net Debt	\$ 1,503,917	\$ 1,428,985	\$ 1,503,917	\$ 1,428,985

(1) Joe Corley Detention Center reflected in Company Owned Properties effective at the beginning of three month period ending June 30, 2013.

Condensed Consolidated Statements of Income

(In thousands except per share data)
(Unaudited)

	Three Months Ended 30-Sep-13	Three Months Ended 30-Sep-12	Nine Months Ended 30-Sep-13	Nine Months Ended 30-Sep-12
Revenues	\$ 379,842	\$ 369,116	\$ 1,138,526	\$ 1,100,331
Operating expenses	283,903	268,142	843,946	808,003
Depreciation and amortization	23,888	22,944	70,480	68,145
General and administrative expenses	27,222	26,428	86,625	79,143
Operating income	44,829	51,602	137,475	145,040
Interest income	1,084	1,651	3,433	5,219
Interest expense	(21,569)	(20,605)	(62,013)	(62,029)
Loss on extinguishment of debt	(1,451)	(8,462)	(6,978)	(8,462)
Income before income taxes, equity in earnings of affiliates and discontinued operations	22,893	24,186	71,917	79,768
Income tax (benefit) provision	(7,755)	10,125	(14,142)	32,275
Equity in earnings of affiliates, net of income tax provision	1,526	474	3,772	1,652
Income from continuing operations	32,174	14,535	89,831	49,145
Income (loss) from discontinued operations, net of income tax provision	(2,265)	192	(2,265)	3,117
Net income	29,909	14,727	87,566	52,262
Net (income) loss attributable to non-controlling interests	(12)	890	(42)	881
Net income attributable to The GEO Group, Inc.	<u>\$ 29,897</u>	<u>\$ 15,617</u>	<u>\$ 87,524</u>	<u>\$ 53,143</u>
Weighted average shares outstanding				
Basic	71,201	60,906	71,046	60,838
Diluted	71,655	61,302	71,557	61,083
Income per share from continuing operations attributable to The GEO Group, Inc.				
Basic	\$ 0.45	\$ 0.25	\$ 1.26	\$ 0.82
Diluted	\$ 0.45	\$ 0.25	\$ 1.25	\$ 0.82
Income per share attributable to The GEO Group, Inc.				
Basic	\$ 0.42	\$ 0.26	\$ 1.23	\$ 0.87
Diluted	\$ 0.42	\$ 0.25	\$ 1.22	\$ 0.87

Condensed Consolidated Balance Sheets

(In thousands)

	(Unaudited)	
	30-Sep-13	31-Dec-12
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 53,161	\$ 31,755
Restricted cash and investments	9,337	15,654
Accounts receivable, less allowance for doubtful accounts	244,558	246,635
Current deferred income tax assets	18,290	18,290
Prepaid expenses and other current assets	48,481	24,849
Total current assets	<u>373,827</u>	<u>337,183</u>
Restricted Cash and Investments	24,303	32,756
Property and Equipment, Net	1,729,407	1,687,159
Assets Held for Sale	1,200	3,243
Direct Finance Lease Receivable	19,310	26,757
Non-Current Deferred Income Tax Assets	2,532	2,532
Goodwill	490,230	490,308
Intangible Assets, Net	167,085	178,318
Other Non-Current Assets	87,511	80,938
Total Assets	<u>\$ 2,895,405</u>	<u>\$ 2,839,194</u>
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current Liabilities		
Accounts payable	46,057	50,110
Accrued payroll and related taxes	46,437	39,322
Accrued expenses	119,268	116,557
Current portion of capital lease obligations, long-term debt, and non-recourse debt	17,120	53,882
Current liabilities of discontinued operations	2,265	-
Total current liabilities	<u>231,147</u>	<u>259,871</u>
Non-Current Deferred Income Tax Liabilities	15,703	15,703
Other Non-Current Liabilities	74,224	82,025
Capital Lease Obligations	11,177	11,926
Long-Term Debt	1,448,233	1,317,529
Non-Recourse Debt	80,548	104,836
Total Shareholders' Equity	1,034,373	1,047,304
Total Liabilities and Shareholders' Equity	<u>\$ 2,895,405</u>	<u>\$ 2,839,194</u>

Reconciliation of Income from Continuing Operations to Funds from Operations, Normalized FFO, and Adjusted Funds from Operations

(In thousands)

(Unaudited)

	Three Months Ended 30-Sep-13	Three Months Ended 30-Sep-12	Nine Months Ended 30-Sep-13	Nine Months Ended 30-Sep-12
Income from Continuing Operations	\$ 32,174	\$ 14,535	\$ 89,831	\$ 49,145
Net (Income) Loss Attributable to Non-controlling Interests	(12)	890	(42)	881
Real Estate Related Depreciation and Amortization	13,123	12,796	38,374	37,915
Funds from Operations	<u>\$ 45,285</u>	<u>\$ 28,221</u>	<u>\$ 128,163</u>	<u>\$ 87,941</u>
Funds from Operations	\$ 45,285	\$ 28,221	\$ 128,163	\$ 87,941
REIT Conversion Related Expenses, net of tax	-	605	4,697	605
Tax Benefit Related to IRS Settlement & REIT Conversion	(4,622)	-	(13,038)	-
Loss on Extinguishment of Debt, net of tax	1,451	4,977	5,847	4,977
Normalized Funds from Operations	<u>\$ 42,114</u>	<u>\$ 33,803</u>	<u>\$ 125,669</u>	<u>\$ 93,523</u>
Normalized Funds from Operations	\$ 42,114	\$ 33,803	\$ 125,669	\$ 93,523
Non-Real Estate Related Depreciation & Amortization	10,765	10,148	32,106	30,230
Consolidated Maintenance Capital Expenditures	(5,140)	(7,388)	(14,436)	(20,188)
Stock Based Compensation Expenses	2,423	1,579	5,768	5,012
Amortization of Debt Costs and Other Non-Cash Interest	1,594	972	4,609	2,341
Adjusted Funds from Operations (AFFO)	<u>\$ 51,756</u>	<u>\$ 39,114</u>	<u>\$ 153,716</u>	<u>\$ 110,918</u>
Normalized FFO Per Diluted Share	<u>\$ 0.59</u>	<u>\$ 0.55</u>	<u>\$ 1.76</u>	<u>\$ 1.53</u>
AFFO Per Diluted Share	<u>\$ 0.72</u>	<u>\$ 0.64</u>	<u>\$ 2.15</u>	<u>\$ 1.82</u>
Weighted Average Common Shares Outstanding-Diluted	71,655	61,302	71,557	61,083

Reconciliation of Income from Continuing Operations to Adjusted EBITDA

(In thousands)
(Unaudited)

	Three Months Ended 30-Sep-13	Three Months Ended 30-Sep-12	Nine Months Ended 30-Sep-13	Nine Months Ended 30-Sep-12
Income from continuing operations	\$ 32,174	\$ 14,535	\$ 89,831	\$ 49,145
Interest expense, net	20,485	18,954	58,580	56,810
Income tax (benefit) provision	(7,755)	10,125	(14,142)	32,275
Depreciation and amortization	23,888	22,944	70,480	68,145
Tax provision on equity in earnings of affiliates	578	234	1,472	858
EBITDA	<u>\$ 69,370</u>	<u>\$ 66,792</u>	<u>\$ 206,221</u>	<u>\$ 207,233</u>
Adjustments				
Net (income) loss attributable to non-controlling interests	(12)	890	(42)	881
Stock based compensation expenses, pre-tax	2,423	1,579	5,768	5,012
REIT conversion related expenses, pre-tax	-	1,000	7,438	1,000
Loss on extinguishment of debt, pre-tax	1,451	8,462	6,978	8,462
Adjusted EBITDA	<u><u>\$ 73,232</u></u>	<u><u>\$ 78,723</u></u>	<u><u>\$ 226,363</u></u>	<u><u>\$ 222,588</u></u>

Reconciliation of Operating Income to Net Operating Income

(In thousands)
(Unaudited)

	Three Months Ended <u>30-Sep-13</u>	Three Months Ended <u>30-Sep-12</u>	Nine Months Ended <u>30-Sep-13</u>	Nine Months Ended <u>30-Sep-12</u>
Operating Income	\$ 44,829	\$ 51,602	\$ 137,475	\$ 145,040
Depreciation and amortization	23,888	22,944	70,480	68,145
General and administrative expenses	27,222	26,428	86,625	79,143
Net Operating Income	<u>\$ 95,939</u>	<u>\$ 100,974</u>	<u>\$ 294,580</u>	<u>\$ 292,328</u>

2013 Outlook/Reconciliation

(Unaudited)

(In thousands except per share data)

	Full Year 2013	
Net Income	\$ 110,000	to \$ 112,000
Real Estate Related Depreciation and Amortization	52,000	52,000
Funds from Operations (FFO)	<u>\$ 162,000</u>	<u>to \$ 164,000</u>
REIT Conversion Related Expenses & Write-Off of Deferred Financing Fees	19,000	19,000
Tax Benefit	(13,000)	(13,000)
Normalized Funds from Operations	<u>\$ 168,000</u>	<u>to \$ 170,000</u>
Non-Real Estate Related Depreciation and Amortization	43,000	43,000
Consolidated Maintenance Capex	(21,000)	(23,000)
Non-Cash Stock Based Compensation and Non-Cash Interest Expense	14,000	17,000
Adjusted Funds From Operations (AFFO)	<u>\$ 204,000</u>	<u>to \$ 207,000</u>
Net Cash Interest Expense	80,000	80,000
Consolidated Maintenance Capex	21,000	23,000
Income Taxes	-	5,000
Adjusted EBITDA	<u>\$ 305,000</u>	<u>to \$ 315,000</u>
G&A Expenses	105,000	106,000
Non-Cash Stock Based Compensation	(7,000)	(8,000)
Net Operating Income	<u>\$ 403,000</u>	<u>to \$ 413,000</u>
FFO Per Share	\$ 2.26	to \$ 2.28
AFFO Per Share	\$ 2.85	to \$ 2.88
Weighted Average Common Shares Outstanding-Diluted	71,700	71,800

Business Segment Results⁽¹⁾

(In thousands)
(Unaudited)

	Three Months Ended <u>30-Sep-13</u>	Three Months Ended <u>30-Sep-12</u>	Nine Months Ended <u>30-Sep-13</u>	Nine Months Ended <u>30-Sep-12</u>
Revenues				
U.S. Corrections & Detention	\$ 253,414	\$ 243,955	\$ 756,229	\$ 724,665
GEO Community Services	76,879	72,657	225,892	217,682
International Services	49,549	52,504	156,405	157,984
	<u>\$ 379,842</u>	<u>\$ 369,116</u>	<u>\$ 1,138,526</u>	<u>\$ 1,100,331</u>
Operating Expenses				
U.S. Corrections & Detention	\$ 186,875	\$ 169,366	\$ 548,313	\$ 512,318
GEO Community Services	52,195	49,867	150,281	148,320
International Services	44,833	48,909	145,352	147,365
	<u>\$ 283,903</u>	<u>\$ 268,142</u>	<u>\$ 843,946</u>	<u>\$ 808,003</u>
Depreciation & Amortization Expense				
U.S. Corrections & Detention	\$ 15,712	\$ 15,775	\$ 46,366	\$ 46,672
GEO Community Services	7,556	6,512	22,224	19,742
International Services	620	657	1,890	1,731
	<u>\$ 23,888</u>	<u>\$ 22,944</u>	<u>\$ 70,480</u>	<u>\$ 68,145</u>

(1) Business segment results exclude results from discontinued operations.

Business Segment Results⁽¹⁾ (Continued)

(Unaudited)

	Three Months Ended <u>30-Sep-13</u>	Three Months Ended <u>30-Sep-12</u>	Nine Months Ended <u>30-Sep-13</u>	Nine Months Ended <u>30-Sep-12</u>
Compensated Mandays				
U.S. Corrections & Detention	4,288,780	4,192,879	12,786,451	12,370,879
GEO Community Services	295,245	308,729	882,752	929,797
International Services	657,068	647,393	1,943,226	1,940,947
	<u>5,241,093</u>	<u>5,149,001</u>	<u>15,612,429</u>	<u>15,241,623</u>
Revenue Producing Beds⁽²⁾				
U.S. Corrections & Detention	48,151	48,756	48,151	48,756
GEO Community Services	3,721	4,073	3,721	4,073
International Services	7,181	7,149	7,181	7,149
	<u>59,053</u>	<u>59,978</u>	<u>59,053</u>	<u>59,978</u>
Average Occupancy^(3,4)				
U.S. Corrections & Detention	94.4%	96.6%	95.5%	96.3%
GEO Community Services	78.8%	83.3%	79.1%	83.4%
International Services	99.5%	99.5%	99.3%	99.5%
	<u>94.0%</u>	<u>96.0%</u>	<u>94.8%</u>	<u>95.8%</u>

(1) Business segment results exclude the results from discontinued operations.

(2) Revenue Producing Beds exclude 3,763 beds at Reeves County Detention Complex R1/R2 & R3 (Management Fee Contracts) and 1,200-bed Delaney Hall (Owned-Not Managed Facility)

(3) Average occupancy excludes the impact of GEO's idle facilities.

(4) 2012 was reported using a fiscal year period and 2013 is reported using a calendar year period.

U.S. Corrections & Detention^(1,2)

	Three Months Ended <u>30-Sep-13</u>	Three Months Ended <u>30-Sep-12</u>	Nine Months Ended <u>30-Sep-13</u>	Nine Months Ended <u>30-Sep-12</u>
Revenues (In thousands)				
U.S. Corrections & Detention				
Federal	\$ 161,396	\$ 148,288	\$ 480,859	\$ 449,238
State	88,515	92,979	264,878	267,478
Local	2,204	1,023	6,440	3,250
Other	1,299	1,665	4,052	4,699
Total U.S. Corrections & Detention	<u>\$ 253,414</u>	<u>\$ 243,955</u>	<u>\$ 756,229</u>	<u>\$ 724,665</u>
Compensated Mandays				
U.S. Corrections & Detention				
Federal	2,208,372	2,100,559	6,552,845	6,259,099
State	2,051,463	2,063,388	6,147,254	6,024,551
Local	28,945	28,932	86,352	87,229
Other	-	-	-	-
Total U.S. Corrections & Detention	<u>4,288,780</u>	<u>4,192,879</u>	<u>12,786,451</u>	<u>12,370,879</u>

(1) Business segment results exclude the results from discontinued operations.

(2) 2012 was reported using a fiscal year period and 2013 is reported using a calendar year period.

GEO Community Services

(Unaudited)

	Three Months Ended <u>30-Sep-13</u>	Three Months Ended <u>30-Sep-12</u>	Nine Months Ended <u>30-Sep-13</u>	Nine Months Ended <u>30-Sep-12</u>
Revenues (In thousands)				
Community Based Services	\$ 24,644	\$ 23,817	\$ 73,155	\$ 70,924
Youth Services	23,922	24,369	71,961	73,150
BI Electronic & Location Monitoring	28,313	24,471	80,776	73,608
Total GEO Community Services	<u>\$ 76,879</u>	<u>\$ 72,657</u>	<u>\$ 225,892</u>	<u>\$ 217,682</u>
Compensated Mandays				
Residential				
Community Based Services	212,080	218,386	630,315	657,335
Youth Services	83,165	90,343	252,437	272,462
Total Residential Mandays	<u>295,245</u>	<u>308,729</u>	<u>882,752</u>	<u>929,797</u>
Non-Residential Units				
Community Based Services ⁽¹⁾	216,368	207,039	651,210	602,964
Youth Services ⁽²⁾	71,256	81,100	222,368	292,441
BI Electronic & Location Monitoring ⁽³⁾	5,986,991	5,711,558	17,727,496	17,067,385
Total Non-Residential Units	<u>6,274,615</u>	<u>5,999,697</u>	<u>18,601,074</u>	<u>17,962,790</u>

Non-Residential Units presented in the table are calculated based on number of days within the period multiplied by the number of units:

- (1) Community Based Services Non-Residential Units include home confinement populations and day reporting center participants.
- (2) Youth Services Non-Residential Units include education, counseling, and other outpatient treatment services.
- (3) BI Non-Residential Units include electronic monitoring services and Intensive Supervision Appearance Program, or ISAP, participants.

Owned and Leased Properties

	Facility Name	City	State	Year(s) Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date
1	Adelanto Detention Facility	Adelanto	California	May-11	ICE - IGA	1,300	Owned	5 years	None	May-16
2	Central Valley MCCF	McFarland	California	1st Occupancy	CDCR	700	Owned	5 years	None	June-18
3	Desert View MCCF	Adelanto	California	1st Occupancy	CDCR	700	Owned	5 years	None	June-18
4	Leo Chesney Female CCF	Live Oak	California	None	Idle	318	Leased	None	None	None
5	McFarland Female CCF	McFarland	California	None	Idle	260	Owned	None	None	None
6	Mesa Verde Female CCF	Bakersfield	California	None	Idle	400	Owned	None	None	None
7	Golden State MCCF	McFarland	California	March-97	CDCR	700	Owned	10 year	One, Five-year	June-16
8	Western Region Detention Facility	San Diego	California	January-06	USMS	770	Leased	5 year	One, Five-year Four, Two-year	January-16
9	Aurora ICE Processing Center	Aurora	Colorado	September 2011/October 2012	ICE/USMS	1,532	Owned	2 year/2 year	year/Four, Two-year	September-14
10	Hudson Correctional Facility	Hudson	Colorado	July-13	Idle	1,250	Leased	None	None	None
11	Broward Transition Center	Deerfield Beach	Florida	April-09	ICE	700	Owned	11 months	Four, One-year, Unlimited 6-month	February-14
12	D. Ray James Correctional Facility	Folkston	Georgia	October-10	BOP	2,507	Owned	4 years	Three, Two-year	September-14
13	D. Ray James Detention Facility	Folkston	Georgia	January-07	USMS - IGA	340	Owned	Perpetual	None	Perpetual
14	Riverbend Correctional Facility	Milledgeville	Georgia	July-10	GA DOC	1,500	Owned	Partial 1 year	Forty, One-year	June-14
15	Robert A. Deyton Detention Facility	Lovejoy	Georgia	February-08	USMS	768	Leased	5 years	Three, Five year	February-18
16	LaSalle Detention Facility	Jena	Louisiana	July-07	ICE - IGA	1,160	Owned	5 year	Four, One-year	October-14
17	Alexandria Transfer Center	Alexandria	Louisiana	July-07	ICE - Under Development	400	Owned	5 years	Four, One-year	October-14
18	North Lake Correctional Facility	Baldwin	Michigan	None	Idle	1,740	Owned	None	None	None
19	Delaney Hall	Newark	New Jersey	May-03	Tenant-CEC	1,200	Owned-Not Managed	None	None	None
20	Guadalupe County Correctional Facility	Santa Rosa	New Mexico	January-99	NMCD - IGA	600	Owned	Perpetual	Automatic One-year	June-14
21	Lea County Correctional Facility	Hobbs	New Mexico	September-98	NMCD - IGA	1,200	Owned	Perpetual	Automatic One-year	June-14
22	Queens Detention Facility	Jamaica	New York	January-08	USMS	222	Owned	2 year	Four, Two-year	December-13
23	Rivers Correctional Institution	Winton	North Carolina	April-11	BOP	1,450	Owned	4 year	Three, Two-year	March-15
24	Great Plains Correctional Facility	Hinton	Oklahoma	None	Idle	2,048	Owned	None	None	None
25	Lawton Correctional Facility	Lawton	Oklahoma	October-13	OK DOC	2,526	Owned	1 year	Four, Automatic One-year	September-18
26	Moshannon Valley Correctional Center	Phillipsburg	Pennsylvania	April-06	BOP	1,820	Owned	36 months	Seven, One-year	March-14
27	Big Spring Correctional Center	Big Spring	Texas	April-07	BOP	3,509	Owned	4 years	Three, Two-year ICE 100 day renew	March-15
28	Joe Corley Detention Facility	Conroe	Texas	July 2008/ July 2008	USMS / ICE - IGA	1,517	Owned	USMS Perpetual	not to exceed 60 months	Perpetual / January-2015
29	Karnes Correctional Center	Karnes City	Texas	February-98	USMS - IGA	679	Owned	Perpetual	None	Perpetual
30	Karnes County Civil Detention Center	Karnes County	Texas	December-10	ICE - IGA	600	Owned	5 years	None	December-15
31	Rio Grande Detention Center	Laredo	Texas	October-08	USMS	1,500	Owned	5 years	Three, Five-year	October-18
32	South Texas Detention Complex	Pearsall	Texas	December-11	ICE	1,904	Owned	11 months	Four, One-year	November-16
33	Val Verde Correctional Facility	Del Rio	Texas	January-01	USMS - IGA	1,407	Owned	Perpetual	None	Perpetual
34	Northwest Detention Center	Tacoma	Washington	October-09	ICE	1,575	Owned	1 year	Four, One-year	October-14

Owned and Leased Properties

	Facility Name	City	State	Year Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date
COMMUNITY-BASED SERVICES										
1	Beaumont Transitional Treatment Center	Beaumont	Texas	Sep-03	TDCJ	180	Owned	2 year	Five, Two year/ One, Six-month	August-15
2	Bronx Community Re-entry Center	Bronx	New York	Apr-13	BOP	110	Leased	1 year	Four, One-year	March-14
3	Cordova Center	Anchorage	Alaska	Jan-13	ABOP / AK DOC	262	Owned	2 year / 4 months	Three, One-year/Four, One year/One, Five - month	January-14 / June-14
4	El Monte Center	El Monte	California	Jul-13	BOP	70	Leased	1 year	Four, One-year	June-14
5	Grossman Center	Leavenworth	Kansas	Nov-12	BOP	150	Leased	2 years	Three, One-year	October-14
6	Las Vegas CCC	Las Vegas	Nevada	Oct-10	BOP	124	Owned	2 years	Three, One-year	September-14
7	Leidel Comprehensive Sanction Center	Houston	Texas	Jan-11	BOP	190	Owned	2 years	Three, One-year	December-15
8	Marvin Gardens Center	Los Angeles	California	Mar-12	BOP	60	Leased	2 years	Three, One-year	February-14
9	McCabe Center	Austin	Texas	Sep-12	Travis Co	113	Owned	1 year	Two, One-year	August-15
10	Mid Valley House	Edinburg	Texas	Dec-08	BOP	100	Leased	2 years	Three, One-year	December-13
11	Midtown Center	Anchorage	Alaska	Mar-13	AK DOC	32	Owned	4 months	Four, One-year, One, Five-month	June-14
12	Northstar Center	Fairbanks	Alaska	Feb-11	AK DOC	143	Leased	5 months	Four, One-year, One, Five-month	June-14
13	Oakland Center	Oakland	California	Nov-08	BOP	69	Owned	3 years	Seven, One-year	November-18
14	Parkview Center	Anchorage	Alaska	Mar-13	AK DOC	112	Owned	4 months	Four, One-year, One Five-month	June-14
15	Reality House	Brownsville	Texas	Sep-11	BOP	94	Owned	2 year	Three, One-year	August-14
16	Southeast Texas Transitional Center	Houston	Texas	Sep-03	TDCJ	500	Owned	2 year	Five, Two year	August-15
17	Salt Lake City Center	Salt Lake City	Utah	Jun-11	BOP	115	Leased	2 years	Three, One-year	May-14
18	Seaside Center	Nome	Alaska	Dec-07	AK DOC	50	Leased	7 months	Four, One-year/One, Five month	December-13
19	Taylor Street Center	San Francisco	California	April-2006 /January-2012	BOP / CDCR	210	Owned	2 year, 8 month / 3 year	Seven, One-year	January -14 / December-14
20	Tundra Center	Bethel	Alaska	Feb-12	AK DOC	85	Owned	5 month	Four, One-year/One, Six-month	June-14
YOUTH SERVICES										
1	Southern Peaks Regional Treatment Center	Canon City	Colorado	2004	CO Counties of DHS,DYC, CDE	136	Owned	N/A	N/A	N/A
2	Southwood Interventions	Chicago	Illinois	1999	OASA, City of Chicago, Medicaid	128	Owned	N/A	N/A	N/A
3	Woodridge Interventions	Woodridge	Illinois	1999	IL DASA, insurance	90	Owned	N/A	N/A	N/A
4	DuPage Interventions	Hinsdale	Illinois	1999	IL DASA, Medicaid, Private	36	Owned	N/A	N/A	N/A
5	Contact Interventions	Wauconda	Illinois	None	Idle	32	Owned	None	None	None
6	Abraxas Ohio	Shelby	Ohio	1993	Various Counties	100	Owned	N/A	N/A	N/A
7	Abraxas Academy	Morgantown	Pennsylvania	2006	Various Agencies	214	Owned	N/A	N/A	N/A
8	Abraxas I	Marienville	Pennsylvania	1973	Various Counties	250	Owned	N/A	N/A	N/A
9	Abraxas Youth Center	South Mountain	Pennsylvania	1999	PA Dept of Public Welfare	72	Leased	N/A	N/A	N/A
10	Erie Residential Programs	Erie	Pennsylvania	1974	Idle	53	Owned	N/A	N/A	N/A
11	Leadership Development Program	South Mountain	Pennsylvania	1994	Various Counties	128	Leased	N/A	N/A	N/A
12	Hector Garza Center	San Antonio	Texas	2003	TYC	133	Owned	N/A	N/A	N/A

Managed-Only Facilities

	Facility Name	City	State	Year(s) Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
1	Arizona State Prison- Florence West	Florence	Arizona	October-02	AZ DOC	750	Managed	10 years	Two, Five-year	October-17	
2	Arizona State Prison- Phoenix West	Phoenix	Arizona	July-02	AZ DOC	450	Managed	10 years	Two, Five-year	July-17	
3	Central Arizona Correctional Facility	Florence	Arizona	December-06	AZ DOC	1,280	Managed	10 years	Two, Five-year	December-16	
4	Blackwater River Correctional Facility	Milton	Florida	October-13	FL DMS	2,000	Managed	3 years	Two, Two-year	October-15	
5	South Bay Correctional Facility	South Bay	Florida	July-09	FL DMS	1,898	Managed	3 years	Unlimited, Two-year	July-14	
6	Allen Correctional Center	Kinder	Louisiana	July-10	LA DOC	1,538	Managed	10 years	None	June-20	
7	New Castle Correctional Facility	New Castle	Indiana	January-06	IN DOC	3,094	Managed	4 years	Three, Two-year Additional Two, Five-year	June-20	
8	Plainfield Indiana STOP Facility	Plainfield	Indiana	March-11	IN DOC	1,066	Managed	4 year	One, Four-year	February-15	
9	Northeast New Mexico Detention Facility	Clayton	New Mexico	August-08	NMCD-IGA	625	Managed	22 year	Unlimited, 1-year	June-30	
10	Central Texas Detention Facility	San Antonio	Texas	April-09	USMS - IGA	688	Managed	Perpetual	None	Perpetual	
11	Cleveland Correctional Center	Cleveland	Texas	January-09	TDCJ	520	Managed	2.7 1/2 years	Two, Two-year	August-15	
12	Lockhart Work Program Facilities	Lockhart	Texas	January-09	TDCJ	1,000	Managed	2.7 1/2 years	Two, Two-year	August-15	
13	Maverick County Detention Center	Maverick	Texas	April-07	USMS - IGA	688	Managed	Perpetual	Perpetual Until Terminated	Perpetual	
14	Reeves County Detention Complex R1/R2	Pecos	Texas	February-07	Reeves County / BOP	2,407	Managed	10 years/4 year	One, Ten year/ Three, Two-year	January-17 / January-15	
15	Reeves County Detention Complex R3	Pecos	Texas	January-07	Reeves County / BOP	1,356	Managed	10 years/4 year	One, Ten year/ Three, Two-year	December-16 / December-14	
16	Lawrenceville Correctional Center	Lawrenceville	Virginia	March-03	VA DOC	1,536	Managed	5 years	Ten, One-year	March-14	
	LA COUNTY CITY JAILS										
17	Alhambra City Jail	Alhambra	California	July-08	Los Angeles County	67	Managed	3 years	Two, One-year	June-14	
18	Baldwin Park City Jail	Baldwin Park	California	July-03	Los Angeles County	32	Managed	3 years	Three, Three-year	June-15	
19	Downey City Jail	Downey	California	June-03	Los Angeles County	30	Managed	3 years	Three, Three-year	June-14	
20	Fontana City Jail	Fontana	California	February-07	Los Angeles County	39	Managed	5 months	Five, One-year	June-14	
21	Garden Grove City Jail	Garden Grove	California	January-10	Los Angeles County	16	Managed	30 months	Unlimited	June-15	
22	Montebello City Jail	Montebello	California	January-96	Los Angeles County	25	Managed	2 years	One year	January-14	
23	Ontario City Jail	Ontario	California	September-06	Los Angeles County	40	Managed	3 years	Unlimited	August-14	
	INTERNATIONAL										
1	Arthur Gorrie Correctional Centre	Brisbane, AUS	Queensland	January-08	Queensland DOC	890	Managed	5 years	One, Five-year	January-18	
2	Fulham Correctional Centre	West Sale, AUS	Victoria	October-95	Victoria Ministry of Corrections	717	Managed	22 years	None	October-17	
	Fulham Nalu Challenge Community Unit	West Sale, AUS	Victoria	October-95	Victoria Ministry of Corrections	68	Managed	22 years	None	October-17	
3	Junee Correctional Centre	Junee, AUS	New South Wales	April-09	New South Wales Corrective Servies	790	Managed	5 years	Two, Five-year	April-14	
4	Parklea Correctional Centre	Parklea, AUS	New South Wales	October-09	New South Wales Corrective Servies	823	Managed	5 years	One, Three-year	October-14	
5	Dungavel House Immigration Removal Centre	Kidlington, ENG		September-11	U.K. Border Agency	249	Managed	5 years	None	September-16	
6	Harmondsworth Immigration Removal Centre	London, ENG		June-11	U.K. Border Agency	620	Managed	3 years	None	August-14	
7	Kutama-Sinthumule Correctional Centre	Louis Trichardt, South Africa		February-02	RSA Dept. of Correctional Services	3,024	Managed	25 years	None	February-27	

Customer and Facility Portfolio Summary⁽¹⁾⁽²⁾

As of September 30, 2013

Facility Ownership

	<u>Facility Count</u>	<u>Bed Count</u>	<u>% Beds</u>	<u>% of Revenue Three Months Ended 9/30/13</u>	<u>% of Revenue Nine Months Ended 9/30/13</u>
Company Owned	46	35,906	53.8%	52.9%	51.9%
Company Leased	12	2,536	3.8%	10.0%	10.1%
Managed-Only	30	28,326	42.4%	29.4%	30.6%
Non-Residential Services and Other	N/A	N/A	N/A	7.7%	7.4%
Total	88	66,768	100.0%	100.0%	100.0%

Customer Concentration

	<u>Facility Count</u>	<u>Bed Count</u>	<u>% Beds</u>	<u>% of Revenue Three Months Ended 9/30/13</u>	<u>% of Revenue Nine Months Ended 9/30/13</u>
<i>Company-Owned & Company-Leased</i>					
Bureau of Prisons	16	10,651	16.0%	16.6%	16.4%
U.S. Immigration and Customs Enforcement	8	9,618	14.4%	16.9%	16.1%
United States Marshals Service	7	6,356	9.5%	10.1%	10.0%
State of Alaska	6	664	1.0%	2.1%	2.3%
State of New Mexico	2	1,800	2.7%	2.5%	2.5%
State of Georgia	1	1,500	2.2%	1.9%	1.9%
State of Oklahoma	1	2,526	3.8%	2.4%	2.4%
State of California	3	2,160	3.2%	1.1%	1.1%
State of Illinois	3	254	0.4%	1.1%	1.1%
Various Others	10	2,913	4.4%	8.2%	8.2%
<i>Managed-Only, Non-Residential, and Other</i>					
Australia	4	3,288	4.9%	9.8%	10.5%
U.S. Federal (Managed Only & Non-Residential)	4	5,139	7.7%	1.6%	3.4%
State of Florida	2	3,898	5.8%	4.0%	4.0%
State of Arizona	3	2,480	3.7%	3.0%	3.0%
State of Indiana	2	4,160	6.2%	3.1%	3.0%
State of Texas	2	1,520	2.3%	1.2%	1.1%
Commonwealth of Virginia	1	1,536	2.3%	1.6%	1.6%
State of Louisiana	1	1,538	2.3%	1.2%	1.2%
South Africa	1	3,024	4.5%	1.1%	1.2%
United Kingdom	2	869	1.3%	2.1%	2.0%
Various Others	8	874	1.4%	8.4%	7.0%
Total	87	66,768	100.0%	100.0%	100.0%

(1) Excludes Idle Facilities/Beds in Inventory and two smaller Youth Services idle facilities (32-bed Contact Interventions and 53-bed Erie Residential).

(2) Joe Corley Detention Center reflected in Company Owned Properties effective at the beginning of three month period ending June 30, 2013.

Beds in Inventory

(Unaudited)

The following table contains a list of beds in inventory, which GEO is currently marketing to correctional and detention agencies.

<u>Facility</u>	<u>Location</u>	<u>Bed Count</u>	<u>Prospective Customer</u>
Great Plains Correctional Facility	Oklahoma	2,048	State & Federal
North Lake Correctional Facility	Michigan	1,740	State & Federal
Hudson Correctional Facility	Colorado	1,250	State & Federal
Mesa Verde Community Correctional Facility	California	400	Federal, State & County
Leo Chesney Community Correctional Facility	California	318	Federal, State & County
McFarland Community Correctional Facility	California	260	Federal, State & County
		6,016	

The incremental AFFO contribution potential from reactivation of all idle beds is approximately \$0.65 - \$0.70 per share

Summary of Capital Expenditures

(In thousands)

(Unaudited)

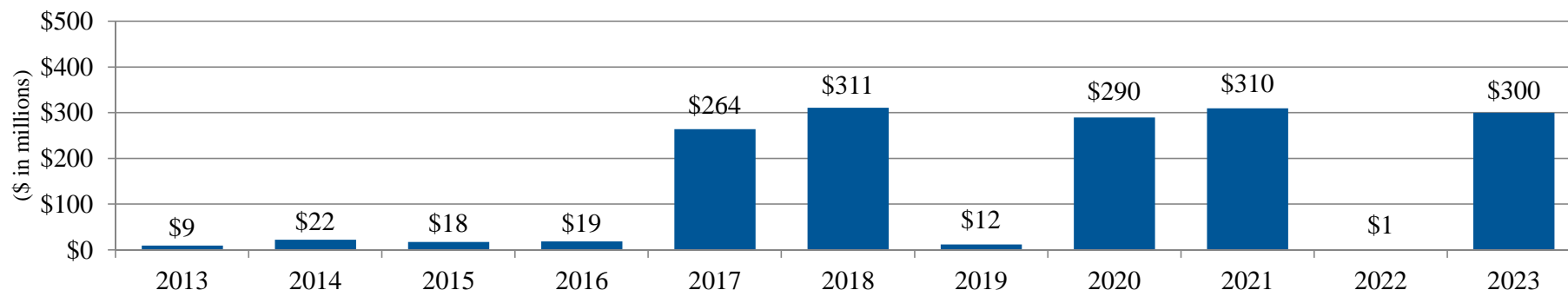
Capital Expenditures

	For the Three Months Ended			
	30-Sep-13	30-Jun-13	31-Mar-13	31-Dec-12
New facility development	\$ -	\$ 65,240	\$ -	\$ 310
Existing facility improvements	6,389	7,600	7,785	6,279
Maintenance capital expenditures	5,140	5,679	3,617	10,551
Total Capital Expenditures	<u>\$ 11,529</u>	<u>\$ 78,519</u>	<u>\$ 11,402</u>	<u>\$ 17,140</u>

Debt Maturities, Leverage/Coverage Ratios, and Return Metrics

(In Thousands except leverage and coverage ratios)

Maturity Schedule (September 30, 2013)



	30-Sep-13	30-Jun-13	31-Mar-13	31-Dec-12
Total Debt	\$ 1,557,078	\$ 1,571,594	\$ 1,539,436	\$ 1,488,173
Cash and Cash Equivalents	53,161	38,511	83,724	31,755
Net Debt	\$ 1,503,917	\$ 1,533,083	\$ 1,455,712	\$ 1,456,418
Total Debt to Total Market Capitalization	65%	64%	57%	74%
Total Debt to Total Assets	54%	54%	53%	52%
Net Debt to Adjusted EBITDA	4.88x	4.89x	4.66x	4.79x
Total Senior Secured Net Debt to Adjusted EBITDA	1.77x	1.77x	1.52x	2.52x
Interest Coverage Ratio Based on Adjusted EBITDA	3.99x	4.14x	4.18x	4.03x
Long Term Assets	1,729,407	1,739,986	1,680,165	1,687,159
Book Net Asset Value	1,034,373	1,035,884	1,039,778	1,047,304
Return on Equity	17.9%	16.2%	14.8%	13.8%
Return on Capital Employed	9.1%	9.0%	9.0%	9.0%
Return on Invested Capital	13.6%	14.5%	13.5%	14.6%

Definitions of Non-GAAP Measures

Adjusted EBITDA: Adjusted EBITDA is defined as income from continuing operations before net interest expense, income tax provision (benefit), depreciation and amortization, and tax provision on equity in earnings of affiliates, adjusted for net income/loss attributable to non-controlling interests, non-cash stock-based compensation expenses, and certain other adjustments as defined from time to time.

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 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.

Normalized Funds From Operations (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.

Adjusted Funds From Operations (AFFO): Adjusted Funds From Operations, or AFFO, is defined as Normalized Funds From Operations adjusted by adding non-cash expenses such as non-real estate related depreciation and amortization, stock based compensation and the amortization of debt costs and other non-cash interest and by subtracting recurring real estate expenditures that are capitalized and then amortized, but which are required to maintain REIT properties and their revenue stream.

Net Operating Income (NOI): Net Operating Income, or Gross Profit, is defined as segment revenues less segment expenses excluding depreciation and amortization expense, and general and administrative expenses.