

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

**CURRENT REPORT
Pursuant to Section 13 or 15(d)
of The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): June 10, 2024

THE GEO GROUP, INC.
(Exact Name of Registrant as Specified in its Charter)

Florida
(State or Other Jurisdiction
of Incorporation)

1-14260
(Commission
File Number)

65-0043078
(IRS Employer
Identification No.)

4955 Technology Way, Boca Raton, Florida
(Address of Principal Executive Offices)

33431
(Zip Code)

Registrant's telephone number, including area code (561) 893-0101

N/A
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol	Name of each exchange on which registered
Common Stock, \$0.01 Par Value	GEO	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Section 7 Regulation FD

Item 7.01 Regulation FD Disclosure.

The slide presentation furnished hereto as Exhibit 99.1, and incorporated herein by reference, will be presented to certain existing investors of The GEO Group, Inc. (the "Company") beginning on June 11, 2024, and may be used by the Company in various other presentations to existing and prospective investors and analysts on or after June 11, 2024.

The information furnished in this Item 7.01, including Exhibit 99.1 hereto, shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act") or otherwise subject to the liabilities of that section, nor shall such information be deemed incorporated by reference in any filings under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing. The filing of this Item 7.01 of this Current Report on Form 8-K shall not be deemed an admission as to the materiality of any information herein that is required to be disclosed solely by reason of Regulation FD.

Section 9 Financial Statements and Exhibits

Item 9.01. Financial Statements and Exhibits.

- (d) Exhibits

<u>Exhibit No.</u>	<u>Description</u>
99.1	Investor Presentation to be used beginning on June 11, 2024.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

June 10, 2024

Date

THE GEO GROUP, INC.

By: /s/ Shayn P. March

Shayn P. March

Acting Chief Financial Officer, Executive Vice President, Finance
and Treasurer

(Principal Financial Officer)



The GEO Group, Inc.®

Investor Presentation

1Q24

- Confidential -

Important Notices and Disclaimers

Forward-Looking Statements

This presentation contains forward-looking statements regarding future events and future performance of GEO that involve risks and uncertainties that could materially and adversely affect actual results, including statements regarding GEO's financial guidance for the full-year of 2024, GEO's focus on reducing net debt, future financial position, business strategy, and plans and objectives of management for future operations, and GEO's assumptions regarding segment trends and government budgetary pressures. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "will," "expect," "anticipate," "intend," "plan," "believe," "seek," "estimate," or "continue" or the negative of such words and similar expressions. Risks and uncertainties that could cause actual results to vary from current expectations and forward-looking statements contained in this presentation include, but are not limited to: (1) GEO's ability to meet its financial guidance for 2024 given the various risks to which its business is exposed; (2) GEO's ability to deleverage and repay, refinance or otherwise address its debt maturities in an amount and on terms commercially acceptable to GEO, and on the timeline it expects or at all; (3) GEO's ability to identify and successfully complete any potential sales of company-owned assets and businesses on commercially advantageous terms on a timely basis, or at all; (4) changes in federal and state government policy, orders, directives, legislation and regulations that affect public-private partnerships with respect to secure, correctional and detention facilities, processing centers and reentry centers, including the timing and scope of implementation of President Biden's Executive Order directing the U.S. Attorney General not to renew the U.S. Department of Justice contracts with privately operated criminal detention facilities; (5) changes in federal immigration policy; (6) public and political opposition to the use of public-private partnerships with respect to secure correctional and detention facilities, processing centers and reentry centers; (7) any continuing impact of the COVID-19 global pandemic on GEO, GEO's ability to mitigate the risks associated with COVID-19, and the efficacy and distribution of COVID-19 vaccines; (8) GEO's ability to sustain or improve company-wide occupancy rates at its facilities in light of any continuing impact of the COVID-19 global pandemic and policy and contract announcements impacting GEO's federal facilities in the United States; (9) fluctuations in GEO's operating results, including as a result of contract terminations, contract renegotiations, changes in occupancy levels and increases in GEO's operating costs; (10) general economic and market conditions, including changes to governmental budgets and its impact on new contract terms, contract renewals, renegotiations, per diem rates, fixed payment provisions, and occupancy levels; (11) GEO's ability to address inflationary pressures related to labor related expenses and other operating costs; (12) GEO's ability to timely open facilities as planned, profitably manage such facilities and successfully integrate such facilities into GEO's operations without substantial costs; (13) GEO's ability to win management contracts for which it has submitted proposals and to retain existing management contracts; (14) risks associated with GEO's ability to control operating costs associated with contract start-ups; (15) GEO's ability to successfully pursue growth and continue to create shareholder value; (16) GEO's ability to obtain financing or access the capital markets in the future on acceptable terms or at all; and (17) other risks and uncertainties described in GEO's Securities and Exchange Commission periodic filings, including its Form 10-K, 10-Q and 8-K reports, many of which are difficult to predict and outside of GEO's control. The foregoing list of factors is not exhaustive. Except as required under applicable law, GEO does not assume any obligation to update these forward-looking statements.

Non-GAAP Financial Measures

This presentation includes Adjusted EBITDA and other non-GAAP financial measures such as Net Debt and Net Leverage. The non-GAAP measures provided herein may not be directly comparable to similar measures used by other companies in the Company's industry, as other companies may define such measures differently. The non-GAAP measures presented herein are not measurements of financial performance under GAAP, and should not be considered as alternatives to, and should only be considered together with, the Company's financial results in accordance with GAAP. The Company does not consider these non-GAAP financial measures to be a substitute for, or superior to, the information provided by GAAP financial results.

Highlights - Attractive Investment Characteristics

First Quarter Highlights

- 1Q24 Revenue of \$605.7 Million
- 1Q24 Net Income of \$22.7 Million
- 1Q24 Adjusted EBITDA of \$117.6 Million
- 1Q24 results reflect higher revenues driven by higher occupancy levels at our USMS and ICE facilities, as well as higher revenues in our non-residential services, transportation, and international segments

Successful Debt Refinancing

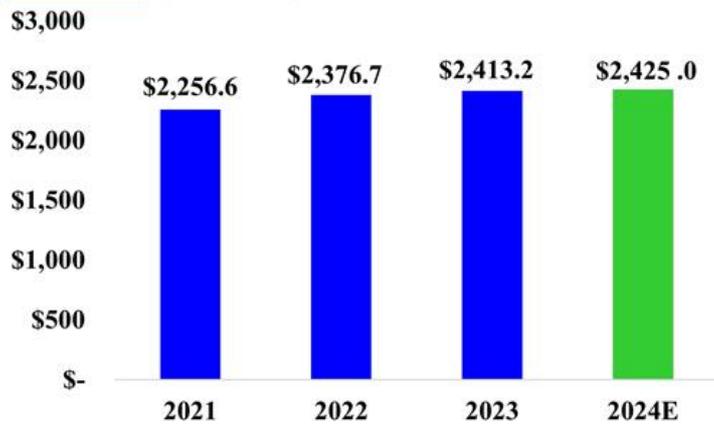
- Completed \$1.7 Billion Debt Refinancing in April 2024
- Continue to focus on further reducing net debt

Attractive Equity Valuation

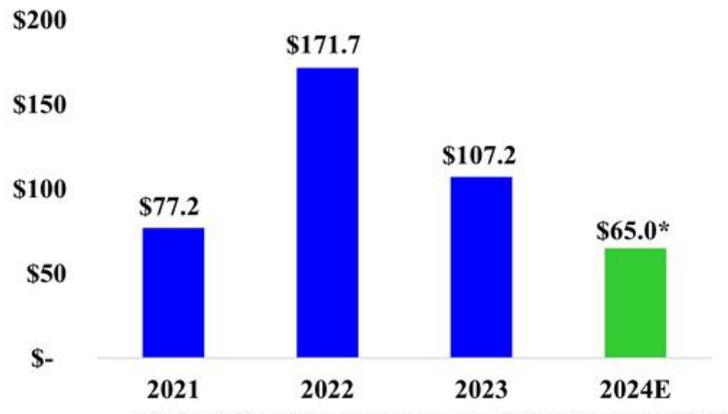
- Attractive equity valuation compared to peer group and similar diversified services companies.
- GEO stock currently trading at approximately 7.5x Enterprise Value to Adjusted EBITDA and at approximately 10% Free Cash Flow Yield**

Financial Highlights

Revenues (\$ in millions)

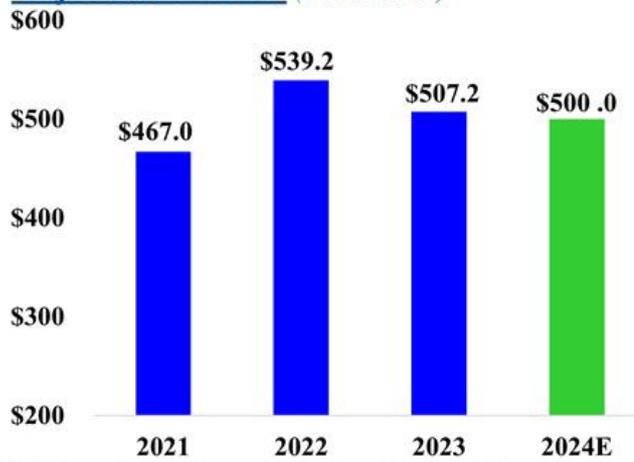


Net Income (\$ in millions)



*Reflects \$86 million pre-tax Loss on Extinguishment of Debt in 2Q2024 as a result of GEO's April 2024 debt refinancing.

Adjusted EBITDA (\$ in millions)



* 2024E Based on Mid-point of FY2024 Financial Guidance issued on May 7, 2024

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



• 46,381 Beds | Owned/Leased
• 37 Facilities



• 17,557 Beds | Managed Only
• 12 Facilities

GEO
Care

Residential
• 7,244 Beds
• 37 Facilities
• 184 Beds
• 2 Facilities

Owned/Leased
Managed Only

Reentry Services

Non-Residential
• 89 Non-Residential
Centers

Electronic Monitoring

• 272,000
Supervised Individuals
on Electronic Monitoring
• 98 ISAP Offices

GEO
International
Services



• 3,501 Beds | Managed Only
• 3 Facilities



• 3,024 Beds | Managed Only
• 1 Facility

geoamey

Transportation Services
in the U.K.

Leased/Not
Managed
Facilities



• 3,364 Beds • 8 Facilities

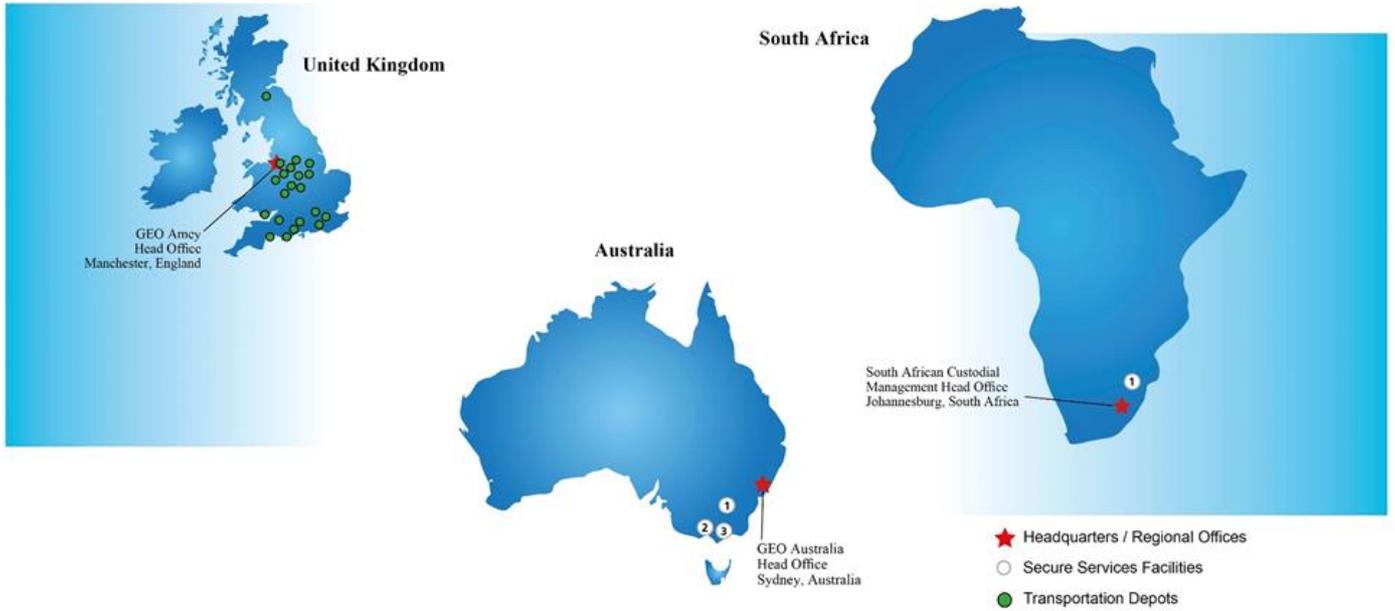
Diversified U.S. Facility Footprint

49 GEO Secure Services Facilities
39 GEO Care Residential Facilities
8 Leased/Not Managed Facilities



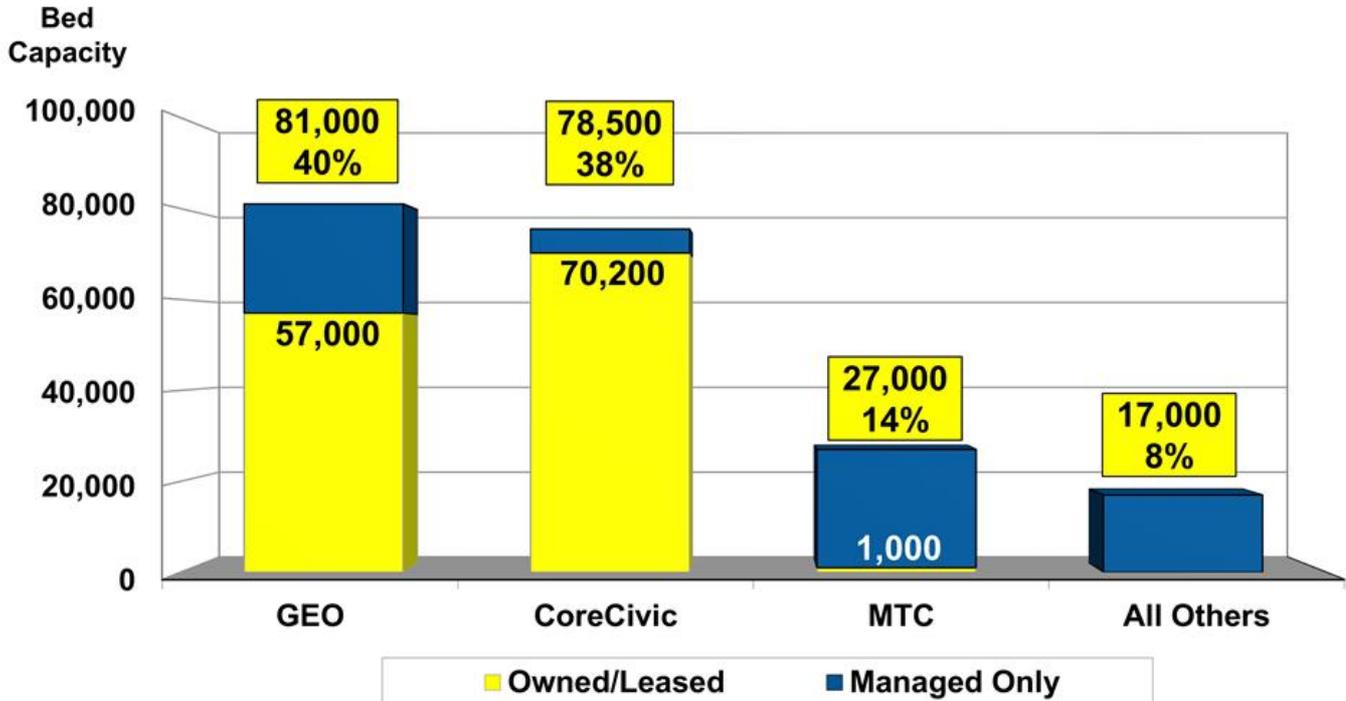
International Services

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

- 17.3 Million Sq. Ft. owned and/or managed
- 57,000 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

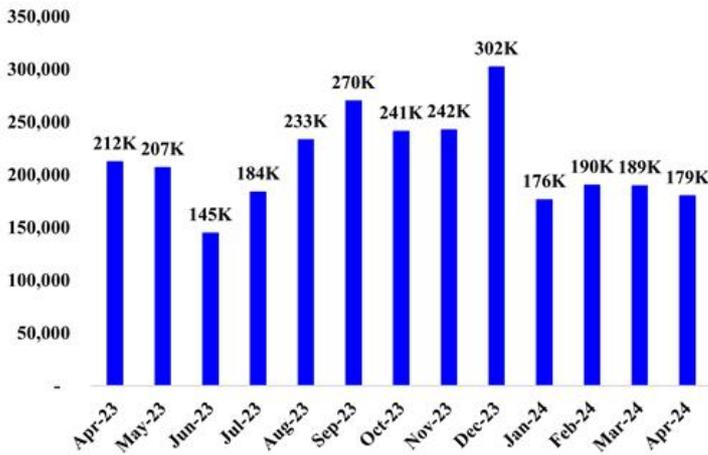
Reentry Services

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

U.S. Immigration and Customs Enforcement

U.S. Southwest Border Crossings

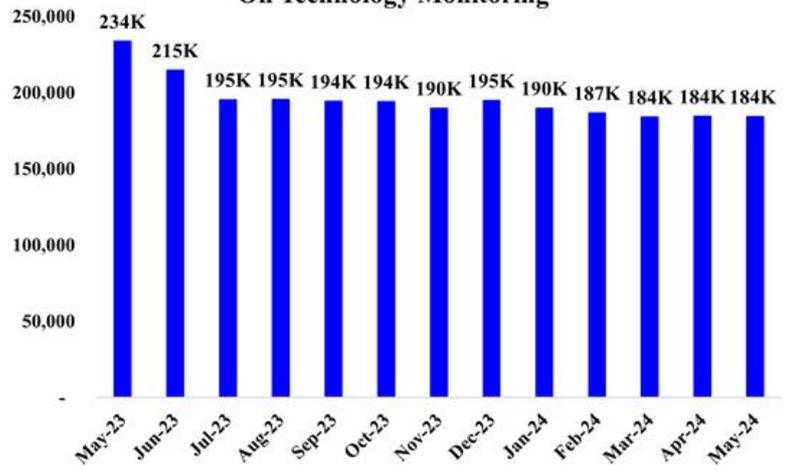
APR23 - YTD2024 Southwest Land Border Encounters



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

Alternatives To Detention Program

MAY2023 - YTD2024 Program Participants On Technology Monitoring



Source: TRAC Alternatives to Detention Data (trac.syr.edu/immigration/detentionstats/atd_pop_table.html) and ICE Data (ice.gov/detain/detention-management)

Federal Appropriations Update

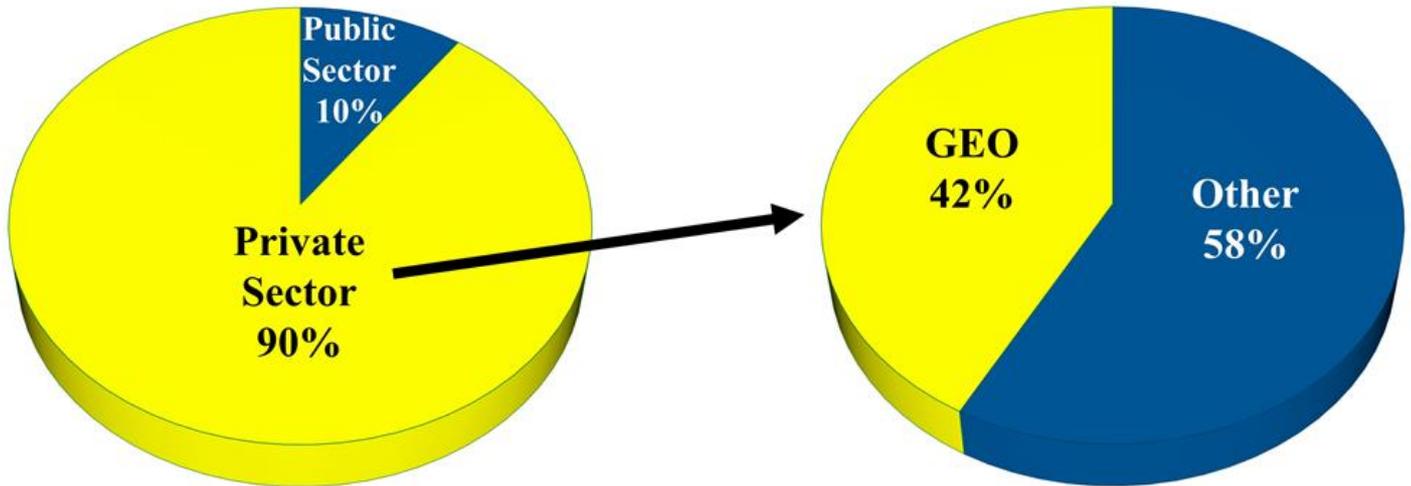
- In March 2024, Congress passed an appropriations bill for fiscal year 2024, which increased funding for ICE detention to 41,500 beds from the previously funded level of 34,000 beds.
- The appropriations bill also increased funding for Alternatives to Detention programs to approximately \$470 million, an increase of approximately seven percent over the previously funded level of approximately \$440 million.
- The appropriations process for fiscal year 2025, which starts on October 1, 2024, is expected to begin in June of 2024, with the U.S. House of Representatives considering Department of Homeland Security funding proposals at the end of June.

U.S. Immigration and Customs Enforcement

ICE Processing Center Beds Breakdown *

ICE Processing Center Beds

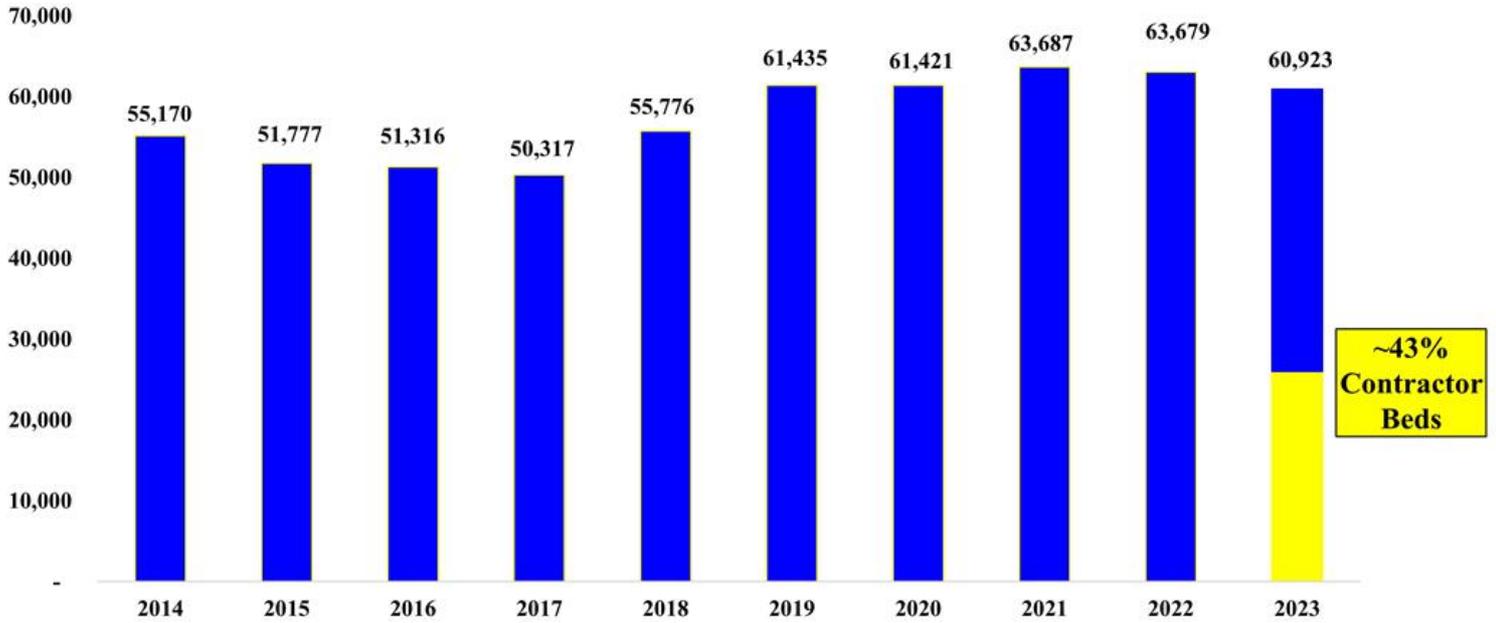
Private Sector Beds



* Approximations based on contract guarantee bed counts
Source: ICE Data (ice.gov/detain/detention-management)

U.S. Marshals Service (USMS)

**Stable USMS Detention Populations
(2014 –2023)**

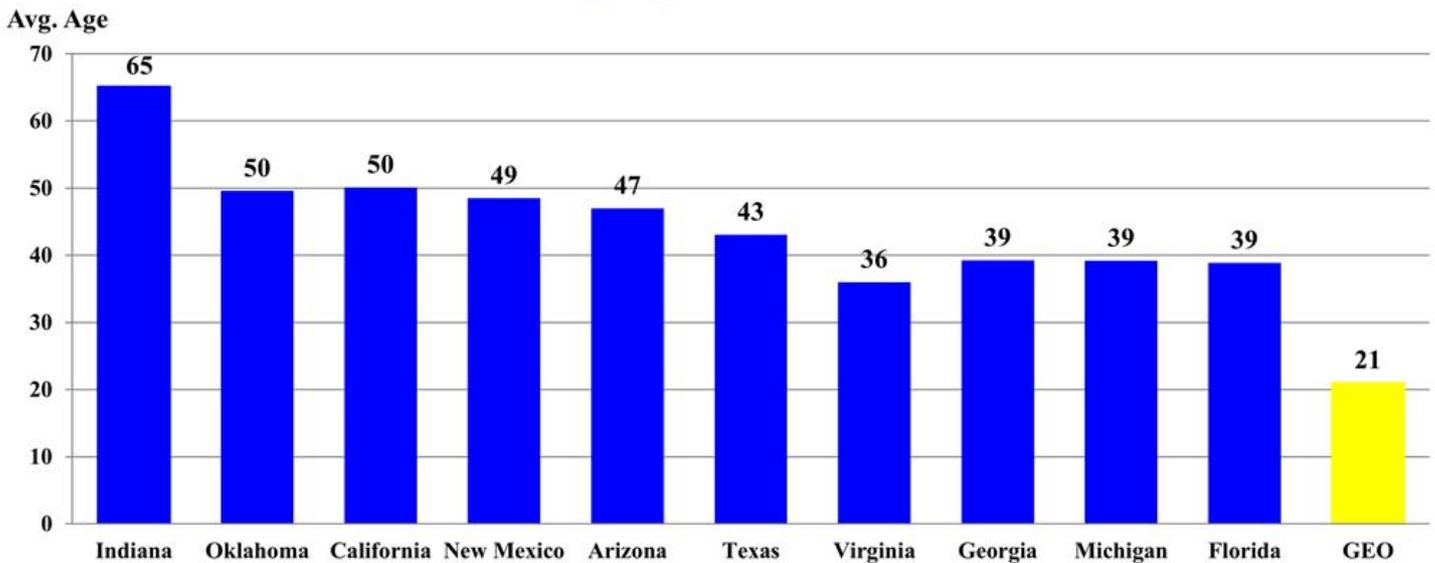


Source: 2014-2021 figures are taken from the USMS FY2023 Performance Budget
(<https://www.justice.gov/file/1493071/download#:~:text=The%20USMS%20requests%20a%20total,for%20FPD%20in%20FY%202023.>)

Source: 2022 & 2023 Figures are based USMS FY2024 Performance Budget
(https://www.justice.gov/d9/2023-03/usms_fpd_-_fy_2024_pb_narrative_-_omb_cleared_-_3-13-2023.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 21 Years



Source: Bureau of Justice Statistics; State DOC Websites

Aging State and Federal Prison Infrastructure

- The majority of Public Prison Facilities have Significant Deferred Maintenance Needs
 - According to a May 2023 DOJ OIG Report, the Federal Bureau of Prisons has approximately 123 facilities requiring an estimated \$2 billion in maintenance costs¹
 - In late 2018, it was estimated by CGL, a criminal justice consulting and construction firm, that more than 80% of U.S. state prisons are 20 years old or older, representing approximately \$69 billion in replacement costs.²
 - *“...prisons built decades ago were never designed to deliver the services that are needed in today’s environment.”* – Kevin H. Kempf, Former Executive Director, Correctional Leaders Association³
- After decades of funding challenges, some states have begun to address their aging infrastructure needs with expensive prison construction projects
 - *New York City (\$8 billion – 4,200 bed facility)*⁵
 - *Indiana (\$1.2 billion – 4,200-bed facility)*⁴
 - *Alabama (\$1 billion – 4,000-bed facility)*⁴
 - *Fulton County, GA (\$1.7 billion – 4,500-bed facility)*⁶
 - *Nebraska (\$350 million – 1,500-bed facility)*⁴

*Sources:

1) [DOJ OIG Report on BOP Efforts to Maintain and Construct Institutions](#)

2) [Correctional News \(September/October 2018\)](#)

3) [Correctional Leaders Stress National Need for New Facilities \(2021\)](#)

4) [Billion-dollar prisons: why the US is pouring money into new construction](#)

5) [As Conditions Worsen at Rikers, New Commission Revives Push to Close It](#)

6) [Fulton County Reconsiders New \\$1.7B Jail](#)

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
Delaney Hall	NJ	Owned	1,200
Cheyenne Mountain Reentry Center*	CO	Owned	750
SUBTOTAL			10,632
Non-Secure Reentry Facilities			
Coleman Hall	PA	Owned	350
McFarland Female Community Reentry Facility	CA	Owned	300
Hector Garza Center	TX	Owned	139
Other Facilities	Multiple	Owned	~800
SUBTOTAL			1,589

**This facility is under a contract that has not yet been activated*

Financial Overview

Financial Highlights

- **1Q24 Revenue of \$605.7 Million**
- **1Q24 Net Income of \$22.7 Million**
- **1Q24 Adjusted EBITDA of \$117.6 Million**

	Q1 2024	Q1 2023
Revenue	\$605,672	\$608,209
Net Income	\$22,659	\$27,994
Adjusted EBITDA*	\$117,643	\$130,916

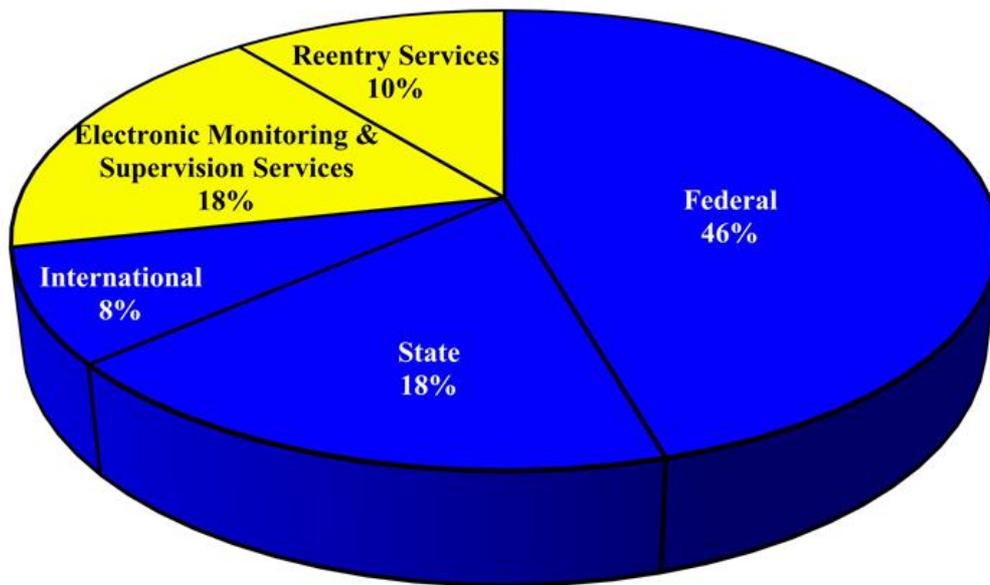
* Reconciliation of Non-GAAP measures included in GEO's 1Q24 Earnings Release & Supplemental ²³

Revenues by Segment

FY2023 Revenue = \$2.41 Billion

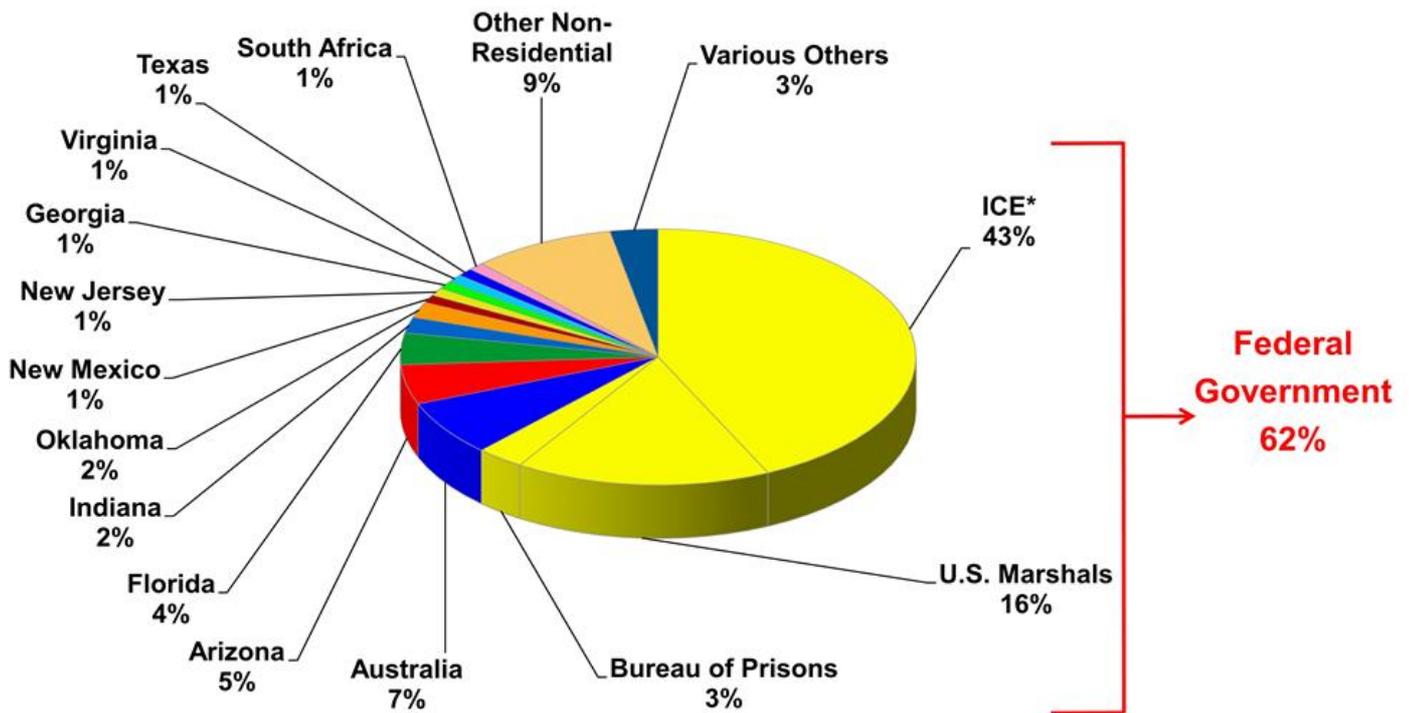
GEO Care
28%

GEO Secure Services
72%



Diversified Long-Term, High-Quality Customer Relationships

Revenues By Customer (FY2023)



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

* Includes ICE Alternatives to Detention-ISAP Contract

FY2024 Guidance

Net Income Attributable to GEO	\$55 Million - \$75 Million
+ Net Interest Expense	\$185 Million - \$190 Million
+ Loss on Extinguishment of Debt, pre-tax	\$86 Million
+ Income Taxes (including income tax provision on equity in earnings of affiliates)	\$15 Million - \$19 Million
+ Depreciation and Amortization	\$125.5 Million – \$126.5 Million
+ Non-Cash Stock Based Compensation	\$18.5 Million
Adjusted EBITDA	\$485 Million - \$515 Million
Net Income Attributable to GEO Per Diluted Share	\$0.40 - \$0.55
Adjust Net Income Per Diluted Share	\$0.87 - \$1.02
Weighted Average Common Shares Outstanding - Diluted	137 Million
CAPEX	
Growth	\$10 Million - \$12 Million
Technology	\$20 Million - \$25 Million
Facility Maintenance	\$45 Million - \$48 Million
Capital Expenditures	\$75 Million - \$85 Million
Total Debt, Net	\$1.675 Billion - \$1.625 Billion
Total Leverage, Net *	3.4x - 3.2x

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



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

Board Oversight

Human Rights Committee	Criminal Justice & Rehabilitation Committee	Health Services Committee
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Periodic review of GEO's health services operations, in the U.S. and internationally • Periodic review of health services key performance indicators
<p data-bbox="295 728 794 817">Cyber Security & Environmental Oversight Committee</p> <ul style="list-style-type: none"> • Periodic reviews of GEO's cyber security capabilities and privacy practices, periodic review of potential cyber vulnerabilities and remediation measures, if needed • Risk management of cybersecurity threats • Periodic review and evaluation of GEO's environmental sustainability initiatives 	<p data-bbox="815 728 1299 817">Nominating & Corporate Governance Committee</p> <ul style="list-style-type: none"> • 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 	

GEO's ESG Objectives

- To implement best practices that follow recognized global Human Rights standards and respect the dignity and 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.

Diversified Employer

Diversity

- We are proud to be a diversified employer.
- Women comprise a majority of our domestic workforce and play a significant role in our leadership and management.
- Across GEO, under-represented minorities account for 69% of our U.S. workforce.

Employee Training

- We have a robust training program for staff at all levels of the organization.
- In 2023, our U.S. Secure Services division completed approximately 1 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.
- New disclosures related to Sustainability Audits and Energy Improvements at select GEO facilities.
- As a result of these audits, GEO will invest approximately \$25 million to retrofit, modify, and upgrade lighting, water, laundry, and HVAC systems at select Secure Services facilities. As of 2022, \$13 million in energy improvement projects have been completed.



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.
- In 2022, our Secure Services Health Care Division oversaw nearly 575,000 medical encounters, including intake health screenings, physical exams, chronic care visits, off-site consultations, sick calls, dental visits, and mental health visits.
- 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*			
	2022	2021	2020
Intake Health Screenings	96,807	144,584	81,578
Physical Exams	66,426	93,890	59,124
Chronic Care Visits	54,670	70,020	89,517
Off-Site Consultations	13,538	14,138	11,960
Sick Calls	197,299	275,798	269,741
Dental Visits	40,704	40,766	55,842
Mental Health Visits	105,327	176,014	115,977

*The data presented above is only for facilities where GEO provides health services. Data for 2022 reflects the discontinuation of several Federal Bureau of Prisons contracts between 2021 and 2022.

Source: 2022 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 2023 Milestones:**
 - Completed approximately 4.6 million hours of rehabilitation programming
 - Awarded approximately 3,100 GEDs and high school equivalency degrees
 - Awarded over 9,200 vocational training certifications
 - Awarded approximately 8,100 substance abuse treatment completions
 - Achieved over 46,000 behavioral program completions and more than 36,000 individual cognitive behavioral sessions
 - Provided Post-Release support services to more than 3,100 individuals with over 700 attaining employment.



Since 2016, GEO has allocated approximately \$9.6 million in grants to returning citizens to assist them with community needs.

Appendix

Capital Structure *(as of June 2024)*

(\$ in millions)	Amount	Leverage	Interest Rate	Final Maturity Date
Cash & Equivalents	\$ 12			
\$310M Revolving Line of Credit ⁽¹⁾	-		SOFR + 3.00%	April 2029
Term Loan	450		SOFR + 5.25%	April 2029
8.625% Senior Secured Notes	650		8.625%	April 2029
Other Secured Debt	41			
Total Senior Secured Debt, net cash	\$ 1,119	2.25x		
10.25% Senior Unsecured Notes	625		10.250%	April 2031
6.500% Senior Unsecured Exch. Notes	6		6.500%	Feb 2026
Other Unsecured Debt	8			
Total Senior Unsecured Debt	\$ 639			
Total Debt, net cash	\$ 1,758	3.54x		
Letters of Credit	\$ 74			
Liquidity (Unused Revolver + Cash)	\$ 248			

Issuer Ratings	
Issuer Ratings	B+ / B2
Secured Ratings	BB / B1
Bond Ratings	B / B3
Outlook	Stable / Stable

(1) Subject to 0.75% SOFR floor

Asset Value (as of June 2024)

(\$ in millions)

Estimated Asset Value		Debt ⁽⁴⁾	
Cash and Equivalents	\$ 11.8	Term Loan due 2029	\$ 450.0
Accounts Receivable	356.7	Senior Secured Notes 2029	650.0
PP&E ⁽¹⁾⁽²⁾	3,867.4	Total Secured Debt	\$ 1,100.0
Other Non-Real Estate Assets ⁽³⁾	1,200.0	Senior Unsecured Notes 2031	625.0
Total Asset Value	\$ 5,435.9	Senior Unsecured Exch. Notes	6.5
Net Asset Value		Total Debt	\$ 1,731.5
Total Assets	\$ 5,435.9	Recovery Ratio	
Total Debt	1,731.5	Secured Debt	4.9 x
Net Asset Value	\$ 3,704.5	Total Debt	3.1 x
Share Count	138.7		
Net Asset Value Per Share	\$ 26.71		

Note: Pro forma for refinancing activity that occurred in Q2-24

(1) Based on internal valuation of replacement cost for facilities. Secure services and youth facilities valued at \$75,000 per bed ; Re-entry facilities valued at \$50,000 per bed

(2) Cost basis for real property is \$2,853 million and NBV of real property \$1,851 million

(3) Estimated based upon historical asset sales

(4) Excludes Headquarters' Mortgage

Income Statement

	Q1 2024 <i>(unaudited)</i>	Q1 2023 <i>(unaudited)</i>
Revenues	\$ 605,672	\$ 608,209
Operating expenses	441,675	433,492
Depreciation and amortization	31,365	31,923
General and administrative expenses	53,070	50,134
Operating income	79,562	92,660
Interest income	2,474	1,168
Interest expense	(51,295)	(54,258)
Loss on extinguishment of debt	(39)	(136)
Income before income taxes and equity in earnings of affiliates	30,702	39,434
Provision for income taxes	8,071	12,362
Equity in earnings of affiliates, net of income tax provision	28	922
Net income	22,659	27,994
Less: Net loss attributable to noncontrolling interests	9	9
Net income attributable to The GEO Group, Inc.	\$ 22,668	\$ 28,003
Weighted Average Common Shares Outstanding:		
Basic	122,497	121,432
Diluted	130,987	125,139
Net income per Common Share Attributable to The GEO Group, Inc.**:		
Basic:		
Net income per share — basic	\$ 0.15	\$ 0.19
Diluted:		
Net income per share — diluted	\$ 0.14	\$ 0.19

* 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, 2024 <i>(unaudited)</i>	As of December 31, 2023 <i>(unaudited)</i>
ASSETS		
Cash and cash equivalents	\$ 126,497	\$ 93,971
Accounts receivable, less allowance for doubtful accounts	356,717	390,023
Prepaid expenses and other current assets	48,276	44,511
Total current assets	\$ 531,490	\$ 528,505
<i>Restricted Cash and Investments</i>	141,378	135,968
<i>Property and Equipment, Net</i>	1,929,012	1,944,278
<i>Operating Lease Right-of-Use Assets, Net</i>	97,318	102,204
<i>Deferred Income Tax Assets</i>	8,551	8,551
<i>Intangible Assets, Net (including goodwill)</i>	889,535	891,085
<i>Other Non-Current Assets</i>	87,226	85,815
Total Assets	\$ 3,684,510	\$ 3,696,406
LIABILITIES AND SHAREHOLDERS' EQUITY		
Accounts payable	\$ 67,822	\$ 64,447
Accrued payroll and related taxes	89,160	64,436
Accrued expenses and other current liabilities	196,276	228,059
Operating lease liabilities, current portion	24,271	24,640
Current portion of finance lease obligations, and long-term debt	43,400	55,882
Total current liabilities	\$ 420,929	\$ 437,464
<i>Deferred Income Tax Liabilities</i>	74,872	77,369
<i>Other Non-Current Liabilities</i>	85,609	83,643
<i>Operating Lease Liabilities</i>	77,431	82,114
<i>Long-Term Debt</i>	1,717,048	1,725,502
<i>Total Shareholders' Equity</i>	1,308,621	1,290,314
Total Liabilities and Shareholders' Equity	\$ 3,684,510	\$ 3,696,406

* all figures in '000s