



The GEO Group, Inc. ®

Supplemental Information

First Quarter 2026

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

The results presented herein are shown as of March 31, 2026.

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

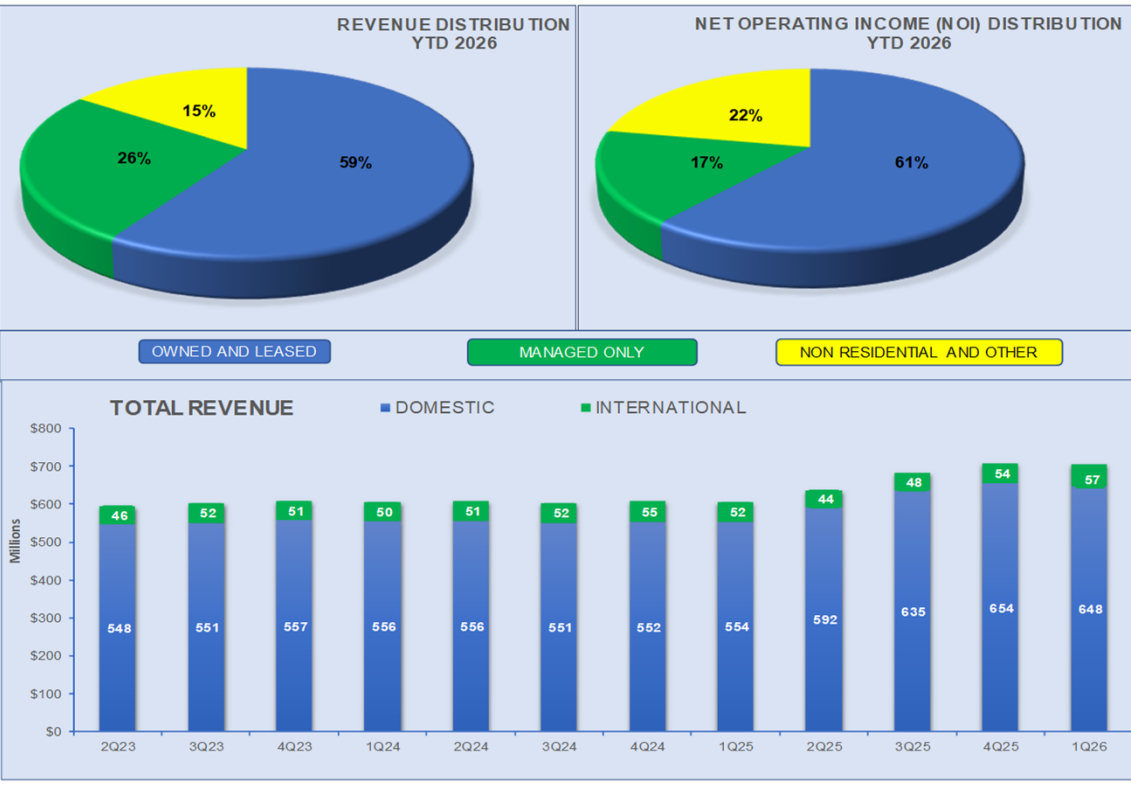
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The GEO Group, Inc. (NYSE: GEO) is a leading diversified government service provider, specializing in design, financing, development, and support services for secure facilities, processing centers, and community reentry centers in the United States, Australia, South Africa, and the United Kingdom. GEO's diversified services include enhanced in-custody rehabilitation and post-release support through the award-winning GEO Continuum of Care®, secure transportation, electronic monitoring, community-based programs, and correctional health and mental health care. GEO's worldwide operations include the ownership and/or delivery of support services for 96 facilities totaling approximately 75,000 beds, including idle facilities and projects under development, with a workforce of up to approximately 20,000 employees.

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



GEO Corporate Structure**



2026 Guidance Summary*

	Low-End	Mid-Point	High-End
Revenue	\$ 2,950,000	\$ 3,025,000	\$ 3,100,000
Adjusted EBITDA	\$ 525,000	\$ 535,000	\$ 545,000
Net Income Attributable to GEO Operations /Diluted Share	\$ 1.15	\$ 1.20	\$ 1.25

Growth	\$20,000 to \$30,000
Technology	\$27,500 to \$32,500
Facility Maintenance	\$90,000 to \$100,000
Capital Expenditures	\$137,500 to \$162,500

* In '000's except per share data.
 ** GEO Corporate Structure is shown as of May 6, 2026.

	As of March 31, 2026 <i>(unaudited)</i>	As of December 31, 2025 <i>(unaudited)</i>
ASSETS		
Cash and cash equivalents	\$ 80,217	\$ 68,995
Restricted cash and cash equivalents	-	2,998
Accounts receivable, less allowance for doubtful accounts	573,375	593,463
Prepaid expenses and other current assets	45,272	53,073
Total current assets	\$ 698,864	\$ 718,529
<i>Restricted Cash and Investments</i>	188,261	179,366
<i>Property and Equipment, Net</i>	1,870,534	1,884,198
<i>Operating Lease Right-of-Use Assets, Net</i>	67,340	72,294
<i>Deferred Income Tax Assets</i>	9,396	9,396
<i>Intangible Assets, Net (including goodwill)</i>	871,445	873,360
<i>Other Non-Current Assets</i>	106,398	106,479
Total Assets	\$ 3,812,238	\$ 3,843,622
LIABILITIES AND SHAREHOLDERS' EQUITY		
Accounts payable	\$ 59,075	\$ 58,727
Accrued payroll and related taxes	107,610	82,086
Accrued expenses and other current liabilities	214,208	197,530
Operating lease liabilities, current portion	16,107	17,193
Current portion of finance lease obligations, and long-term debt	1,344	1,355
Total current liabilities	\$ 398,344	\$ 356,891
<i>Deferred Income Tax Liabilities</i>	99,689	99,689
<i>Other Non-Current Liabilities</i>	176,205	176,083
<i>Operating Lease Liabilities</i>	53,527	57,557
<i>Long-Term Debt</i>	1,588,917	1,649,268
<i>Total Shareholders' Equity</i>	1,495,556	1,504,134
Total Liabilities and Shareholders' Equity	\$ 3,812,238	\$ 3,843,622

* All figures in '000s

	Q1 2026 <i>(unaudited)</i>	Q1 2025 <i>(unaudited)</i>
Revenues	\$ 705,213	\$ 604,647
Operating expenses	521,509	453,778
Depreciation and amortization	33,830	32,136
General and administrative expenses	60,575	57,749
Operating income	<u>89,299</u>	<u>60,984</u>
Interest income	1,672	1,997
Interest expense	(38,301)	(42,441)
Income before income taxes and equity in earnings of affiliates	<u>52,670</u>	<u>20,540</u>
Provision for income taxes	15,026	1,826
Equity in earnings of affiliates, net of income tax provision	662	828
Net income	<u>38,306</u>	<u>19,542</u>
Less: Net loss attributable to noncontrolling interests	28	16
Net Income Attributable to The GEO Group, Inc. Operations	<u>\$ 38,334</u>	<u>\$ 19,558</u>
Weighted Average Common Shares Outstanding:		
Basic	132,612	137,143
Diluted	134,055	140,915
Net Income per Common Share Attributable to The GEO Group, Inc. Operations		
Basic:		
Net income per share — basic	<u>\$ 0.29</u>	<u>\$ 0.14</u>
Diluted:		
Net income per share — diluted	<u>\$ 0.29</u>	<u>\$ 0.14</u>

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

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

	Q1 2026 <i>(unaudited)</i>	Q1 2025 <i>(unaudited)</i>
Net income	\$ 38,306	\$ 19,542
<i>Add:</i>		
Income tax provision **	15,242	2,056
Interest expense, net of interest income	36,629	40,444
Depreciation and amortization	33,830	32,136
EBITDA	\$ 124,007	\$ 94,178
<i>Add (Subtract):</i>		
Net loss attributable to noncontrolling interests	28	16
Stock based compensation expenses, pre-tax	7,766	6,488
Transaction fees, pre-tax	166	55
Employee restructuring expenses, pre-tax	199	-
Close-out expenses, pre-tax	20	-
Other non-cash revenue & expenses, pre-tax	(775)	(972)
Adjusted EBITDA	\$ 131,411	\$ 99,765
Net Income Attributable to The GEO Group, Inc. Operations	\$ 38,334	\$ 19,558
Transaction fees, pre-tax	166	55
Employee restructuring expenses, pre-tax	199	-
Close-out expenses, pre-tax	20	-
Tax effect of adjustment to net income attributable to GEO Operations ⁽¹⁾	(97)	(14)
Adjusted Net Income	\$ 38,622	\$ 19,599
Weighted average common shares outstanding - Diluted	134,055	140,915
Adjusted Net Income per Diluted Share	\$ 0.29	\$ 0.14

* All figures in '000s.

** Includes income tax provision on equity in earnings of affiliates.

(1) Tax adjustment related to transaction fees, employee restructuring expenses, and close-out expenses.

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

	Q1 2026	Q1 2025
	(unaudited)	(unaudited)
Net Income Attributable to The GEO Group, Inc. Operations	\$ 38,334	\$ 19,558
<i>Less</i>		
Net loss attributable to noncontrolling interests	28	16
Net Income	\$ 38,306	\$ 19,542
<i>Add (Subtract):</i>		
Equity in earnings of affiliates, net of income tax provision	(662)	(828)
Income tax provision	15,026	1,826
Interest expense, net of interest income	36,629	40,444
Depreciation and amortization	33,830	32,136
General and administrative expenses	60,575	57,749
Net Operating Income, net of operating lease obligations	\$ 183,704	\$ 150,869
<i>Add:</i>		
Operating lease expense, real estate	3,566	4,709
Net Operating Income (NOI)	\$ 187,270	\$ 155,578

* All figures in '000s.

Company Profile *

	Q1 2026 <i>(unaudited)</i>	Q1 2025 <i>(unaudited)</i>
Market Capitalization **	\$ 2,247,071	\$ 4,124,610
Share Price **	\$ 16.81	\$ 29.21

Revenues *

Owned and Leased: Secure Services	\$ 375,874	\$ 305,623
Owned and Leased: Reentry Services	41,692	39,751
Managed Only	183,062	149,468
Electronic Monitoring and Supervision Services	74,244	77,713
Non-Residential Services & Other	30,341	32,092
	\$ 705,213	\$ 604,647

Net Operating Income (NOI) *

Owned and Leased: Secure Services	\$ 100,571	\$ 73,963
Owned and Leased: Reentry Services	13,511	12,642
Managed Only	31,701	23,111
Electronic Monitoring and Supervision Services	32,320	35,852
Non-Residential Services & Other	9,167	10,010
	\$ 187,270	\$ 155,578

Net Income Attributable to The GEO Group, Inc. Operations	\$ 38,334	\$ 19,558
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Adjusted EBITDA *	\$ 131,411	\$ 99,765
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Capital Expenditures * **

Growth	\$ 3,454	\$ 9,414
Technology	3,223	9,976
Facility Maintenance	14,280	9,630
	\$ 20,957	\$ 29,020

* Figures in '000s, except per share data

** As of quarter-end

	Q1 2026	Q1 2025
Portfolio *		
Owned and Leased: Secure Services	31	32
Owned and Leased: Reentry Services	31	33
Managed Only & Other	26	24
	<u>88</u>	<u>89</u>
Owned and Leased: Secure Services **		
Revenue Producing Beds	36,535	35,455
Occupancy	89%	85%
Compensated Mandays	2,915,470	2,698,173
Square Feet	6,222,907	6,900,341
<i>Idle Facilities:</i> Design Capacity - Beds	5,896	6,564
Square Feet	1,439,169	1,255,215
Owned and Leased: Reentry Services **		
Revenue Producing Beds	5,497	5,497
Occupancy	83%	84%
Compensated Mandays	411,008	414,330
Square Feet	862,102	862,102
Available beds at active facilities	-	-
<i>Idle Facilities:</i> Design Capacity - Beds	750	889
Square Feet	103,135	177,923
Managed Only **		
Revenue Producing Beds	22,624	21,919
Occupancy	96%	96%
Compensated Mandays	1,963,067	1,889,582
Square Feet	6,602,976	6,351,338
U.S.	3,734,573	3,482,935
International	2,868,403	2,868,403
Non-Residential Units ***		
Day Reporting Centers ⁽¹⁾	626,497	632,301
Electronic Monitoring and Supervision Services ⁽²⁾	33,781,774	33,107,254

* Excludes idle facilities.

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

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

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

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

Global Operating Portfolio by Region * **

United States	Facilities	Current Beds	Beds 1-Yr Ago
Texas	19	17,736	17,875
California	13	6,623	6,623
Pennsylvania	9	3,378	3,350
Florida	6	7,061	5,751
Alaska	6	705	705
Colorado	5	2,810	2,810
Arizona	4	5,930	5,930
Georgia	4	5,254	5,254
Louisiana	4	3,654	3,654
New Mexico	4	1,984	1,984
New Jersey	3	1,604	2,162
Indiana	2	4,262	4,262
Illinois	2	170	170
Oklahoma	1	1,940	4,328
Michigan	1	1,800	1,800
Washington	1	1,575	1,575
North Carolina	1	1,320	1,320
Alabama	1	722	722
Wyoming	1	342	342
New York	1	172	172
Kansas	1	136	136
Nevada	1	124	124
Utah	1	115	115
Ohio	1	100	100
South Dakota	1	68	68

United States Total:	93	69,585	71,332
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International	Facilities	Current Beds	Beds 1-Yr Ago
Australia	2	2,222	2,222
South Africa	1	3,024	3,024

International Total:	3	5,246	5,246
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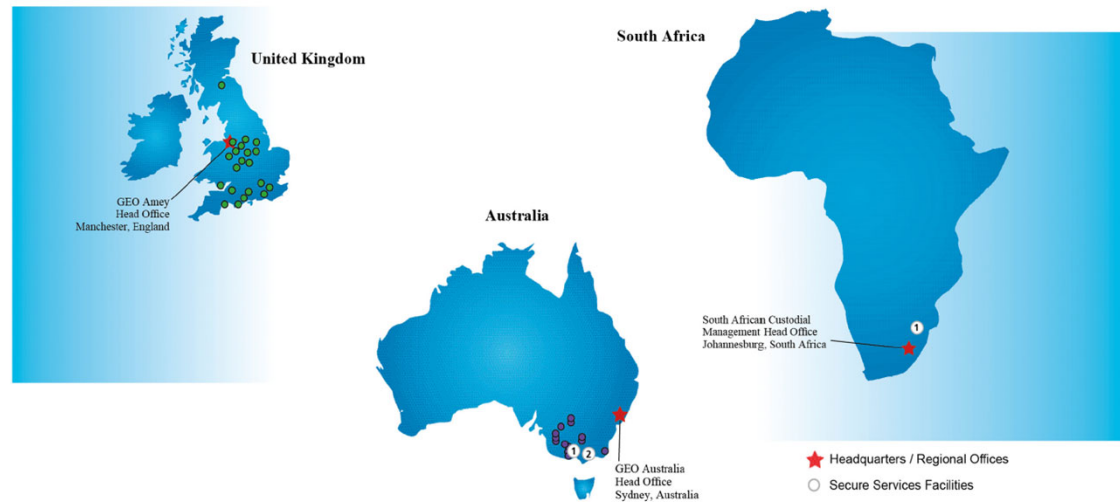
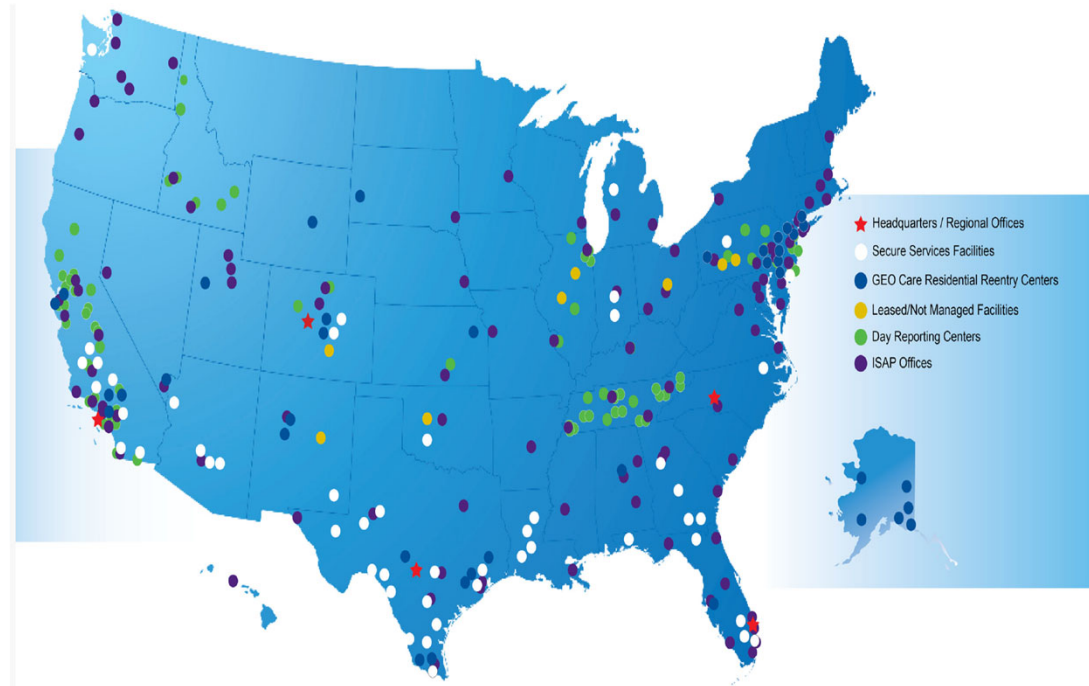
Global:	96	74,831	76,578
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Global Operating Portfolio by Facility Ownership **

Company Owned	70	50,380	52,137
Company Leased	8	1,662	2,990
Managed - Only	18	22,789	21,451

Total	96	74,831	76,578
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* Data includes all active facilities and idle beds.



	# of Facilities ⁽¹⁾	Sq. Ft.	BEDS (1)			Q1 2026		
			Owned & Leased	Managed Only	Total	Revenue*	Compensated Mandays	Occupancy
Eastern Region (FL,GA,IN)	6	2,368,940	1,500	9,195	10,695	\$51,106	928,036	96%
Western Region (AZ)	4	1,166,385	-	5,930	5,930	\$31,156	504,388	95%
Reentry Services	21	689,442	3,913	212	4,125	\$26,578	317,351	86%
United States (Ex-Federal) Total:	31	4,224,767	5,413	15,337	20,750	\$108,840	1,749,775	94%
Eastern Region (FL,GA,LA,MI,NJ,PA)	12	2,386,505	12,784	1,310	14,094	\$156,208	1,160,136	91%
Central Region (TX)	12	2,311,544	13,884	384	14,268	\$130,911	1,167,972	91%
Western Region (CA,CO,WA)	9	1,653,799	8,367	512	8,879	\$130,141	641,635	80%
Reentry Services	13	242,967	1,584	-	1,584	\$17,432	110,217	77%
United States (Federal) Total:	46	6,594,815	36,619	2,206	38,825	\$434,692	3,079,960	88%
Australia	2	2,222,569	-	2,222	2,222	\$51,553	187,650	100%
South Africa	1	645,834	-	3,024	3,024	\$5,520	272,160	100%
International Total:	3	2,868,403	-	5,246	5,246	\$57,073	459,810	100%
Electronic Monitoring and Supervision Services						\$74,244	33,781,774	
Reentry Services						\$26,596	626,497	
Non-Residential Total:	N/A	N/A	N/A	N/A	N/A	\$100,840	N/A	N/A
Owned, Non-Managed & Mgmt Fee only ⁽²⁾	8	1,132,590	3,364	-	3,364			
Idle Facilities	8	1,542,304	6,646	-	6,646			
Other Total ⁽³⁾:	16	2,674,894	10,010	-	10,010	\$3,768		
Global Total:	96	16,362,879	52,042	22,789	74,831	\$705,213	5,289,545 ⁽⁴⁾	91%

* Revenue presented in '000s

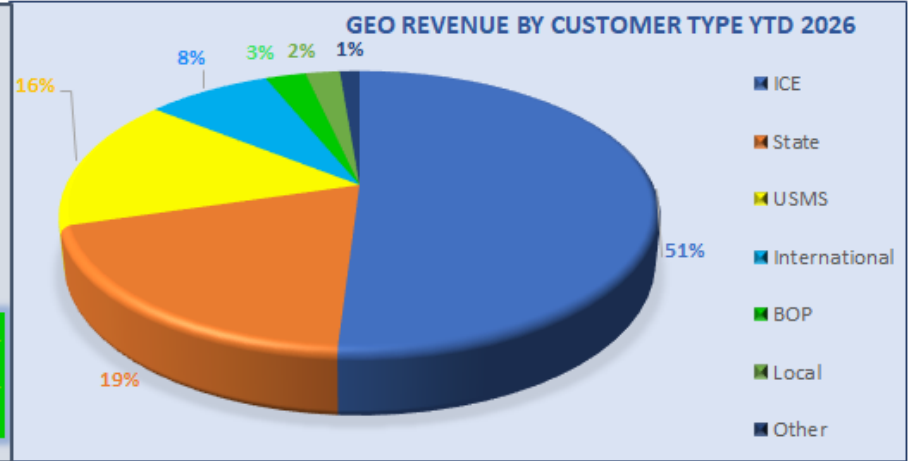
(1) Design Capacity Beds and Facility counts are shown as of March 31, 2026.

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

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

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

Customer Retention Data	Total	YTD 2026	2025	2024	2023	2022
# of Contracts up for Renewal/Rebid	191	4	43	46	48	50
Contract Retention Rate: Owned & Leased	96.6%	100.0%	97.4%	97.7%	97.8%	93.3%
Contract Retention Rate: Managed Only	73.3%	-	75.0%	66.7%	100.0%	60.0%
Retention Rate	94.8%	100.0%	95.3%	95.7%	97.9%	90.0%



Owned & Leased (YTD 2026) **

Top Customers	% of Beds *	% of Revenue
1 U.S. Immigration & Customs Enforcement	38.5%	38.9%
2 United States Marshals Service	15.6%	13.0%
3 Federal Bureau of Prisons	2.7%	2.6%
4 State of Georgia	2.3%	1.3%
5 State of Alaska	1.0%	0.7%
6 State of New Jersey	0.9%	0.5%
7 State of Pennsylvania	0.5%	0.4%
8 State of Alabama	1.1%	0.4%
9 State of California	0.2%	0.3%
10 Various Others	2.2%	1.7%

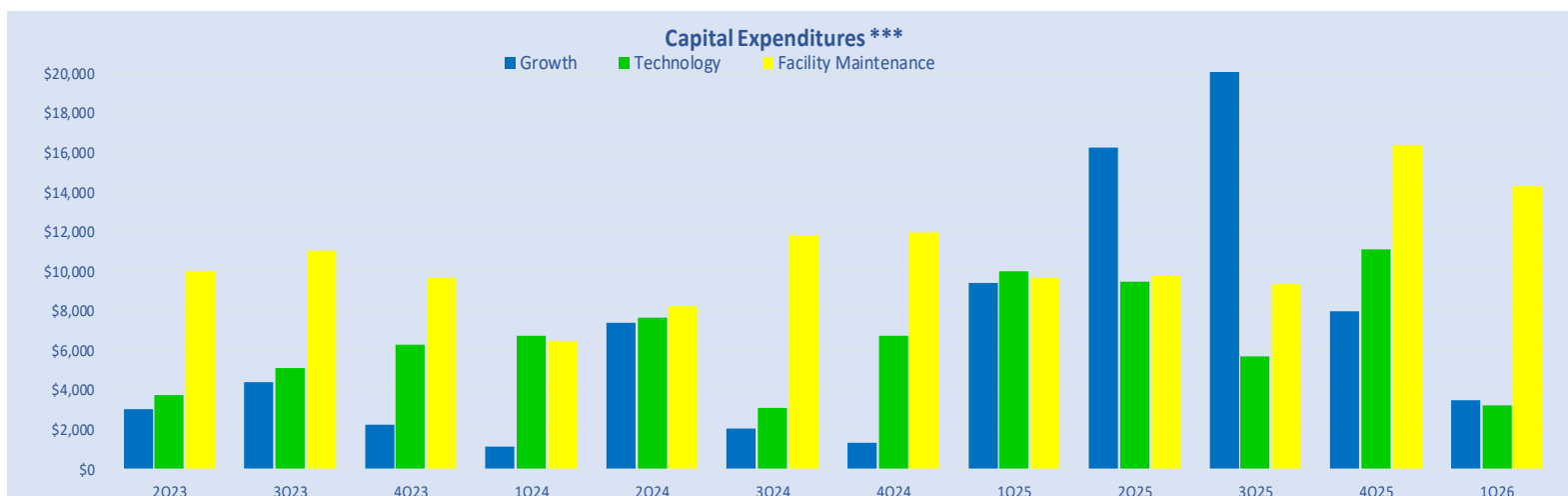
Managed Only (YTD 2026) **

Top Customers	% of Beds *	% of Revenue
1 Australia	3.2%	7.3%
2 State of Arizona	9.2%	4.4%
3 State of Florida	7.6%	4.1%
4 U.S. Immigration & Customs Enforcement	2.0%	2.5%
5 United States Marshals Service	1.4%	1.9%
6 State of Indiana	6.6%	1.8%
7 South Africa	4.7%	0.8%
8 State of New Mexico	0.3%	0.2%

* Reflect only revenue producing beds

** Top customers do not reflect non-residential revenue

Cap-Ex Category	Q1 2026					Q4 2025				
	Owned & Leased		BI **	Managed Only & Other	Total	Owned & Leased		BI **	Managed Only & Other	Total
	Secure Services	Reentry Services				Secure Services	Reentry Services			
Growth	3,405	-	-	49	3,454	7,970	-	-	-	7,970
Technology	-	-	3,223	-	3,223	-	-	11,068	-	11,068
Facility Maintenance	9,960	1,384	-	2,936	14,280	10,767	2,138	-	3,477	16,382
Total Capital Expenditures ***	\$ 13,365	\$ 1,384	\$ 3,223	\$ 2,985	\$ 20,957	\$ 18,737	\$ 2,138	\$ 11,068	\$ 3,477	\$ 35,420



* Amounts in '000s

** Electronic and Location Monitoring

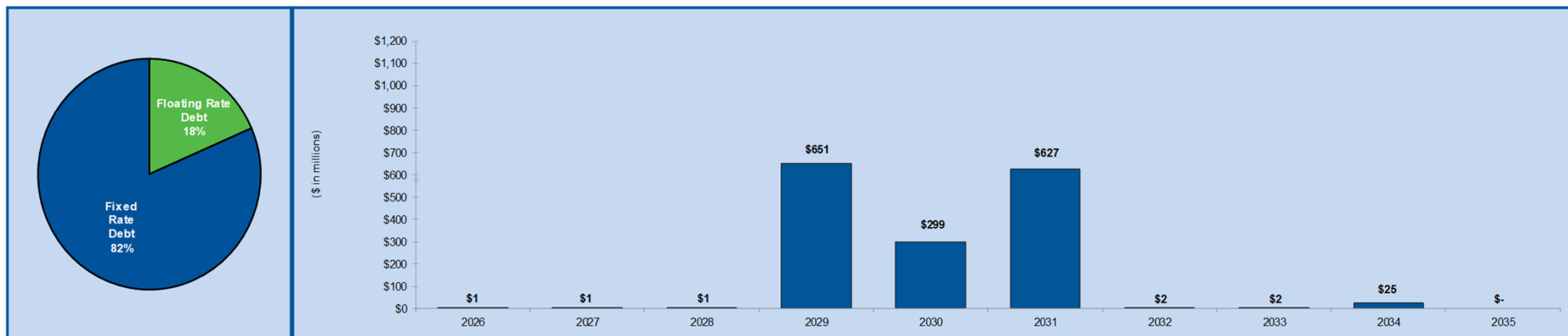
*** Excludes reimbursed Capital Expenditures. Facility improvements are included with growth, and BI maintenance and monitoring equipment & technology are included with Technology.

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Floating Rate Debt											
Revolver Borrowings Due 2030	\$ -	\$ -	\$ -	\$ -	\$ 297,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,583
Total Floating Debt	\$ -	\$ -	\$ -	\$ -	\$ 297,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,583
Fixed Rate Debt											
8.625% Senior Secured Notes due 2029	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000
10.25% Senior Unsecured Exch. Notes due 2031	-	-	-	-	-	625,000	-	-	-	-	625,000
Other Debt ⁽¹⁾	998	1,383	1,439	1,499	1,576	1,644	1,709	1,787	24,895	-	36,930
Total Fixed Debt	\$ 998	\$ 1,383	\$ 1,439	\$ 651,499	\$ 1,576	\$ 626,644	\$ 1,709	\$ 1,787	\$ 24,895	\$ -	\$ 1,311,930
Total Debt Payments	\$ 998	\$ 1,383	\$ 1,439	\$ 651,499	\$ 299,159	\$ 626,644	\$ 1,709	\$ 1,787	\$ 24,895	\$ -	\$ 1,609,513

Weighted Avg. Interest Rates, pre-tax

Floating	6.42%
Fixed	9.51%
Total	8.89%

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 '000-s and represent future maturities as of 12/31 of each year

Senior Notes		
Due	<u>2029</u>	<u>2031</u>
Closing Date	4/18/24	4/18/24
Denomination	USD	USD
Security	Secured	Unsecured
Original Principal Amount	\$650,000	\$625,000
Outstanding Principal Amount (end of quarter)	\$650,000	\$625,000
Stated Coupon	8.625%	10.250%
Maturity Date	4/15/29	4/15/31
Date Callable	4/15/26	4/15/27
Call Price	104.313	105.125

Revolving Credit Facility due 2030

Capacity	\$550,000
Outstanding	\$297,583
Letters of Credit ⁽¹⁾	\$56,915
Remaining Capacity	\$195,502
Current Interest Rate Spread	2.500%
Interest Rate ⁽²⁾	SOFR + Spread
Maturity Date ⁽³⁾	7/14/30

Credit Metrics ⁽⁴⁾

<u>Metric</u>	<u>March 31, 2026</u>
Total Net Leverage	3.19x
Total Senior Secured Leverage	1.90x
Net Interest Coverage Ratio	3.18x

(1) Excludes approximately AUD \$65M, or \$44M, based on exchange rates at March 31, 2026, of letters of credit issued under a bank guarantee facility in connection with certain performance guarantees

(2) SOFR floor of 0.75%

(3) Subject to springing maturity on January 14, 2029 if the outstanding Sr. Secured Notes due 2029 are greater than \$100M

(4) Based on Adj. EBITDA as reported

* Amounts in '000's as of March 31, 2026

Acquisitions				
	Bed Count	State	Purchase Price	Acquisition Date
Tampa Residential Reentry Center	118	FL	\$1,200	March 2021
Correct Care Australasia	N/A	Australia	\$3,910	March 2024
Western Region Detention Facility	770	CA	\$60,000	July 2025
Total			\$65,110	

Dispositions				
	Bed Count	State	Sale Price **	Sale Date
Talbot Hall	536	NJ	\$13,922	January 2021
McCabe Center	113	TX	\$2,550	March 2021
Williams Street Center	84	CO	\$1,400	May 2021
Youth Services ***	824	Various	\$10,000	July 2021
Queens Detention Facility	222	NY	\$18,000	August 2021
Dupage Interventions	36	IL	\$2,200	September 2021
Crossroads Reception Center	300	IN	\$3,100	October 2021
Perry County Correctional Center	690	AL	\$15,000	April 2022
Ravenhall Equity Investment	N/A	Australia	\$84,000	August 2022
Correctional Alternative Placement Services	240	CO	\$325	August 2023
Albert "Bo" Robinson Assessment & Treatment	900	NY	\$15,185	September 2023
Lawton Correctional Facility	2,388	OK	\$312,000	July 2025
Hector Garza Center	139	TX	\$9,550	September 2025
Other Asset and Land Sales			\$8,728	
Total			\$495,960	

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

** GEO received net proceeds of \$13.2 million for the sale of its interest in Talbot Hall, \$2.4 million for the sale of McCabe Center, \$1.3 million for the sale of Williams Street Center, \$10 million for the sale of Youth Services, \$16.5 million for the sale of Queens Detention Facility, \$2.1 million for the sale of Dupage Interventions, \$2.6 million for the sale of Crossroads Reception Center, \$14.9 million for the sale of Perry County Correctional Center, \$84 million for the Ravenhall equity investment sale, \$304 thousand for the sale of Correctional Alternative Placement Svcs, \$14.7 million for the sale of Albert "Bo" Robinson, \$312 million for the sale of Lawton Correctional Facility and \$8.8M for the sale of Hector Garza Center.

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

Idle Facilities (As of 3/31/2026)

Secure Services Facilities **	Location	Ownership	Bed Count	Net Book Value *
Flightline Correctional Facility	Texas	Owned	1,452	39,111
Rivers Correctional Facility	North Carolina	Owned	1,320	35,761
Lea County Correctional Facility	New Mexico	Owned	1,200	44,992
Big Spring Correctional Facility	Texas	Owned	924	31,192
Cheyenne Mountain Center	Colorado	Owned	700	17,066
McFarland Facility	California	Owned	300	10,305
Secure Services Subtotal			5,896	178,427

Non-Secure Reentry Facilities	Location	Ownership	Bed Count	Net Book Value *
Philadelphia Residential	Pennsylvania	Owned	400	5,925
Coleman Hall	Pennsylvania	Owned	350	5,452
Non-Secure Reentry Subtotal			750	\$ 11,377

United States Total			6,646	\$ 189,804
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* Dollar amounts in '000s.

** Idle bed counts reconfigured for detention use.

Updated as of May 6, 2026

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
OWNED AND LEASED PROPERTIES											
GEO SECURE SERVICES											
1	Adelanto ICE Processing Center	Adelanto	California	1990, 1991, 2011, 2012, 2015	December-19	ICE	1,940	Owned	5 years	Two, five-year	December-29
2	Central Valley Annex	McFarland	California	1997, 2009/2010	December-19	ICE	700	Owned	5 years	Two, five-year	December-29
3	Desert View Annex	Adelanto	California	1997, 2010, 2013	December-19	ICE	750	Owned	5 years	Two, five-year	December-29
4	Golden State Annex	McFarland	California	1997, 2010	December-19	ICE	700	Owned	5 years	Two, five-year	December-29
5	McFarland Facility	McFarland	California	1988, 2011, 2014	None	Idle	300	Owned	None	None	None
6	Mesa Verde ICE Processing Center	Bakersfield	California	1989, 2011, 2015	December-19	ICE	400	Owned	5 years	Two, five-year	December-29
7	Western Region Detention Facility	San Diego	California	1959-1961, 2000	November-17	USMS	770	Owned	1 year, 10 months	One, two-year, plus six-month extension, plus three-month extension, plus one fifteen-month extension, plus one twenty-five month option, plus two two-year options.	September-27
8	Aurora ICE Processing Center	Aurora	Colorado	1987, 1993, 1998, 2009, 2010, 2011, 2017	October-21	ICE	1,532	Owned	1 year	Four, one-year	October-26
9	Boward Transitional Center	Deerfield Beach	Florida	1998, 2004, 2010, 2011, 2013, 2014	September-21	ICE	700	Owned	1 year	Four, one-year	August-26
10	Cheyenne Mountain	Colorado Springs	Colorado	2005	None	Idle	700	Owned	None	None	None
11	D. Ray James Processing Center*	Folkston	Georgia	1998/1999, 2008/2009, 2011/2012	December-16	ICE - IGA	1,868	Owned	1 year	Four, one-year, plus one, two-month extension, plus one, five year renewal	February -27
12	Delaney Hall Facility	Newark	New Jersey	1999/2000, 2008	March-25	ICE	1,000	Owned	10 years	None	February- 35
13	Folkston ICE Processing Center	Folkston	Georgia	2005, 2008, 2013, 2017	December-16	ICE - IGA	1,118	Owned	1 year	Four, one-year, plus one, two-month extension, plus one, five year renewal	February -27
14	Riverbend Correctional and Rehabilitation Facility	Milledgeville	Georgia	2011	July-10	GA DOC	1,500	Owned	1 year	Forty, one-year	June-26
15	Robert A. Deyton Detention Facility	Lovejoy	Georgia	1984-1986, 2008/2009	February-08	USMS	768	Leased	5 years	Three, five-year	February-28
16	Alexandria Staging Facility **	Alexandria	Louisiana	2014	November-13	ICE - IGA	400	Owned	Perpetual	None	Perpetual
17	Pine Prairie ICE Processing Center	Pine Prairie	Louisiana	1999, 2008, 2018	June-15	ICE - IGA	1,094	Owned	5 years	One-month extension plus one, fifty-nine month extension, plus one, four-month, plus one, one-month extension, plus one four-month extension	Mar-26
18	Central Louisiana ICE Processing Center	Jena	Louisiana	1998, 2008, 2010/2011, 2017	November-13	ICE - IGA	1,160	Owned	Perpetual	None	Perpetual
19	South Louisiana ICE Processing Center	Basile	Louisiana	1993, 1994, 1996, 1998, 1999, 2000, 2001, 2010, 2011, 2017	June-15	ICE - IGA	1,000	Owned	5 years	One-month extension plus one, fifty-nine month extension, plus one, four-month, plus one, one-month extension, plus one four-month extension	Mar-26
20	North Lake Processing Center	Baldwin	Michigan	1998/1999, 2002, 2011	March - 25	ICE	1,800	Owned	4 months, 2-Year Base	None	July-27
21	Lea County Facility	Hobbs	New Mexico	1997/1998, 2017	None	Idle	1,200	Owned	None	None	None
22	Rivers Facility	Winton	North Carolina	2000/2001, 2017	None	Idle	1,320	Owned	None	None	None
23	Moshannon Valley Processing Center	Phillipsburg	Pennsylvania	2005, 2006, 2013, 2021	September-21	ICE IGA	1,876	Owned	5 year	None	September-26
24	Brooks County Detention Center	Falfurrias	Texas	2001, 2011	March-13	USMS IGA	652	Owned	Perpetual	None	Perpetual
25	Coastal Bend Detention Center	Robstown	Texas	2008, 2009	July-12	USMS - IGA	1,176	Owned	Perpetual	None	Perpetual
26	East Hidalgo Detention Center	La Villa	Texas	2001, 2002, 2004, 2005, 2007, 2011	July-12	USMS IGA	1,346	Owned	Perpetual	None	Perpetual
27	Cedar Hill Facility	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012, 2018	None	Idle	924	Owned	None	None	None
28	Flightline Facility	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012, 2018	None	Idle	1,452	Owned	None	None	None
29	Joe Corley Processing Center	Conroe	Texas	2008, 2017, 2018, 2020	July-08 / September-18	USMS / ICE	1,517	Owned	Perpetual / 5 years	None / Five-year, plus one, four- and one-half-month extension, plus one, six-month extension, plus two, two-month extensions, plus one, four-month extension, plus one, three-month extension, plus one, four-month extension, plus two three-month extensions	Perpetual/April-26
30	Kames County Detention Facility	Kames City	Texas	1995	February-98	USMS - IGA	679	Owned	Perpetual	None	Perpetual
31	Kames County Immigration Processing Center	Kames City	Texas	2011, 2012, 2014, 2015	September-24	ICE - IGA	1,328	Owned	5 years	None	August-29
32	Montgomery Processing Center	Conroe	Texas	2018	October-18	ICE	1,314	Owned	10 months	Nine, one-year	August-26
33	Eagle Pass Detention Facility	Eagle Pass	Texas	2008, 2018	October-20	USMS - IGA	661	Owned	Perpetual	None	Perpetual
34	Rio Grande Processing Center	Laredo	Texas	2007, 2008	October-08	USMS	1,900	Owned	5 years	Three, five-year	September-28
35	South Texas ICE Processing Center	Pearsall	Texas	2004, 2005, 2012	August-20	ICE	1,904	Owned	1 year	Nine, one-year	August-26
36	Val Verde County Detention Facility	Del Rio	Texas	2000, 2001, 2005, 2007	January-01	USMS - IGA	1,407	Owned	Perpetual	None	Perpetual
37	Northwest ICE Processing Center	Tacoma	Washington	2003, 2004, 2009, 2010, 2012	March-26	ICE	1,575	Owned	7 months	None	October-26

* D. Ray James Processing Center was activated pursuant to an amendment under the Folkston ICE Processing Center contract.

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

Updated as of May 6, 2026

	Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date
OWNED AND LEASED PROPERTIES											
GEO CARE - REENTRY SERVICES											
1	Alabama Therapeutic Education Facility	Columbiana	Alabama	1962	December-21	AL DOC	722	Owned	2 year	Three, one-year	November-26
2	Cordova Center	Anchorage	Alaska	1974-1979, 2001, 2013	July-19/November-24	BOP / AK DOC	296	Owned	1 year / 8 months	Nine, one-year/Four, one-year	June-26/June-26
3	Midtown Center	Anchorage	Alaska	Early 1950s, 1972, 1998	November-24	AK DOC	32	Owned	8 months	Four, one-year	June-26
4	Northstar Center	Fairbanks	Alaska	1970, 1975, 1995	July-22	AK DOC	120	Leased	1 year	Three, one-year	June-26
5	Parkview Center	Anchorage	Alaska	1971, 1976	November-24	AK DOC	112	Owned	8 months	Four, one-year	June-26
6	Seaside Center	Nome	Alaska	1999, 2016	February-25	AK DOC	60	Owned	5 months	Four, one-year	June-26
7	Tundra Center	Bethel	Alaska	1960/1970	February-25	AK DOC	85	Owned	5 months	Four, one-year	June-26
8	El Monte Center	El Monte	California	1960, 2004, 2012	October-19	BOP	70	Leased	1 year	Nine, one-year	September-26
9	Long Beach Community Reentry Center	Long Beach	California	1997	July-24	CDCR	112	Leased	9 years	None	June-33
10	Marvin Gardens Center	Los Angeles	California	1962, 1965, 1990, 2017	December-23	BOP	60	Leased	1 year	Four, one-year	November-26
11	Oakland Street Center	Oakland	California	1904, 1911, 2000s	February-20	BOP	69	Owned	1 year	Nine, one-year	January-27
12	Taylor Street Center	San Francisco	California	1907, 2010, 2011	April-26/ July-25	BOP / CDCR	240	Owned	1 year / 3 years	Four, one-year/Two, one-year	March-27/June-28
13	Arapahoe County Residential Center	Littleton	Colorado	2006	July-25	Arapahoe County	202	Owned	1 year	None	June-26
14	Community Alternatives of El Paso County	Colorado Springs	Colorado	1991, 1998, 2000	July-24	4th Judicial District	240	Owned	1 year	Four, one-year	June-26
15	Tampa Residential Reentry Center	Tampa	Florida	2020, 2021	September-21	BOP	118	Owned	1 year	Four, one-year	August-26
16	Grossman Center	Leavenworth	Kansas	1988, 2002/2003	July-19	BOP	136	Owned	1 year	Nine, one-year	June-26
17	The Harbor	Newark	New Jersey	1929, 1999, 2008	August-25	NJ DOC	260	Leased	1 year, 11 months	None	June-27

Updated as of May 6, 2026

	Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date
GEO CARE - REENTRY SERVICES											
18	Tully House	Newark	New Jersey	1929, 1999	August-25	NJ DOC	344	Owned	1 year, 11 months	None	June-27
19	New Mexico Men's Recovery Academy	Los Lunas	New Mexico	No Real Property	July-23	NM DOC	124	Managed	4 years	None	June-27
20	New Mexico Women's Recovery Academy	Albuquerque	New Mexico	No Real Property	July-23	NM DOC	60	Managed	4 years	None	June-27
21	Las Vegas CCC	Las Vegas	Nevada	1978, 2004	February-21	BOP	124	Owned	1 year	Four, one-year, plus one 6-month extension	July-26
22	Bronx Community Re-entry Center	Bronx	New York	1966, 1998, 2009, 2012, 2015	July-20	BOP	172	Leased	1 year	Nine, one-year	June-26
23	ADAPPT	Reading	Pennsylvania	1909, 1919, 1929, 1986, 1989	May-24	PA DOC	64	Owned	4 years, 9 months	None	January-29
24	Chester County	Chester	Pennsylvania	1923	May-24	PA DOC	142	Owned	4 years, 9 months	None	January-29
25	Coleman Hall	Philadelphia	Pennsylvania	1919, 2001	None	Idle	350	Owned	None	None	None
26	Diversion, Assessment, Restoration & Treatment (DART) Center*	Doylestown	Pennsylvania	2021	June-21	Bucks County	28	Managed	5 years, 6 months, 2 weeks	None	December-26
27	Hoffman Hall	Philadelphia	Pennsylvania	2008	None	Idle	400	Owned	None	None	None
28	Scranton Facility	Scranton	Pennsylvania	No Real Property	May-24	PA DOC	100	Owned	4 years, 9 months	None	January-29
29	Community Alternatives of The Black Hills	Rapid City	South Dakota	1989, 1998, 2007	October-21	BOP	68	Owned	1 year	Four, one-year	September-26
30	Beaumont Transitional Treatment Center	Beaumont	Texas	1940, 1950, 1967, 1975, 1986, 1997	September-25	TDCJ	180	Owned	2 years	Two, one-year	August-27
31	Leidel Comprehensive Sanction Center	Houston	Texas	1930, 1960, 2005, 2006, 2012	January-21	BOP	190	Owned	1 year	Four, one-year plus one six-month extension	June-26
32	Mid Valley House	Edinburg	Texas	1985, 2001, 2014	December-20	BOP	128	Owned	1 year	Nine, one-year	November-26
33	Realty House	Brownsville	Texas	1983, 2011	July-24	BOP	94	Owned	1 year	Four, one-year	June-26
34	Southeast Texas Transitional Center	Houston	Texas	1960, 1967, 1970, 1984, 1997, 1998, 2008, 2012, 2018	September-25	TDCJ	500	Owned	2 years	Two, one-year	August-27
35	Salt Lake City Center	Salt Lake City	Utah	1970, 1977, 2004	June-19	BOP	115	Owned	1 year	Nine, one-year	May-26
36	Casper Reentry Center	Casper	Wyoming	1984, 1994, 2004/2005, 2007	January-22/July-24	BOP/WYDOC	342	Owned	1 year/1 year	Four, one-year/Two, one-year options	December-26/June-26

* The DART Center was activated in March, 2026

Updated as of May 6, 2026

Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Customer(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date	
MANAGED-ONLY FACILITIES											
GEO SECURE SERVICES											
1	Florence West Correctional and Rehabilitation Facility	Florence	Arizona	1997	October-22	AZ DOC	750	Managed	5 years	One, five-year	October-27
2	Phoenix West Correctional and Rehabilitation Facility	Phoenix	Arizona	1979, 1984, 1995, 1996, 2002	July-22	AZ DOC	500	Managed	5 years	None	July-27
3	Central Arizona Correctional and Rehabilitation Facility	Florence	Arizona	2006	December-06	AZ DOC	1,280	Managed	10 years	Two, five-year	December-26
4	Kingman Correctional and Rehabilitation Facility	Kingman	Arizona	2004, 2010	February-08	AZ DOC	3,400	Managed	10 years	One, five-year plus one, two-year plus one, three-and-a-half-month plus one, one-year extension, plus one, one-year, 7-and-a-half-month option	June-26
5	Blackwater River Correctional and Rehabilitation Facility	Milton	Florida	2010	October-10	FL DOC	2,000	Managed	3 years	unlimited, two-year	October-27
6	Moore Haven Correctional and Rehabilitation Facility	Moore Haven	Florida	1995, 1999, 2007	July-21	FL DOC	985	Managed	3 years	unlimited, two-year	June-26
7	South Bay Correctional and Rehabilitation Facility	South Bay	Florida	1996, 1997, 2001, 2004, 2005, 2007, 2012	July-09	FL DOC	1,948	Managed	3 years	Four, two-year plus six-month extension plus three, two-year extensions	December-26
8	North Florida Detention Facility	Sanderson	Florida	N/A	August-25	ICE	1,310	Managed	Perpetual	None	Perpetual
9	New Castle Correctional Facility	New Castle	Indiana	2001, 2012	September-05	IN DOC	3,196	Managed	4 years	Three, two-year extensions plus one, four-year and nine-month extension plus one, three-month extension, plus one, nine-month extension plus one, five-year extension with one, four-year option.	June - 30
10	Heritage Trail Correctional Facility	Plainfield	Indiana	1890, 1900, 1921, 1961	March-11	IN DOC	1,066	Managed	4 years	One, four-year extension, plus one, one-year extension plus four-months and two-days extension, plus one-year extension plus five-year extension	June-26
11	El Centro Detention Facility	El Centro	California	1976	December-19	USMS	512	Managed	2 years	Three, two-year, plus nine-month extension	Oct-27
12	Kinney County Detention Center	Brackettville	Texas	2004	September-13	USMS-IGA	384	Managed	Perpetual	None	Perpetual
INTERNATIONAL											
1	Fulham Correctional Centre	West Sale, AUS	Victoria	1997, 2002	July-12	Victoria Ministry of Corrections	922	Managed	4 years	Nineteen-years and four-months	October-35
2	Kutama Sinthumule Correctional Centre	Louis Trichardt, SA	South Africa	2003, 2008	February-02	RSA Dept. of Correctional Services	3,024	Managed	25 years	None	February-27
3	Ravenhall Correctional Centre	Melbourne, AUS	Victoria	2017	November-17	Victoria Ministry of Corrections	1,300	Managed	24 years 5 months	None	March-42

Updated as of May 6, 2026

	Facility Name	City	State	Years Built/ Renovated	Years Contracted	Primary Lessee(s)	Design Capacity	Ownership Type	Term(s)	Renewal Option(s)	Upcoming Renewal Date
GEO LEASED PROPERTIES (NOT MANAGED)											
1	Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013, 2015, 2018	May-23	OK DOC	1,940	Owned	5 years, 6 months	Unlimited, one-year	October-28
2	Guadalupe County Correctional Facility	Santa Rosa	New Mexico	1998/1999, 2008	November-21	NMCD	600	Owned	2 years	Nine, Two-year options	October-27
3	Southern Peaks Regional Treatment Center	Canon City	Colorado	2003, 2004	N/A	Abraxas Alliance	136	Owned	N/A	N/A	N/A
4	Southwood Interventions	Chicago	Illinois	1925, 1950, 1975, 2008	N/A	Abraxas Alliance	80	Owned	N/A	N/A	N/A
5	Woodridge Interventions	Woodridge	Illinois	1982, 1986	N/A	Abraxas Alliance	90	Owned	N/A	N/A	N/A
6	Abraxas Ohio	Shelby	Ohio	1900, 1925, 1965, 1992	N/A	Abraxas Alliance	100	Owned	N/A	N/A	N/A
7	Abraxas I	Marienville	Pennsylvania	1930s, 1960, 1982, 1985, 1987, 1989, 1999, 2003	N/A	Abraxas Alliance	204	Owned	N/A	N/A	N/A
8	Abraxas Academy	Morgantown	Pennsylvania	1999, 2000	N/A	Abraxas Alliance	214	Owned	N/A	N/A	N/A

EBITDA:

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

Adjusted EBITDA:

Adjusted EBITDA is defined as EBITDA adjusted for net loss attributable to non-controlling interests, stock-based compensation expenses, pre-tax, transaction fees, pre-tax, employee restructuring expenses, pre-tax, close-out expenses, pre-tax, and other non-cash revenue & expenses, pre-tax.

Adjusted Net Income:

Adjusted Net Income, is defined as net income attributable to GEO operations adjusted for transaction fees, pre-tax, employee restructuring expenses, pre-tax, close-out expenses, pre-tax, and the tax effect of adjustments to net income attributable to GEO operations.

Net Debt/Net Leverage:

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

Net Operating Income (NOI):

Net Operating Income is defined as revenues less operating expenses, excluding depreciation and amortization expense, general and administrative expenses, contingent litigation reserve and real estate related operating lease expense. Net Operating Income is calculated as net income adjusted by subtracting equity in earnings of affiliates, net of income tax provision, and by adding income tax provision, interest expense, net of interest income, depreciation and amortization expense, general and administrative expenses, and operating lease expense, real estate.