

## **Supplemental Information**

Second Quarter and Year-To-Date 2015

The GEO Group, Inc.'s ("GEO") Unaudited Reconciliation Tables and Supplemental Disclosure presented herein speaks only as of the date or period indicated, and GEO does not undertake any obligation, and disclaims any duty, to update any of this information. 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 Comission ("SEC"). Readers are advised to refer to these reports for additional information concerning GEO.

The GEO Group, Inc.

One Park Place 621 NW 53rd Street Suite 700

Boca Raton, FL 33487 www.geogroup.com

Phone: 866-301-4436



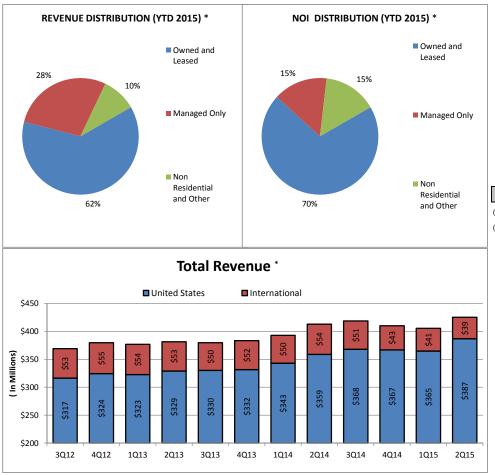
Company Profile	3
Financial Summary - 1	4
Financial Summary - 2	5
Condensed Consolidated Balance Sheets	6
Condensed Consolidated Statement of Operations	7
Reconciliation of Net Income Attributable to GEO to FFO, Normalized FFO and AFFO	8
Reconciliation of Net Income Attributable to GEO to Net Operating Income (NOI), EBITDA and Adjusted EBITDA	9
Global Operations Profile	10
Portfolio Operating Metrics	11
Customer Data	12
Property and Equipment	13
Capital Expenditures	14
Debt Maturity Schedule	15
Outstanding Debt	16
Development	17
Idle Facilities	18
Property List	19-21
Definitions	22





The GEO Group, Inc. (NYSE: GEO) is the first fully integrated equity real estate investment trust ("REIT") 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, community reentry, and electronic monitoring 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 106 facilities totaling approximately 85,500 beds, including projects under development, with a growing workforce of approximately 20,000 professionals.

GEO's mission is to develop innovative public-private partnerships with government agencies around the globe that deliver high quality, cost-efficient correctional, detention, community reentry, and electronic monitoring services while providing industry leading rehabilitation and community reintegration programs to the men and women entrusted to GEO's care.



## GC REIT Structure

## REIT

#### Owned/Leased Facilities

# TRS Managed Only Facilities



#### 2015 Guidance Summary

Una	ลนต	ited	)	

Unaudited)						
In '000 except per share data)	Lo	w-End	Mi	d-Point	Hi	gh-End
Revenue	\$	1,855,000	\$	1,860,000	\$	1,865,000
NOI	\$	512,000	\$	514,000	\$	516,000
Adjusted EBITDA	\$	372,000	\$	374,000	\$	376,000
FFO / Share (Normalized)	\$	2.71	\$	2.73	\$	2.75
AFFO / Share	\$	3.30	\$	3.32	\$	3.34
Capital Expenditures			\$	77,000		
Maintenance			\$	22,000		
Growth			\$	55,000		

<sup>\*</sup> Does not include Facility Construction and Design Revenue



Company Prof	file		Q2 2015		Q2 2014		YTD 2015		YTD 2014
	Market Capitalization * ** Share Price **	\$ \$	2,550,262 34.16	\$ \$	2,595,181 35.73	\$ \$	2,550,262 34.16	\$ \$	2,595,181 35.73
Revenues *									
	Owned and Leased: Corrections & Detention Owned and Leased: Community-based Owned and Leased: Youth Services Managed Only Facility Construction & Design Non-residential Services and Other	\$ \$ <u></u>	229,107 18,608 22,029 115,447 20,415 40,339 445,945	\$ \$ 	201,362 17,283 21,972 130,362 - 41,864 412,843	\$ \$ =	439,290 35,871 43,013 233,030 42,165 79,945 <b>873,314</b>	\$ =	398,597 34,386 42,588 250,895 - 79,514 <b>805,980</b>
Net Operating	Income (NOI) *								
The operating	Owned and Leased: Corrections & Detention Owned and Leased: Community-based Owned and Leased: Youth Services Managed Only Facility Construction & Design Non-residential Services and Other	\$ \$	73,341 8,816 3,198 17,200 350 15,620 118,525	\$ <u></u>	72,618 7,981 3,661 16,729 - 18,202 119,191	\$ \$ =	142,653 16,429 5,021 36,579 952 32,917 <b>234,551</b>	\$ \$	141,447 15,756 5,069 31,914 - 32,514 <b>226,700</b>
Adjusted EBIT	TDA *	\$	88,101	\$	88,532	\$	172,626	\$	165,737
FFO & AFFO									
11044110	AFFO per diluted share	\$	0.78	\$	0.85	\$	1.49	\$	1.56
	Funds From Operations (NAREIT) * Funds From Operations (Normalized) * Adjusted Funds From Operations * Dividends per share	\$ \$ \$ \$	42,783 46,368 57,488 0.62	\$ \$ \$	51,883 51,883 60,927 0.57	\$ \$ \$	85,445 90,589 110,421 1.24	\$ \$ \$	93,254 93,254 112,329 1.14
Capital Expen	ditures *								
	Growth Maintenance Facility Improvements	\$	10,767 5,425 21,304 <b>37,496</b>	\$ _	10,567 4,961 8,063	\$ 	30,772 12,086 28,836	\$ _	18,560 9,381 13,181
igures in '000s As of quarter end	1	<sup>Ψ</sup> =	37,490	Ψ_	23,591	Ι Ψ_	71,694	Ψ_	41,122



	Q2 2015	Q2 2014	YTD 2015	YTD 2014
Portfolio **				
Owned and Leased: Corrections & Detention	36	28	36	28
Owned and Leased: Community-based	21	20	21	20
Owned and Leased: Youth Services	10	10	10	10
Managed only	32	32	32	32
	99	90	99	90
Owned and Leased: Corrections & Detention **				
Revenue Producing Beds	41,751	32,567	41,751	32,567
Occupancy	91%	97%	91%	96%
Compensated Mandays	3,262,606	2,882,682	6,183,213	5,690,977
Square Feet	7,563,863	5,826,361	7,563,863	5,826,361
Idle Facilities: Design Capacity - Beds	3,740	5,756	3,740	5.756
Square Feet	622,816	1,169,138	622,816	1,169,138
Owned and Leased: Community-based **				
Revenue Producing Beds	2,924	2,445	2,924	2,445
Occupancy	85%	87%	83%	88%
Compensated Mandays	225,667	211,465	436,619	421,998
Square Feet	434,001	354,913	434,001	354,913
Owned and Leased: Youth Services **				
Revenue Producing Beds	1,199	1,247	1,199	1,247
Occupancy	72%	72%	72%	68%
Compensated Mandays	78,687	81,360	155,660	156,324
Square Feet	742,227	700,227	742,227	700,227
Idle Facilities: Design Capacity - Beds	62	62	62	62
Square Feet	23,626	23,626	23,626	23,626
Managed Only **				
Revenue Producing Beds	27,349	27,881	27,349	27,881
Occupancy	98%	98%	98%	99%
Compensated Mandays	2,447,614	2,498,025	4,870,771	4,847,324
Square Feet	8,081,350	7,769,041	8,081,350	7,769,041
U.S.	5,033,263	4,458,153	5,033,263	4,458,153
International	3,048,087	3,310,888	3,048,087	3,310,888
Non Residential Units				
Daily Reporting Centers (1)	303,606	281,082	580,262	533,976
Youth (2)	84,791	72,908	162,772	146,740
BI Electronic & Location Monitoring (3)	10,375,238	11,029,701	20,621,992	18,740,280
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Non-Residential Units presented in the table are calculated based on number of days within the period multiplied by number of units.

<sup>(1)</sup> Community Based Services Non-Residential units include home confinement populations and day reporting center participants.

<sup>(2)</sup> Youth Non-Residential units include education, counseling, and other outpatient treatment services.

<sup>(3)</sup> BI Non-Residential units include electronic monitoring services and Intensive Supervision and Appearance ("ISAP") participants.

<sup>\*\*</sup> Excluding idle facilities



		As of	
ASSETS	<u>June 30, 2015</u> (Unaudited)		<u>December 31, 2014</u>
Current Assets			
Cash and cash equivalents	\$ 47,044	\$	41,3
Restricted cash and investments	7,946		4,3
Accounts receivable, less allowance for doubtful accounts	270,131		269,0
Current deferred income tax assets	25,921		25,8
Prepaid expenses and other current assets	 32,672	. <del>-</del>	36,8
Total current assets	\$ 383,714	\$	377,4
Restricted Cash and Investments	21,047		19,5
Property and Equipment, Net	1,919,266		1,772,16
Contract Receivable	110,176		66,22
Direct Finance Lease Receivable	5,339		9,25
Non-Current Deferred Income Tax Assets	5,873		5,8
Intangible Assets, Net (including goodwill)	850,705		649,1
Other Non-Current Assets	105,331		102,5
Total Assets	\$ 3,401,451	\$	3,002,2
LIABILITIES AND SHAREHOLDERS' EQUITY		•	
Current Liabilities			
Accounts payable	\$ 59,567	\$	58,1
Accrued payroll and related taxes	45,113		38,5
Accrued expenses and other current liabilities	134,783		140,6
Current portion of capital lease obligations, long-term debt, and non-recourse debt	 16,822	-	16,7
Total current liabilities	\$ 256,285	\$	254,0
Non-Current Deferred Income Tax Liabilities	15,769		10,0
Other Non-Current Liabilities	85,919		87,4
Capital Lease Obligations	9,286		9,8
Long-Term Debt	1,844,763		1,462,8
Non-Recourse Debt	172,852		131,9
Shareholders' Equity	1,016,577		1,045,9
Total Liabilities and Shareholders' Equity	\$ 3,401,451	\$	3,002,2

\* all figures in '000s



		<u>Unaudited</u>						
		Q2 2015		Q2 2014		YTD 2015		YTD 2014
	_							
Revenues	\$	445,945	\$	412,843	\$	873,314	\$	805,980
Operating expenses		333,930		300,058		651,839		591,981
Depreciation and amortization		26,560		23,748		51,501		47,890
General and administrative expenses		32,174		28,148	-	64,022	_	56,650
Operating income		53,281		60,889		105,952		109,459
Interest income		2,868		824		4,941		1,556
Interest expense		(26,651)		(20,602)		(51,297)		(41,254)
Income before income taxes and equity in earnings of affiliates		29,498		41,111		59,596		69,761
Provision for income taxes		2,369		3,387		5,196		5,525
Equity in earnings of affiliates, net of income tax provision		1,124	-	1,174	_	2,610	. <u> </u>	2,658
Net income		28,253		38,898		57,010		66,894
Less: Net loss/(income) attributable to noncontrolling interests		38		<u>-</u>	_	58	_	(6)
Net income attributable to The GEO Group, Inc.	\$ 	28,291	\$	38,898	\$	57,068	\$_	66,888
Weighted Average Common Shares Outstanding:  Basic  Diluted		73,665 73,903		71,749 71,994		73,607 73,894		71,599 71,875
Income per Common Share Attributable to The GEO Group, Inc.:								
Basic:					_		_	
Net income per share — basic	\$	0.38	\$	0.54	\$_	0.78	\$_	0.93
Diluted:								
Net income per share — diluted	\$	0.38	\$	0.54	\$	0.77	\$	0.93
Regular Dividends Declared per Common Share		0.62	_=	0.57	_ =	1.24	_ \$	1.14

<sup>\*</sup> all figures in '000s, except per share data



		unaudited						
		Q2 2015		Q2 2014		YTD 2015		YTD 2014
Net Income attributable to GEO	\$	28,291	\$	38,898	\$	57,068	\$	66,888
Add:	Ψ	20,201	Ψ	00,000		01,000	Ψ	00,000
Real Estate Related Depreciation and Amortization		14,492		12,985		28,377		26,366
Equals: NAREIT defined FFO	\$ <u></u>	42,783	\$	51,883	\$	85,445	\$ <u></u>	93,254
Add:								
Start-up expenses, net of tax M&A related expenses, net of tax		2,912 673		-		2,912 2,232		-
Equals: FFO, normalized	\$	46,368	\$_	51,883	\$	90,589	\$	93,254
Add:								
Non-Real Estate Related Depreciation & Amortization		12,068		10,763		23,124		21,524
Consolidated Maintenance Capital Expenditures		(5,425)		(4,961)		(12,086)		(9,381)
Stock Based Compensation Expenses		2,956		2,067		5,578		4,533
Amortization of debt issuance costs, discount and/or premium and other non-cash interest		1,521		1,175		3,216		2,399
Equals: AFFO	\$ <u></u>	57,488	\$ _	60,927	\$	110,421	\$ <u></u>	112,329
Weighted average common shares outstanding - Diluted		73,903		71,994		73,894		71,875
FFO/AFFO per Share - Diluted								
Normalized FFO Per Diluted Share	\$	0.63	\$_	0.72	\$_	1.23	\$	1.30
AFFO Per Diluted Share	\$	0.78	\$ <u>_</u>	0.85	\$_	1.49	\$	1.56
Regular Common Stock Dividends per common share	\$	0.62	\$_	0.57	\$_	1.24	\$	1.14

<sup>\*</sup> all figures in '000s, except per share data



	unaudited	
	Q2 2015 Q2 2014 YTD 2015 YTD 201	14
Net income attributable to GEO Less Net loss/(income) attributable to noncontrolling interests	\$ 28,291 \$ 38,898 \$ 57,068 \$ 66,8 38 - 58	(6)
Net Income	\$ 28,253 \$ 38,898 \$ 57,010 \$ 66,8	194
Add (Subtract): Equity in earnings of affiliates, net of income tax provision Income tax provision Interest expense, net of interest income Depreciation and amortization General and administrative expenses	(1,124)     (1,174)     (2,610)     (2,6       2,369     3,387     5,196     5,5       23,783     19,778     46,356     39,6       26,560     23,748     51,501     47,8       32,174     28,148     64,022     56,6	525 698 390
Net Operating Income, net of operating lease obligations	\$ 112,015 \$ 112,785 \$ 221,475 \$ 213,9	99
Add: Operating lease expense, real estate  Net Operating Income (NOI)	6,510     6,406     13,076     12,7       118,525     119,191     \$ 234,551     \$ 226,7	
Subtract (Add):  General and administrative expenses  Operating lease expense, real estate  Equity in earnings of affiliates, pre-tax	32,174       28,148       64,022       56,6         6,510       6,406       13,076       12,7         (1,640)       (1,828)       (3,738)       (3,8	701
EBITDA	\$ 81,481 \$ 86,465 \$ 161,191 <b>\$</b> 161,2	210
Adjustments Net loss/(income) attributable to noncontrolling interests Stock based compensation expenses, pre-tax Start-up expenses, pre-tax M&A related expenses, pre-tax	38 - 58 2,956 2,067 5,577 4,5 2,808 - 2,808 - 818 - 2,992 -	(6) 533 -
Adjusted EBITDA	\$ <u>88,101</u> \$ <u>88,532</u> \$ <u>172,626</u> \$ <u>165,7</u>	'37

<sup>\*</sup> all figures in '000s



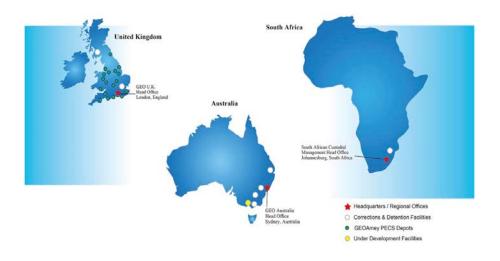
### **Global Operating Portfolio by Region**

nited States	Facilities	Current Beds	Beds 1-Yr Ago
Texas	22	21,891	18,807
California	19	5,846	5,846
Louisiana	7	5,850	2,698
Florida	6	8,502	8,452
Pennsylvania	6	2,472	2,472
Alaska	6	684	684
Illinois	4	238	286
Georgia	3	5,115	5,115
Colorado	3	2,918	2,918
Arizona	3	2,530	2,530
New Mexico	3	2,425	2,425
Oklahoma	2	4,466	4,574
Indiana	2	4,262	4,262
New Jersey	2	1,440	1,200
New York	2	332	332
Michigan	1	1,748	1,740
Washington	1	1,575	1,575
Virginia	1	1,536	1,536
North Carolina	1	1,450	1,450
Alabama	1	690	0
Kansas	1	150	150
Nevada	1	124	124
Utah	1	115	115
Ohio	1	100	100
nited States Total:	99	76,459	69,391

International	Facilities	Current Beds	Beds 1-Yr Ago
Australia	4	3,288	3,288
South Africa	1	3,024	3,024
United Kingdom	1	249	869
International Total:	6	6,561	7,181

Global:	105	83,020	76,572
<b>Global Operating Portfoli</b>	o by Facility Owners	ship	
Company Owned	59	47,536	40,824
Company Leased	15	4,372	4,104
Managed-Only	31	31,112	31,644
Total	105	83,020	76,572





<sup>\*</sup> Data includes all active facilities and idle beds; and excludes projects under construction.



Portfol	io O	perating	Metrics

	# of						Compensated			Compensated	
	Facilities		Owned & Leased		Total		Mandays	Occupancy		Mandays	Occupancy
	(3)	Sq. Ft.	Beds	Managed Only Beds	Beds	Revenue YTD 2015 *	YTD 2015	YTD 2015	Revenue Q2 2015 *	Q2 2015	Q2 2015
United States (Ex-Federal)											
Eastern Region (FL,GA,IN,LA,VA)	11	4,158,174	3,248	15,176	18,424	\$114,774	3,047,535	101%	\$57,139	1,540,440	95%
Central Region (TX,OK)	3	896,009	2,526	1,520	4,046	\$27,034	722,889	99%	\$13,673	365,209	99%
Western Region (AZ,CA,NM)	17	1,601,131	4,200	3,404	7,604	\$76,003	1,335,648	97%	\$38,185	672,355	97%
Community-based	8	213,871	1,342	-	1,342	\$13,567	211,323	87%	\$7,025	109,770	90%
Youth Services	10	742,227	1,199	-	1,199	\$42,941	155,660	72%	\$21,957	78,687	72%
United States (Ex-Federal) Total:	49	7,611,412	12,515	20,100	32,615	\$274,319	5,473,055	98%	\$137,979	2,766,461	95%
United States (Federal)											
Eastern Region (FL,GA,LA,NC,NY,PA)	9	1,717,397	10,371	-	10,371	\$125,574	1,690,462	96%	\$64,859	883,452	96%
Central Region (TX)	12	2,577,784	16,516	688	17,204	\$153,047	2,321,877	87%	\$81,234	1,257,518	87%
Western Region (CA,CO,WA)	5	1,096,048	5,577	-	5,577	\$84,006	755,221	88%	\$44,108	398,503	90%
Community-based	12	201,942	1,582	-	1,582	\$22,755	225,296	79%	\$11,822	115,897	81%
United States (Federal) Total:	38	5,593,171	34,046	688	34,734	\$385,382	4,992,856	89%	\$202,023	2,655,370	90%
International											
Australia	4	2,015,345	-	3,288	3,288	\$66,880	595,128	100%	\$32,415	299,208	100%
United Kingdom	1	386,908	-	249	249	\$4,407	37,880	84%	\$2,200	18,351	81%
South Africa	1	645,834	-	3,024	3,024	\$7,609	547,344	100%	\$3,763	275,184	100%
International Total:	6	3,048,087		6,561	6,561	\$78,896	1,180,352	99%	\$38,378	592,743	99%
Non Residential (units)											
BI - Electronic and Location Monitoring						\$60,913	20,621,992		\$30,619	10,375,238	
Community Based						\$18,521	580,262		\$9,458	303,606	
Youth Services						\$3,184	162,772		\$1,681	84,791	
Non Residential Total:	N/A	N/A	N/A	N/A	N/A	\$82,618	21,365,026	N/A	\$41,758	10,763,635	N/A
Other											
Owned, Non-Managed & Mgmt Fee only (1)	5	568,771	1,545	3,763	5,308						
Idle Facilities	7	646,442	3,802	-	3,802						
Other Total <sup>(2)</sup> :	12	1,215,213	5,347	3,763	9,110	\$52,099	N/A	N/A	\$25,807	N/A	N/A
Global Total:	105	17,467,883	51,908	31,112	83,020	\$873,314	11,646,263 <sup>(4)</sup>	93%	\$445,945	6,014,574 <sup>(4)</sup>	93%

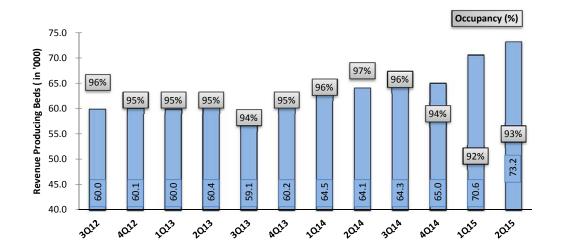
<sup>(1)</sup> Include 1,200 beds - Delaney Hall, 3,763 beds - Reeves County Detention Complex R1/2 & R3 ,232 beds - Caldwell Parish Detention Center and 113 beds - McCabe Center.
(2) Other Total Revenue includes Delaney Hall and Reeves County Detention Complex R1/2 and R3, McCabe Center, Caldwell Parish Detention Center, idle facilities, construction and design, and other revenue.
(3) Number of facilities excludes projects under cosntruction.

<sup>(4)</sup> Total Compensated Mandays excludes Non-Residential Units.

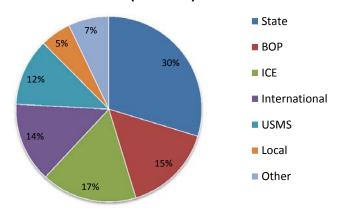
\* Revenue presented in '000s .



	Total	2015	2014	2013	2012	2011	2010
Customer Retention Data							
# of Contracts up for Renewal/Rebid	250	24	38	46	47	50	45
Contract Retention Rate: Owned & Leased	96.7%	100.0%	100.0%	97.0%	96.7%	86.5%	100.0%
Contract Retention Rate: Managed Only	90.2%	100.0%	100.0%	100.0%	76.5%	84.6%	80.0%
Retention Rate	94.0%	100.0%	100.0%	97.8%	89.4%	86.0%	91.1%



## **GEO Revenue By Customer Type** (YTD 2015)



#### Owned & Leased (YTD 2015)\*\*

	% of	% of
Top 10 Customers	Beds *	Revenue
1 U.S. Immigr. & Cust. Enforc.	14.8%	16.6%
2 Federal Bureau of Prisons	16.7%	15.0%
3 United States Marshals Service	10.4%	11.0%
4 State of California	3.3%	3.3%
5 State of New Mexico	2.4%	2.3%
6 State of Oklahoma	3.4%	2.1%
7 State of Georgia	2.0%	1.6%
8 State of Alaska	0.6%	1.1%
9 State of Texas	1.0%	0.7%
10 Various Other	4.1%	7.6%

Managed Only (YTD 2015) \*\*

		% of	% of
Top 10 Cu	stomers	Beds *	Revenue
1	Australia	4.5%	7.9%
2	State of Florida	10.7%	6.4%
3	State of Indiana	5.8%	2.7%
4	State of Arizona	3.5%	2.6%
5	United Kingdom	0.3%	1.4%
6	State of Virginia	2.1%	1.0%
7	State of Louisiana	2.2%	1.0%
8	State of Texas	2.1%	0.9%
9	South Africa	4.1%	0.7%
10	Various Other	2.5%	2.2%

<sup>\*</sup> Reflects only revenue producing beds.
\*\* Top ten customers do not reflect non residential revenue.





Unaudited

As of

June 30, 2015

June 30, 2014

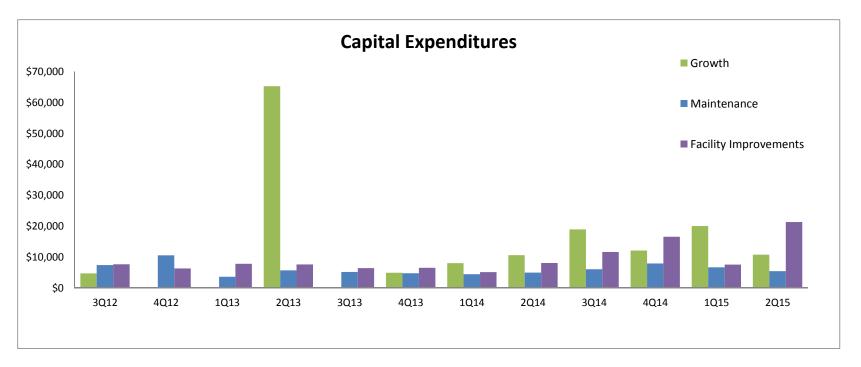
Land	\$	103,810	\$ 101,054
Buildings and improvements		1,790,168	1,570,560
Leasehold improvements		265,593	258,862
Equipment		166,080	144,019
Furniture, fixtures and computer software		44,592	36,526
Facility construction in progress		34,465	40,284
Total	\$	2,404,708	\$ 2,151,305
Less accumulated depreciation and amortization		(485,442)	(413,948)
Property and equipment, net	\$	1,919,266	\$ 1,737,357
	_		

13

<sup>\*</sup> all figures in '000s



	Q2 2015									Q1 2015									
		Ow	ned	& Leased	d		М	Managed				ned & Le	d						
		rrections Detention		mmunity Based	Youth Services		Only & Other		Total	Corrections Community & Detention Based		Youth Services		Managed Only & Other			Total		
Cap-Ex Category																			
New facility development	\$	291	\$	1,033	\$	-	\$	214	\$ 1,538	\$	35	\$	451	\$	-	\$	8	\$	494
Existing facility expansion		9,181		48		-		-	9,229		19,364		147		-		-		19,511
Growth		9,472		1,081		-		214	10,767		19,399		598		-		8		20,005
Maintenance		1,485		126		257		3,557	5,425		1,745		421		388		4,107		6,661
Facility Improvements		15,123		424		36		5,721	21,304		4,633		-		-		2,899		7,532
Total Capital Expenditures	\$	26,080	\$	1,631	\$	293	\$	9,492	\$37,496	\$	25,777	\$	1,019	\$	388	\$	7,014	\$	34,198



<sup>\*</sup> Amounts in '000s



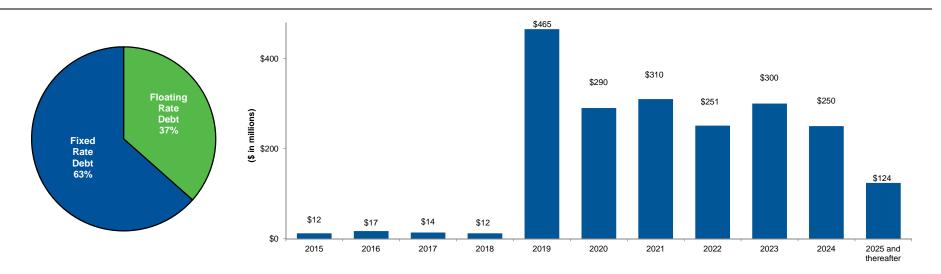
	2015	2	2016	2017	2018	2019	2020		2021	2	2022	2023	3	2024	20	025 & thereafter	Total
Floating Rate Debt	 			 	 											_	
Term Loan B	\$ 1,500	\$	3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 280,500	)	\$ -	\$	-	\$	-	\$ -	\$	-	\$ 294,000
Revolver Borrowings	 -		-	 -	<u>-</u>	453,000	-		-		-		-			-	453,000
Total Floating Debt	1,500		3,000	3,000	3,000	456,000	280,500	)	-		-		-	-		-	747,000
Fixed Rate Debt																	
6.625% Sr. Notes due 2021	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	-	\$ 300,000	\$	-	\$	-	\$ -	\$	-	\$ 300,000
5.875% Sr. Notes due 2022	-		-	-	-	-	-	-	-	2	250,000		-	-		-	250,000
5.125% Sr. Notes due 2023	-		-	-	-	-	-	-	-		-	300,0	00	-		-	300,000
5.875% Sr. Notes due 2024	-		-	-	-	-	-	-	-		-		-	250,000		-	250,000
Non-Recourse Debt **	9,507		12,994	9,497	6,970	7,280	7,665	5	8,065		-		-	-		124,002	185,980
Capital Leases	546		1,163	1,262	1,372	1,488	1,616	3	1,758		1,196		-	-		-	10,402
Other	 103		209	204	210	207	36	3	-		-		-			<u>-</u>	969
Total Fixed Debt	10,156		14,366	10,963	8,552	8,975	9,317	7	309,823	2	251,196	300,0	00	250,000		124,002	1,297,351
Total Debt Payments	\$ 11,656	\$	17,366	\$ 13,963	\$ 11,552	\$ 464,975	\$ 289,817	7	\$ 309,823	\$ 2	251,196	\$ 300,0	00	\$ 250,000	\$	124,002	\$ 2,044,351

#### Weighted Avg. Interest Rates at 6/30/15

 Floating
 3.40%

 Fixed
 5.06%

 Total
 4.42%



<sup>\*</sup> These amounts represent future maturities as of 12/31 of each year.

<sup>\*\* 2025</sup> and thereafter maturities reflect non-recourse debt associated with the Ravenhall, Australia project.



l	Insecured Senior Notes			
Due	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Closing Date	2/10/11	10/3/13	3/19/13	9/25/14
Denomination	USD	USD	USD	USD
Original Principal Amount	\$300,000	\$250,000	\$300,000	\$250,000
Principal Amount (end of quarter)	\$300,000	\$250,000	\$300,000	\$250,000
Coupon	6.625%	5.875%	5.125%	5.875%
Yield (on issue date)	6.625%	5.875%	5.125%	5.875%
Maturity Date	2/15/21	1/15/22	4/1/23	10/15/24
Date Callable	2/15/16	1/15/17	4/1/18	10/15/19
Call Price	103.313	104.406	102.563	102.938
Unsecured Senior Notes, net of discount	\$300,000	\$250,000	\$300,000	\$250,000

Revolvina	Cradit	Equility.	lac of	6/20/2045\
Revolvina	Crean	Facility	(as or	6/30/20131

Capacity	\$700,000	Metric	Current
Outstanding	\$453,000	Total Leverage Ratio <sup>(4)</sup>	5.2x
Letters of Credit (1)	\$58,857	Total Senior Secured Leverage Ratio	2.0x
Remaining Capacity	\$188,143	Interest Coverage Ratio	4.0x
Current Interest Rate Spread	2.25%		
Interest Rate (2)	LIBOR + Spread		

**Debt Covenant Analysis** 

#### Term Loan B (as of 6/30/2015)

8/27/19

Original Principal \$300,000 **Outstanding Principal** \$294,000 Interest Rate Spread 2.50% Interest Rate (3) LIBOR + Spread Maturity Date 4/3/20

(2) No LIBOR floor

Maturity Date

- (3) LIBOR floor of 0.75%
- (4) Excludes non-recourse debt
- \* Amount in '000's

<sup>(1)</sup> Excludes approximately \$200M of Letters of Credit outstanding under the Australian Letters of Credit facility issued in connection with certain performance guarantees related to the Ravenhall Proect



	Projects	Under Developm	ent/Activation (a	s of 08-04-2015)		
_	Location	Ownership Type	Number of Beds	Est. Activation Date	Spent to  Date	Est. Total Investment *
Project						
Karnes Residential Expansion	Texas	Owned	626	Dec 2015	15,212	35,640
United States Total			626		\$15,212	\$ 35,640
Australia - Ravenhall	Australia	Construction Capital Commitment	1,300	2017	-	 115,000
International Total			1,300		AUD -	AUD 115,000

<sup>\*</sup> Amounts in '000s of US dollars, except for Australia Ravenhall investment which is presented in '000s of Australian dollars.

<sup>\*\*</sup> Amount does not include committed non-recourse construction financing



Idle Facilities <sup>(1)</sup>		Ownership	Number of	ı	Net Book
	Location	Туре	Beds	_	Value *
Facility					
Hudson Correctional Facility (2)	Colorado	Leased	1,250		8,808
Leo Chesney Community Correctional Facility (3)	California	Leased	318		31
Pine Prairie Correctional Center	Louisiana	Owned	1,094		12,069
J.B. Evans Correctional Center	Louisiana	Owned	388		732
Perry County Correctional Center	Alabama	Owned	690		13,168
United States Total			3,740	\$	34,808

<sup>(1)</sup> Excludes two smaller Youth Services idle facilities (32-bed Contact Interventions and 30-bed Erie Residential) .

<sup>(2)</sup> Net book value does not include undeveloped land adjacent to the facility.

 $<sup>\</sup>hbox{(3) The lease for Leo Chesney Community Correctional Facility expires September 2015.}\\$ 

<sup>\*</sup> Dollar amounts in '000s



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 U.S. CORRECTIONS & DETENTION										
1 Perry County Corretional Facility	Union Town	Alabama	2006	None	Idle	690	Owned	None	None	None
			1990, 1991, 2011, 2012,							
2 Adelanto Detention Facility	Adelanto	California	2015	May-11	ICE - IGA	1940	Owned	5 years	None	May-16
3 Alexandria Transfer Center	Alexandria	Louisiana	2014	July-07*	ICE - IGA	400	Owned	5 years	Four, One-year	November-15
4 Caldwell Parish Detention Center	Grayson	Louisiana	1995	None	Third Party Tenant	232	Owned-Not Managed	None	None	None
5 Pine Prairie Correctional Center	Pine Prairie	Louisiana	1999, 2008	August-12	Idle	1094	Owned	Perpetual	None	Perpetual
6 South Louisiana Detention Center	Balise	Louisiana	1993, 1994,1996, 1998, 1999, 2000, 2001, 2010, 2011	June-15	ICE	1000	Owned	5 years	None	June-20
7 J.B Evans Correctional Center	Newellton	Louisiana	1994, 1996	None	Idle	388	Owned	None	None	None
8 Central Valley MCCF	McFarland	California	1997, 2009/2010	October-13	CDCR	700	Owned	4 years, 8 months	None	July-18
9 Desert View MCCF	Adelanto	California	1997, 2010, 2013	October-13	CDCR	700	Owned	4 years, 8 months	None	July-18
10 Golden State MCCF	McFarland	California	1997, 2010	November-13	CDCR	700	Owned	4 years, 7 months	None	July-18
11 Leo Chesney Female CCF	Live Oak	California	1989, 2007	None	Idle	318	Leased	None	None	None
12 McFarland Female CCF	McFarland	California	1988, 2011, 2014	March-14	CDCR	300	Owned	4 years, 4 months	None	July-18
13 Mesa Verde Female CCF	Bakersfield	California	1989, 2011,2015	January-15	ICE	400	Owned	5 years, 3 months	None	March-20
14 Western Region Detention Facility	San Diego	California	1959-1961, 2000	January-06	USMS	770	Leased	5 year	One, Five-year Four, Two-year / Four, Two-	January-16
15 Aurora/ICE Processing Center	Aurora	Colorado	1987, 1993, 1998, 2009, 2010, 2011	September-11 / October-12	ICE / USMS	1532	Owned	2 years / 2 years	rour, 1 wo-year / rour, 1 wo- vear	September-15 / October-16
16 Hudson Correctional Facility	Hudson	Colorado	2009, 2011	None	Idle	1250	Leased	None	None	None
			1998, 2004, 2010, 2011,						Five, One-year, One, Six-month	
17 Broward Transition Center	Deerfield Beach	Florida	2013, 2014	July-15	ICE	700	Owned	1 year	extension	July-16
18 D. Ray James Correctional Facility	Folkston	Georgia	1998/1999, 2008/2009, 2011/2012	October-10	BOP	2847	Owned	4 years	Three, Two-year	October-16
19 Riverbend Correctional Facility	Millidgeville	Georgia	2011	July-10	GA DOC	1500	Owned	1 year	Forty, One-year	July-16
20 Robert A. Deyton Detention Facility	Lovejoy	Georgia	1984-1986, 2008/2009	February-08	USMS	768	Leased	5 years	Three, Five year	February-18
21 LaSalle Detention Facility	Jena	Louisiana	1998, 2008, 2010/2011	July-07	ICE - IGA	1160	Owned	5 years	Four, One-year	November-15
22 North Lake Correctional Facility	Baldwin	Michigan	1998/1999, 2002, 2011	June-15/May-15	VT DOC/WA DOC	1748	Owned	2 years / 3 years, 4 months	2 years / 2 years	June-17 / September- 18
23 Delaney Hall	Newark	New Jersey	1999/2000, 2008	N/A	Third Party Tenant	1200	Owned-Not Managed	None	None	None
24 Guadalupe County Correctional Facility	Santa Rosa	New Mexico	1998/1999, 2008	June-15	NMCD - IGA	600	Owned	Perpetual	Automatic One-year	June-16
25 Lea County Correctional Facility	Hobbs	New Mexico	1997/1998	September-98	NMCD - IGA	1200	Owned	Perpetual	Automatic One-year	July-16
26 Queens Private Detention Facility	Jamaica	New York	1971, 1996/1997, 2004	January-08	USMS	222	Owned	2 years	Four, Two-year	January-16
27 Rivers Correctional Institution	Winton	North Carolina	2000/2001	April-11	BOP	1450	Owned	4 years	Three, Two-year	April-17
28 Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013, 2015	June-14	BOP	1940	Owned	5 years	Five, One year	June-19
29 Lawton Correctional Facility	Lawton	Oklahoma	1998,1999, 2005, 2006, 2015	October-13	OK DOC	2526	Owned	9 months	Four, Automatic One-year	July-16
30 Moshannon Valley Correctional Center	Phillipsburg	Pennsylvania	2005, 2006, 2013	April-06	BOP	1824	Owned	3 years	Seven, One-year	April-16
31 Brooks County Detention Center	Falfurrias	Texas	2001, 2011	March-13	USMS IGA	652	Owned	Perpetual	None None	Perpetual
32 Coastal Bend Detention Center	Robstown	Texas	2008, 2009	July-12	USMS IGA	1176	Owned	Perpetual	None	Perpetual
33 East Hidalgo Detention Center	LaVilla	Texas	2001, 2002, 2004, 2005, 2007, 2011	September-12	USMS IGA	1300	Owned	Perpetual	None	Perpetual
34 Big Spring Correctional Center	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012	April-07	ВОР	3509	Owned	4 years	Three, Two-year	April-17
35 Joe Corley Detention Facility	Conroe	Texas	2008	July-08 / July-08	USMS / ICE	1517	Owned	Perpetual / 6 years, Three 6 month Extensions	None	Perpetual / February -16
36 Karnes Correctional Center	Karnes City	Texas	1995	February-98	USMS - IGA	679	Owned	Perpetual	None	Perpetual
37 Karnes County Residential Center	Karnes County	Texas	2011/2012/2014	December-10	ICE - IGA	532	Owned	5 years	None	Perpetual
38 Rio Grande Detention Center	Laredo	Texas	2007, 2008	October-08	USMS	1900	Owned	5 years	Three, Five-year	October-18
39 South Texas Detention Complex	Pearsall	Texas	2004, 2005, 2012	December-11	ICE	1904	Owned	11 months	Four, One-year	December-15
40 Val Verde Correctional Facility	Del Rio	Texas	2000, 2001, 2005, 2007	January-01	USMS - IGA	1407	Owned	Perpetual	None	Perpetual
41 Northwest Detention Center	Tacoma	Washington	2003, 2004, 2009, 2010, 2012	October-09	ICE	1575	Owned	1 year	Four, One-year / Eleven-month extension	September-15
* Alexandria Transfer Center was activated purs	uant to an amendment und	ler the Lasalle Detention	Facility contract.							geogroup com

COMMUNITY-BASED SERVICES										
1 Cordova Center	Anchorage	Alaska	1974-1979, 2001, 2013	January-13 / March-13	BOP / AK DOC	262	Owned	2 years / 4 months	Three, one-year / Four, One- year, One five-month	January-16/July-16
2 Midtown Center	Anchorage	Alaska	Early 1950s, 1972, 1998	March-13	AK DOC	32	Owned	4 months	Four, One-year	July-16
3 Northstar Center	Fairbanks	Alaska	1970, 1975, 1995	February-11	AK DOC	143	Leased	5 months	Four, one-year, One Five-month	December-15
4 Parkview Center	Anchorage	Alaska	1971, 1976	March-13	AK DOC	112	Owned	4 months	Four, One-year, One Five- month	July-16
5 Seaside Center	Nome	Alaska	1958, 2005	December-07	AK DOC	50	Leased	5 months	Four, One-year and One, Six- month	July-16
6 Tundra Center	Bethel	Alaska	1960/1970	February-12	AK DOC	85	Owned	5 months	Four, one-year and One, Six- month	July-16
7 El Monte Center	El Monte	California	1960, 2004, 2012	July-13	BOP	70	Leased	1 year	Four, One year	July-16
8 Marvin Gardens Center	Los Angeles	California	1962, 1965, 1990	March-12	BOP	60	Leased	2 years	Three, One-year	March-16
9 Newark Residential Reentry Center	Newark	New Jersey	1925, 1992, 2014	July-14	NJ State Parole Board	240	Leased	3 years	Two, One-year	July-17
10 Oakland Center	Oakland	California	1904, 1911, 2000s	November-08	BOP	69	Owned	3 years	Seven, One-year	November-15
11 Taylor Street Center	San Francisco	California	1907, 2010, 2011	April-06 / July- 15	BOP / CDCR	210	Owned	2 years, 8 months / 2 years	Seven, One-year / None	January - 16 / July- 17
12 Grossman Center	Leavenworth	Kansas	2002, 2003, 2010	November-12	BOP	150	Leased	2 years	Three, One-year	November-15
13 Las Vegas CCC	Las Vegas	Nevada	1978, 2004	October-10	BOP	124	Owned	2 years	Three, One-year	October-15
14 Bronx Community Re-entry Center	Bronx	New York	1966, 1998, 2009, 2012	August-15	BOP	110	Leased	1 year	Four, One-year	August-15
15 Beaumont Transitional Treatment Center	Beaumont	Texas	1940, 1950, 1967, 1975, 1986, 1997	September-03	TDCJ	180	Owned	2 years	Five, Two-year and One Six- month	September-15
16 Leidel Comprehensive Sanction Center	Houston	Texas	1930, 1960, 2005, 2006, 2012	January-11	BOP	190	Owned	2 years	Four, One-year	January-16
17 McCabe Center	Austin	Texas	1962, 2012	N/A	Third Party Tenant	113	Owned -Not Managed	None	None	None
18 Mid Valley House	Edinburg	Texas	1985, 2001, 2014	July-14	BOP	128	Owned	1 year	Four, One-year	July-17
19 Reality House	Brownsville	Texas	1983, 2011	September-11	BOP	94	Owned	2 year	Three, One-year	September-15
20 Southeast Texas Transitional Center	Houston	Texas	1960, 1967, 1970, 1984, 1997, 1998, 2008, 2012	September-03	TDCJ	500	Owned	2 years	Five, Two-year	September-15
21 Salt Lake City Center	Salt Lake City	Utah	1970, 1977, 2004	June-11	BOP	115	Leased	2 years	Three One-year	June-16
YOUTH SERVICES										
Southern Peaks Regional Treatment Center	Canon City	Colorado	2003, 2004	June-05	CO Counties of DHS,DYC, CDE	136	Owned	N/A	N/A	N/A
2 Southwood Interventions	Chicago	Illinois	1925, 1950, 1975, 2008	June-05	OASA, City of Chicago, Medicaid	80	Owned	N/A	N/A	N/A
3 Woodridge Interventions	Woodridge	Illinois	1982, 1986	June-05	IL DASA, insurance	90	Owned	N/A	N/A	N/A
4 Contact Interventions	Wauconda	Illinois	1950s, 1960, 2006	None	Idle	32	Owned	N/A	N/A	N/A
5 DuPage Interventions	Hinsdale	Illinois	1988	June-05	IL DASA, Medicaid, Private	36	Owned	N/A	N/A	N/A
6 Abraxas Academy	Morgantown	Pennsylvania	1999, 2000	June-05	Various Agencies	214	Owned	N/A	N/A	N/A
6 Adiaxas Academy	Worgantown	remisyivama	1930s, 1960, 1982,	Julie-05	various Agencies	214	Owned	IV/A	IV/A	IV/A
7 Abraxas I	Marienville	Pennsylvania	1985, 1987, 1989, 1999, 2003	May-05	Various Counties	204	Owned	N/A	N/A	N/A
8 Abraxas Ohio	Shelby	Ohio	1900, 1935, 1965, 1992	June-05	Various Counties	100	Owned	N/A	N/A	N/A
9 Abraxas Youth Center	South Mountain	Pennsylvania	1938, 1948, 2001	June-05	PA Dept of Public Welfare	72	Leased	N/A	N/A	N/A
10 Erie Residential Programs	Erie	Pennsylvania	1883, 1893, 1900, 1930, 1940, 2003, 2011	None	Idle	30	Owned	N/A	N/A	N/A
11 Leadership Development Program	South Mountain	Pennsylvania	1920, 1938, 2000, 2005	June-05	Various Counties	128	Leased	N/A	N/A	N/A
12 Hector Garza Center	San Antonio	Texas	1986, 1987, 2006	June-05	TYC	139	Owned	N/A	N/A	N/A

	CILITIES

1 Arizona State Prison-Florence West	Florence	Arizona	1997	October-02	AZ DOC	750	Managed	10 years	Two, Five-year	October-17
2 Arizona State Prison- Phoenix West	Phoenix	Arizona	1979, 1984, 1995, 1996, 2002	July-02	AZ DOC	500	Managed	10 years	Two, Five-year	July-17
3 Central Arizona Correctional Facility	Florence	Arizona	2006	December-06	AZ DOC	1,280	Managed	10 years	Two, Five-year	December-16
4 Bay Correctional Facility	Panama City	Florida	1995, 2007	February-14	FL DMS	985	Managed	3 years	Unlimited, Two-year	January - 17
5 Blackwater River Correctional Facility	Milton	Florida	2010	October-10	FL DMS	2,000	Managed	3 years	Two, Two-year	October-15
6 Graceville Correctional Facility	Jackson	Florida	2007, 2009	February-14	FL DMS	1,884	Managed	3 years	Unlimited, Two-year	February - 17
7 Moore Haven Correctional Facility	Moore Haven	Florida	1995, 1999, 2007	February-14	FL DMS	985	Managed	3 years	Unlimited, Two-year	February - 17
8 South Bay Correctional Facility	South Bay	Florida	1996, 1997, 2001, 2004, 2005, 2007, 2012	July-09	FL DMS	1,948	Managed	3 years	Unlimited, Two-year	July-16
9 New Castle Correctional Facility	New Castle	Indiana	2001, 2012	January-06	IN DOC	3,196	Managed	4 years, 6 months	Three, Two-year, One, Four year, Two, Five-year	July-20
10 Heritage Trails (Plainfield STOP)	Plainfield	Indiana	1890, 1900, 1921, 1961	March-11	IN DOC	1,066	Managed	4 years	One, Four-year	March-19
11 Allen Correctional Center	Kinder	Louisiana	1989, 1991, 1994,1995, 1998,1999	July-10	LA DOC	1,576	Managed	10 years	None	July-20
12 Northeast New Mexico Detention Facility	Clayton	New Mexico	2008	August-08	NMDOC / Clayton County	625	Managed	5 years	Five, One-year	August-15
13 Central Texas Detention Facility	San Antonio	Texas	1962, 1989, 1990, 2006, 2010	April-09	USMS / ICE / Bexar County	688	Managed	10 year	None	April-19
14 Cleveland Correctional Center	Cleveland	Texas	1989	January-09	TDCJ	520	Managed	2. years, 6 months	Two, Two-year	September-15
15 Lockhart Work Program Facilities	Lockhart	Texas	1993, 1994, 2001	January-09	TDCJ	1,000	Managed	2 years, 6 months	Two, Two-year	September-15
16 Reeves County Detention Complex R1/R2	Pecos	Texas	1986, 1998, 2001, 2004, 2009, 2010	February-07	Reeves County / BOP	2,407	Managed	10 years	Unlimited, Ten-year	February-17
17 Reeves County Detention Complex R3	Pecos	Texas	2003, 2006, 2010	January-07	Reeves County / BOP	1,356	Managed	10 years	Unlimited, Ten-year	January-17
18 Lawrenceville Correctional Center	Lawrenceville	Virginia	1996, 1998, 2011	March-03	VA DOC	1536	Managed	5 years	Ten, One-year	March-16
LA COUNTY CITY JAILS										
19 Alhambra City Jail	Alhambra	California	No Real Property	July-08	Los Angeles County	67	Managed	3 years	Two, One-year, Plus One-year	July-15
20 Baldwin Park City Jail	Baldwin Park	California	No Real Property	July-03	Los Angeles County	32	Managed	3 years	extension, Plus One- year Three, Three-year	July-15
21 Downey City Jail	Downey	California	No Real Property	November-15	Los Angeles County	30	Managed	3 years	Two, One-year	October-17
22 Fontana City Jail	Fontana	California	No Real Property	February-07	Los Angeles County	39	Managed	5 months	Five, One-year, Plus Two year extension, Plus One- year extension	July-18
23 Garden Grove City Jail	Garden Grove	California	No Real Property	January-10	Los Angeles County	16	Managed	3 years	Unlimited	Perpetual
24 Montebello City Jail	Montebello	California	No Real Property	January-96	Los Angeles County	25	Managed	2 years	Unlimited, One-year	July-16
25 Ontario City Jail	Ontario	California	No Real Property	July-14	Los Angeles County	40	Managed	3 years	Two, Three-year	July-17
INTERNATIONAL										
1 Arthur Gorrie Correctional Centre	Brisbane, AUS	Queensland	1992	January-08	Queensland DOC	890	Managed	5 years	One, Five-year	January-18
2 Fulham Correctional Centre	West Sale, AUS	Victoria	1997, 2002	July-02	Victoria Ministry of Corrections	717	Managed	3 years	Four, Three -year	April-17
Fulham Nalu Challenge Community Unit	West Sale, AUS	Victoria		July-02	Victoria Ministry of Corrections	68	Managed	3 years	Four, Three -year	April-17
3 Junee Correctional Centre	Junee, AUS	New South Wales	1993	April-09	New South Wales Corrective Servies	790	Managed	5 years	Two, Five-year	April-19
4 Parklea Correctional Centre	Parklea, AUS	New South Wales	1987	October-09	New South Wales Corrective Servies	823	Managed	5 years	One, Three year	October-17
5 Dungavel House Immigration Removal Centre	Kidlington, ENG	U.K. Home Office	2013	September-11	U.K. Home Office	249	Managed	5 years	One, Three-year	September-16
6 Kutama-Sinthumule Correctional Centre	Louis Trichardt, SA	South Africa	2003, 2008	February-02	RSA Dept. of Correctional Services	3024	Managed	25 years	None	February-27



#### **Adjusted EBITDA:**

Adjusted EBITDA is defined as EBITDA adjusted for net income/loss attributable to non-controlling interests, stock-based compensation expenses pre-tax, and certain other adjustments as defined from time to time, including for the periods presented M&A related expenses and start-up expenses.

#### **Adjusted Funds from Operations (AFFO):**

Adjusted Funds from Operations, or AFFO, is defined as Normalized FFO adjusted by adding non-cash expenses such as non-real estate related depreciation and amortization, stock based compensation expense, the amortization of debt costs and other non-cash interest, and non-cash mark-to-market adjustments for derivative instruments, and by subtracting recurring consolidated maintenance capital expenditures.

#### **Adjusted Net Income:**

Adjusted Net Income is defined as Net Income Attributable to GEO adjusted for certain items which by their nature are not comparable from period to period or that tend to obscure GEO's actual operating performance, including for the periods presented M&A related expenses, net of tax, and start-up expenses, net of tax.

#### EBITDA:

EBITDA is defined as net operating income adjusted by subtracting general and administrative expenses and real estate related operating lease, and by adding equity in earnings of affiliates, pre-tax.

## Funds from Operations (FFO):

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

### **Net Operating Income (NOI):**

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

## **Normalized Funds From Operations (Normalized FFO):**

Normalized Funds From Operations, or Normalized FFO, is defined as FFO adjusted for certain items which by their nature are not comparable from period to period or that tend to obscure the Company's actual operating performance, including for the periods presented M&A related expenses, net of tax, and start-up expenses, net of tax.