



The GEO Group, Inc.

Supplemental Information

First Quarter 2014

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 SEC. Readers are advised to refer to these reports for additional information concerning GEO.

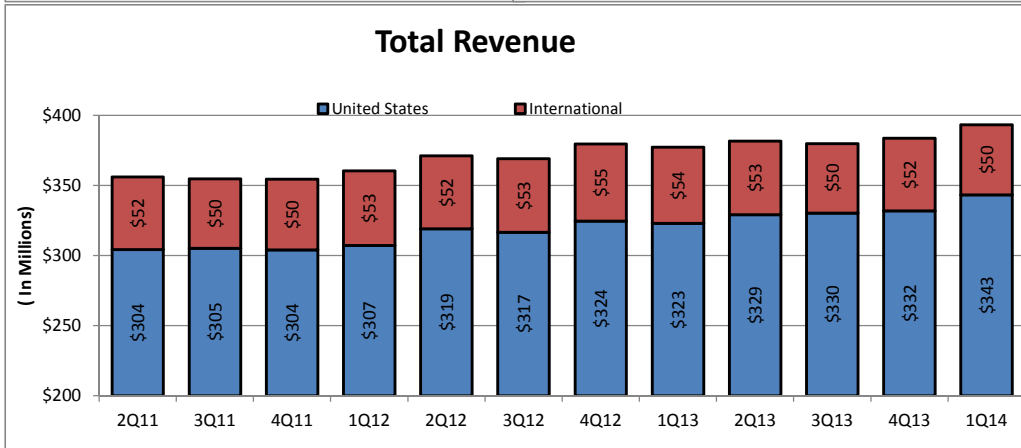
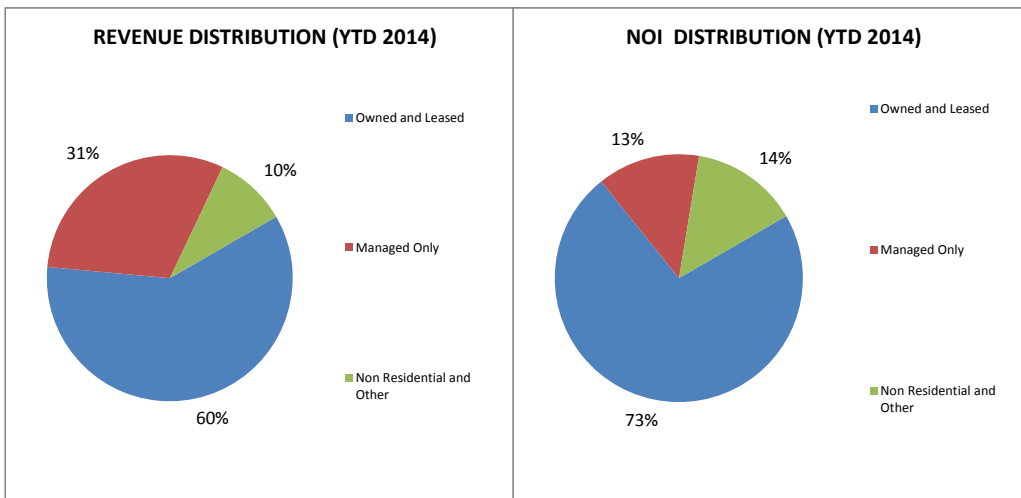
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The GEO Group, Inc. (NYSE: GEO) is the first fully integrated equity real estate investment trust specializing in the design, financing, development, and operation of correctional, detention, and community reentry facilities around the globe. GEO is the world's leading provider of diversified correctional, detention, 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 98 facilities totaling approximately 77,000 beds, including projects under development, with a growing workforce of approximately 18,000 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.

GEO REIT Structure



2014 Guidance Summary

(Unaudited)
(In '000 except per share data)

	Low-End	Mid-Point	High-End
Revenue	\$ 1,600,000	\$ 1,610,000	\$ 1,620,000
NOI	\$ 452,000	\$ 455,000	\$ 458,000
Adjusted EBITDA	\$ 325,000	\$ 328,000	\$ 331,000
FFO / Share (Normalized)	\$ 2.51	\$ 2.56	\$ 2.60
AFFO / Share	\$ 3.00	\$ 3.04	\$ 3.08
Capital Expenditures		\$ 41,000	
Maintenance		\$ 22,000	
Growth		\$ 19,000	

Company Profile	Q1 2014	Q1 2013
Market Capitalization (as of quarter end) (in '000) *	\$ 2,339,648	\$ 2,693,609
Share Price (end of period)	\$ 32.24	\$ 37.62
Revenues *		
Owned and Leased: Corrections & Detention	\$ 197,235	\$ 181,913
Owned and Leased: Community-based	17,103	15,972
Owned and Leased: Youth Services	20,616	23,107
Managed Only	120,533	122,360
Non-residential Services and Other	37,650	33,679
Total Revenues	<u>393,137</u>	<u>\$ 377,031</u>
Net Operating Income (NOI) *		
Owned and Leased: Corrections & Detention	\$ 68,829	\$ 60,000
Owned and Leased: Community-based	7,775	6,548
Owned and Leased: Youth Services	1,408	3,001
Managed Only	15,185	17,089
Non-residential Services and Other	14,312	15,670
Net Operating Income	<u>\$ 107,509</u>	<u>\$ 102,308</u>
Adjusted EBITDA *	\$ 77,205	\$ 73,527
FFO & AFFO		
AFFO per diluted share	\$ 0.71	\$ 0.69
Funds From Operations (NAREIT) *	\$ 41,371	\$ 35,561
Funds From Operations (Normalized) *	\$ 41,371	\$ 39,228
Adjusted Funds From Operations *	\$ 51,402	\$ 49,627
Dividends per share	\$ 0.57	\$ 0.50
Capital Expenditures *		
Growth	\$ 7,993	\$ -
Maintenance	4,420	3,617
Facility Improvements	5,118	7,785
	<u>\$ 17,531</u>	<u>\$ 11,402</u>

* Figures in '000s, except per share data

	Q1 2014	Q1 2013
Portfolio *		
Owned and Leased: Corrections & Detention	28	25
Owned and Leased: Community-based	20	20
Owned and Leased: Youth Services	10	11
Managed only	32	31
	90	87
Owned and Leased: Corrections & Detention		
Revenue Producing Beds	32,907	30,407
Occupancy	95%	95%
Compensated Mandays	2,820,741	2,562,028
Square Feet	5,814,064	5,564,285
<i>Idle Facilities:</i> Design Capacity	5,756	6,056
Square Feet	1,169,138	1,109,667
Owned and Leased: Community-based		
Revenue Producing Beds	2,425	2,434
Occupancy	88%	85%
Compensated Mandays	210,533	209,096
Square Feet	354,913	354,913
Owned and Leased: Youth Services		
Revenue Producing Beds	1,287	1,344
Occupancy	65%	70%
Compensated Mandays	74,964	84,746
Square Feet	700,227	705,873
<i>Idle Facilities:</i> Design Capacity	85	32
Square Feet	26,498	17,940
Managed Only		
Revenue Producing Beds	27,881	25,818
Occupancy	99%	98%
Compensated Mandays	2,348,594	2,259,300
Square Feet	7,805,041	7,126,932
U.S.	4,494,153	3,816,044
International	3,310,888	3,310,888
Non residential Units		
Daily Reporting Centers ⁽¹⁾	217,580	212,740
Youth ⁽²⁾	73,832	75,398
BI Electronic & Location Monitoring ⁽³⁾	7,710,579	5,810,045

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

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

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

⁽³⁾ BI Non-Residential units include electronic monitoring services and ISAP participants.

* Excluding idle facilities

ASSETS	As of	As of
	March 31, 2014 (Unaudited)	December 31, 2013
Current Assets		
Cash and cash equivalents	\$ 38,063	\$ 52,125
Restricted cash and investments	14,094	11,518
Accounts receivable, less allowance for doubtful accounts	275,764	250,530
Current deferred income tax assets	20,936	20,936
Prepaid expenses and other current assets	39,877	49,236
Total current assets	388,734	384,345
<i>Restricted Cash and Investments</i>	19,328	18,349
<i>Property and Equipment, Net</i>	1,726,869	1,727,798
<i>Direct Finance Lease Receivable</i>	15,869	16,944
<i>Non-Current Deferred Income Tax Assets</i>	4,821	4,821
<i>Intangible Assets, Net (including goodwill)</i>	661,044	653,596
<i>Other Non-Current Assets</i>	84,123	83,511
Total Assets	\$ 2,900,788	\$ 2,889,364
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current Liabilities		
Accounts payable	\$ 52,397	\$ 47,286
Accrued payroll and related taxes	49,113	38,726
Accrued expenses	116,520	114,950
Current portion of capital lease obligation, long-term debt, and non-recourse debt	22,527	22,163
Total current liabilities	240,557	223,125
<i>Non-Current Deferred Income Tax Liabilities</i>	14,689	14,689
<i>Other Non-Current Liabilities</i>	71,450	64,961
<i>Capital Lease Obligations</i>	10,665	10,924
<i>Long-Term Debt</i>	1,479,788	1,485,536
<i>Non-Recourse Debt</i>	65,377	66,153
<i>Shareholders Equity</i>	1,018,262	1,023,976
Total Liabilities and Shareholders' Equity	\$ 2,900,788	\$ 2,889,364

* all figures in '000s

Consolidated Statement of Operations*

(Unaudited)

	Q1 2014	Q1 2013
Revenues	\$ 393,137	\$ 377,031
Operating Expenses	291,923	280,797
Depreciation and Amortization	24,142	22,935
General and Administrative Expenses	28,502	32,040
Operating Income	48,570	41,259
Interest Income and other	732	1,184
Interest Expense	(20,652)	(19,341)
Income Before Income Taxes and Equity in Earnings of Affiliates	28,650	23,102
Provision for Income Taxes	2,138	881
Equity in Earnings of Affiliates, net of income tax provision	1,484	1,217
Net Income	27,996	23,438
Less: Net Income Attributable to Noncontrolling Interests	(6)	(18)
Net Income Attributable to The GEO Group, Inc.	\$ 27,990	\$ 23,420
Weighted Average Common Shares Outstanding:		
Basic	71,449	70,850
Diluted	71,895	71,412
Income per Common Share Attributable to The GEO Group, Inc.:		
Net income per share — basic	\$ 0.39	\$ 0.33
Net income per share — diluted	\$ 0.39	\$ 0.33
Regular Dividends Declared per Common Share	\$ 0.57	\$ 0.50

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

	(Unaudited)	
	Q1 2014	Q1 2013
Net Income attributable to GEO Group	\$ 27,990	\$ 23,420
Add:		
Real Estate Related Depreciation and Amortization	13,381	12,141
Equals: NAREIT defined FFO	<u>\$ 41,371</u>	<u>\$ 35,561</u>
Add:		
REIT conversion related expenses, net of tax	-	3,667
Equals: FFO, normalized	<u>\$ 41,371</u>	<u>\$ 39,228</u>
Add:		
Non-Real Estate Related Depreciation & Amortization	10,761	10,794
Consolidated Maintenance Capital Expenditures	(4,420)	(3,617)
Stock Based Compensation Expenses	2,466	1,685
Amortization of Debt Costs and Other Non-Cash Interest	1,224	1,537
Equals: AFFO	<u>\$ 51,402</u>	<u>\$ 49,627</u>
Weighted average common shares outstanding - Diluted	71,895	71,412
FFO/AFFO per Share - Diluted		
Normalized FFO Per Diluted Share	<u>\$ 0.58</u>	<u>\$ 0.55</u>
AFFO Per Diluted Share	<u>\$ 0.71</u>	<u>\$ 0.69</u>
Regular Common Stock Dividends	\$ 0.57	\$ 0.50

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

	(Unaudited)	
	Q1 2014	Q1 2013
Net income attributable to GEO Group	\$ 27,990	\$ 23,420
Less		
Net (income)/loss attributable to noncontrolling interests	(6)	(18)
Net Income	\$ 27,996	\$ 23,438
Add		
Equity in earnings of affiliates, net of income tax provision	(1,484)	(1,217)
Income tax (benefit)/provision	2,138	881
Interest expense, net of interest income	19,920	18,157
Depreciation and amortization	24,142	22,935
General and administrative expenses	28,502	32,040
Net Operating Income, net of operating lease obligations	\$ 101,214	\$ 96,234
Add: Operating lease expense, real estate	6,295	6,074
Net Operating Income (NOI)	\$ 107,509	\$ 102,308
Less:		
General and administrative expenses	28,502	32,040
Operating lease expense, real estate	6,295	6,074
Equity in earnings of affiliates, pre-tax	(2,033)	(1,694)
EBITDA	\$ 74,745	\$ 65,888
Adjustments		
Net (income) loss attributable to non-controlling interests	(6)	(18)
Stock based compensation expenses, pre-tax	2,466	1,685
REIT conversion related expenses, pre-tax	-	5,972
Adjusted EBITDA	\$ 77,205	\$ 73,527

* all figures in '000s

Global Operating Portfolio by Region *

United States	Facilities	Current Beds	Beds 1-Yr Ago
Texas	19	18,801	18,855
California	19	5,806	5,621
Alaska	6	684	684
Pennsylvania	6	2,541	2,541
Florida	6	8,452	4,598
Georgia	4	5,115	5,115
Illinois	4	286	286
Colorado	3	2,918	2,918
Arizona	3	2,530	2,480
New Mexico	3	2,425	2,425
New York	2	332	332
Indiana	2	4,262	4,160
Oklahoma	2	4,574	4,574
Louisiana	2	2,698	2,698
Kansas	1	150	150
Utah	1	115	115
New Jersey	1	1,200	1,200
North Carolina	1	1,450	1,450
Virginia	1	1,536	1,536
Ohio	1	100	100
Washington	1	1,575	1,575
Michigan	1	1,740	1,740
Nevada	1	124	124
United States Total:	90	69,414	65,277



International	Facilities	Current Beds	Beds 1-Yr Ago
Australia	4	3,288	3,288
United Kingdom	2	869	837
South Africa	1	3,024	3,024
International Total:	7	7,181	7,149
Global:	97	76,595	72,426



Global Operating Portfolio by Facility Ownership

Company Owned	51	40,847	38,741
Company Leased	14	4,104	4,104
Managed-Only	32	31,644	29,581
Total	97	76,595	72,426

* Data includes all active facilities, idle beds, Delaney Hall, McCabe Center and Reeves County Detention Center 1 & 2 and 3.

	# of Facilities	Sq. Ft.	Owned & Leased Beds	Managed Only Beds	Total Beds	Revenue YTD 2014 *	Compensated Mandays YTD 2014	Occupancy FY 2014
United States(Ex-Federal)								
Eastern Region (FL,GA,IN,LA,VA)	10	3,556,557	1,500	15,088	16,588	\$52,525	1,351,863	99%
Central Region (TX,OK)	3	832,100	2,526	1,520	4,046	\$13,383	362,255	99%
Western Region (AZ,CA,NM)	17	1,601,131	4,160	3,404	7,564	\$35,426	645,906	98%
Community-based	8	187,025	1,364	-	1,364	\$7,647	114,697	93%
Youth Services	10	736,227	1,287	-	1,287	\$20,629	74,964	65%
United States(Ex-Federal) Total:	48	6,913,040	10,837	20,012	30,849	\$129,610	2,549,685	97%
United States(Federal)								
Eastern Region (FL,GA,LA,NC,NY,PA)	8	1,595,723	8,971	-	8,971	\$58,370	774,942	96%
Central Region (TX)	8	1,690,584	11,520	688	12,208	\$62,546	1,014,188	92%
Western Region (CA,CO,WA)	4	996,122	5,177	-	5,177	\$41,183	377,365	93%
Community-based	11	167,888	1,292	-	1,292	\$9,415	95,836	82%
United States(Federal) Total:	31	4,450,317	26,960	688	27,648	\$171,514	2,262,331	93%
International								
Australia	4	2,278,146	-	3,288	3,288	\$37,053	295,920	100%
United Kingdom	2	386,908	-	869	869	\$8,614	74,736	96%
South Africa	1	645,834	-	3,024	3,024	\$3,993	272,160	100%
International Total:	7	3,310,888	-	7,181	7,181	\$49,660	642,816	99%
Non Residential (units)								
BI - Electronic and Location Monitoring						\$28,920	7,710,579	
Community Based						\$8,729	217,580	
Youth Services						\$1,268	73,832	
Non Residential Total:	N/A	N/A	N/A	N/A	N/A	\$38,917	8,001,991	N/A
Other								
Owned, Non-Managed & Mgmt Fee only ⁽¹⁾	4	542,271	1,313	3,763	5,076			
Idle Facilities	7	1,195,636	5,841	-	5,841			
Other Total ⁽²⁾:	11	1,737,907	7,154	3,763	10,917	\$3,436	N/A	N/A
Global Total:	97	16,412,152	44,951	31,644	76,595	\$393,137	5,454,832 ⁽³⁾	96%

⁽¹⁾ Include 1,200 beds - Delaney Hall, 3,763 beds - Reeves County Detention Complex R1/2 & R3 and 113 beds - McCabe Center.

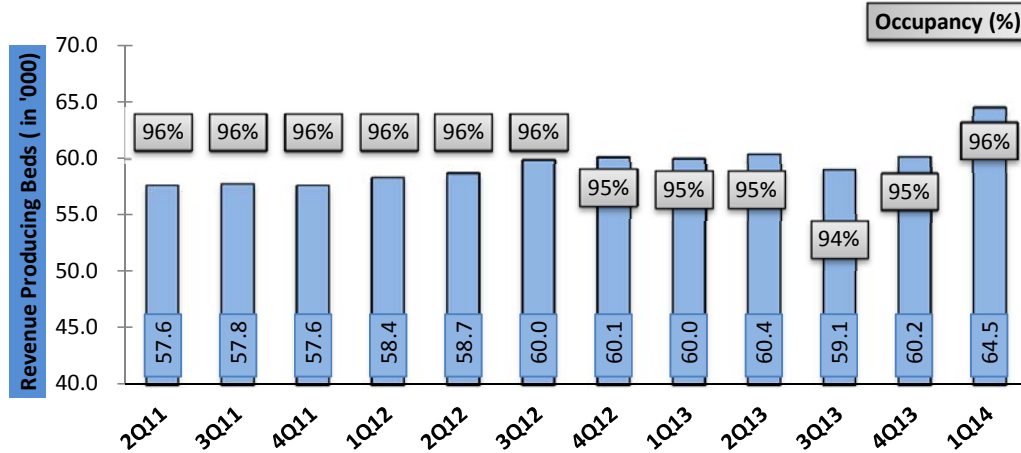
⁽²⁾ Other Total Revenue includes Delaney Hall and Reeves County Detention Complex R1/2 and R3, McCabe Center, idle facilities and other revenue.

⁽³⁾ Total Compensated Mandays excludes Non-Residential Units.

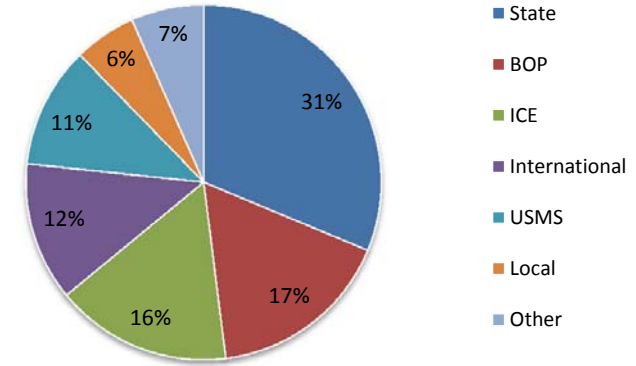
* Revenue presented in '000s

Customer Retention Data

	Total	YTD 2014	2013	2012	2011	2010
# of Contracts	200	12	46	47	50	45
Contract Renewal Rate: Owned & Leased	96.0%	100.0%	97.0%	96.7%	86.5%	100.0%
Contract Renewal Rate: Managed Only	88.2%	100.0%	100.0%	76.5%	84.6%	80.0%
Renewal Rate	92.9%	100.0%	97.8%	89.4%	86.0%	91.1%



GEO Revenue By Customer Type (YTD 2014)



Owned & Leased (YTD 2014)**

Top 10 Customers	% of Beds *	% of Revenue
1 Federal Bureau of Prisons	16.6%	16.3%
2 U.S. Immigr. & Cust. Enforc.	14.5%	16.0%
3 United States Marshals Service	10.1%	10.4%
4 State of California	3.2%	2.8%
5 State of New Mexico	2.8%	2.5%
6 State of Oklahoma	3.9%	2.3%
7 State of Georgia	2.3%	1.8%
8 State of Alaska	1.0%	1.2%
9 State of Illinois	0.4%	0.8%
10 Various Other	2.8%	5.6%

Managed Only (YTD 2014)**

Top 10 Customers	% of Beds *	% of Revenue
1 Australia	5.0%	9.4%
2 State of Florida	11.8%	6.0%
3 State of Indiana	6.5%	3.0%
4 State of Arizona	3.9%	2.8%
5 United Kingdom	1.3%	2.2%
6 State of Virginia	2.3%	1.5%
7 State of Texas	2.3%	1.1%
8 State of Louisiana	2.4%	1.1%
9 South Africa	4.6%	1.0%
10 Various Other	2.4%	2.1%

* Reflects only revenue producing beds.

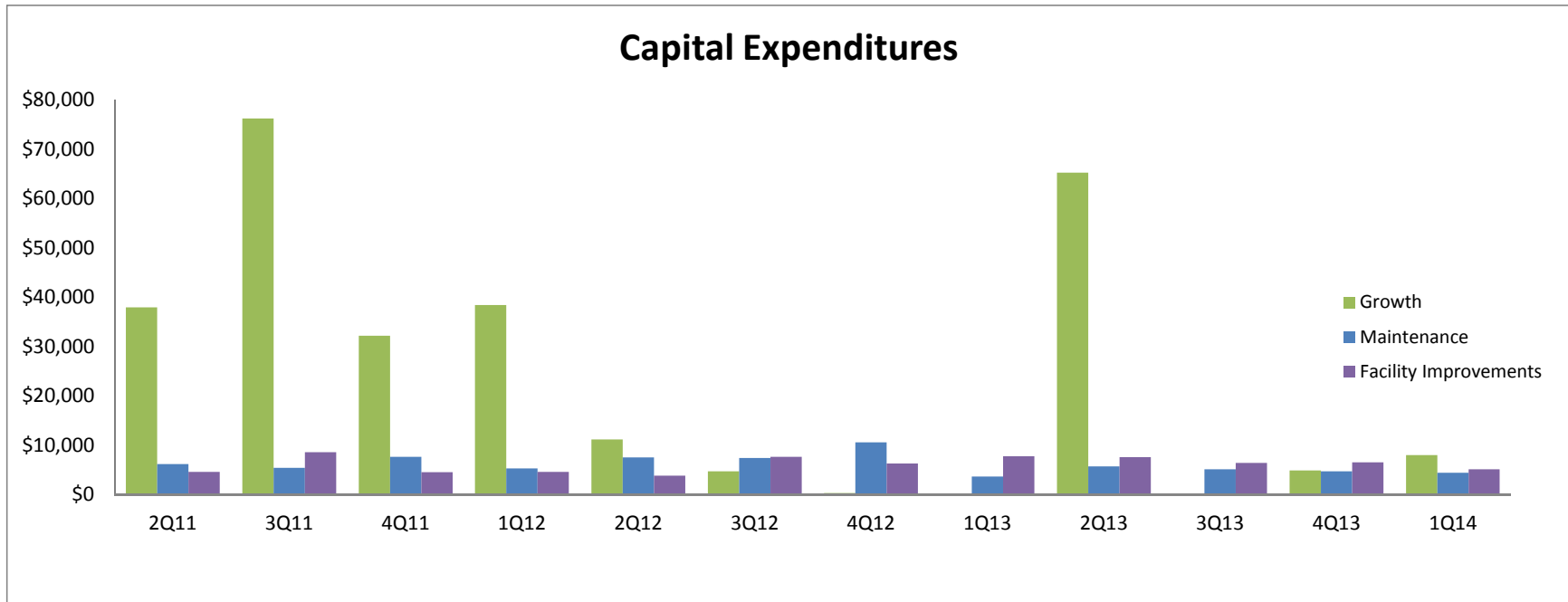
** Top ten customers do not reflect non residential revenue.

	(Unaudited)	
	<u>Q1 2014</u>	<u>Q1 2013</u>
Land	\$ 100,648	\$ 97,933
Buildings and improvements	1,569,479	1,472,404
Leasehold improvements	258,335	255,694
Equipment	141,230	127,651
Furniture, fixtures and computer software	35,582	29,868
Facility construction in progress	19,143	22,240
Total	\$ 2,124,417	\$ 2,005,790
Less accumulated depreciation and amortization	(397,548)	(325,625)
Property and equipment, net	\$ <u>1,726,869</u>	\$ <u>1,680,165</u>

* all figures in '000s

(Unaudited)

Cap-Ex Category	Q1 2014					Q4 2013				
	Owned & Leased				Total	Owned & Leased				Total
	Corrections & Detention	Community Based	Youth Services	Managed Only&Other		Corrections & Detention	Community Based	Youth Services	Managed Only&Other	
New facility development	\$ 695	\$ -	\$ -	\$ 723	\$ 1,418	\$ 1,681	\$ 6	\$ -	\$ -	\$ 1,687
Existing facility expansion	5,275	1,300	-	-	6,575	3,173	28	-	-	3,201
Growth	5,970	1,300	-	723	7,993	4,854	34	-	-	4,888
Maintenance	1,221	219	147	2,833	4,420	1,700	238	300	2,485	4,723
Facility Improvements	1,968	117	25	3,008	5,118	2,720	112	174	3,499	6,505
Total Capital Expenditures	\$ 9,159	\$ 1,636	\$ 172	\$ 6,564	\$17,531	\$ 9,274	\$ 384	\$ 474	\$ 5,984	\$ 16,116

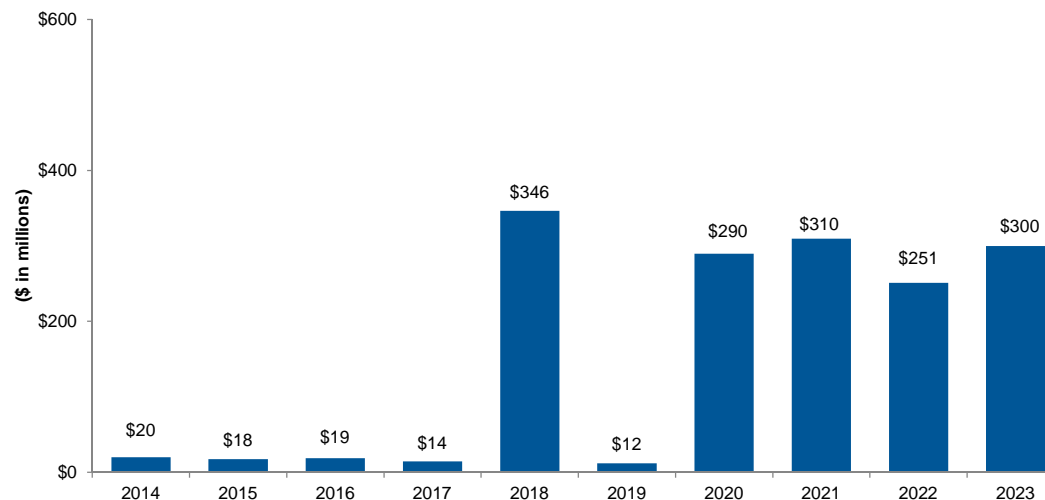
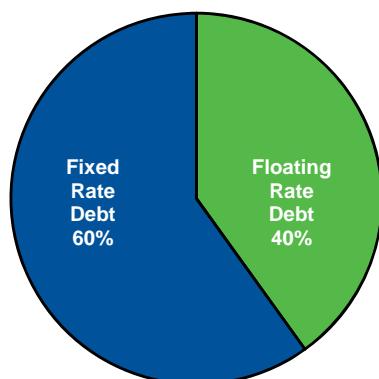


* Amounts in '000s

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Floating Rate Debt											
Term Loan B	\$ 2,250	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 280,500	\$ -	\$ -	\$ -	\$ 297,750
Revolver Borrowings	-	-	-	-	335,000	-	-	-	-	-	335,000
Total Floating Debt	2,250	3,000	3,000	3,000	338,000	3,000	280,500	-	-	-	632,750
Fixed Rate Debt											
6.625% Sr. Notes due 2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
5.875% Sr. Notes due 2022	-	-	-	-	-	-	-	-	250,000	-	250,000
5.125% Sr. Notes due 2023	-	-	-	-	-	-	-	-	-	300,000	300,000
Non-Recourse Debt	16,767	13,455	14,353	10,079	6,970	7,280	7,665	8,065	-	-	84,634
Capital Leases	751	1,068	1,163	1,262	1,372	1,489	1,616	1,758	1,196	-	11,675
Other	139	31	14	3	3	3	-	-	-	-	193
Total Fixed Debt	17,657	14,554	15,530	11,344	8,345	8,772	9,281	309,823	251,196	300,000	946,502
Total Debt **	\$ 19,907	\$ 17,554	\$ 18,530	\$ 14,344	\$ 346,345	\$ 11,772	\$ 289,781	\$ 309,823	\$ 251,196	\$ 300,000	\$ 1,579,252

Weighted Avg. Interest Rates at 12/31/13

Floating	3.67%
Fixed	5.05%
Total	4.50%



* all figures in '000s

** these amounts represent future maturities as of 12/31 of each year.

Unsecured Senior Notes

Due	<u>2021</u>	<u>2022</u>	<u>2023</u>
Closing Date	2/10/11	10/3/13	3/19/13
Denomination	USD	USD	USD
Original Principal Amount	\$300,000	\$250,000	\$300,000
Principal Amount (end of quarter)	\$300,000	\$250,000	\$300,000
Coupon	6.625%	5.875%	5.125%
Yield (on issue date)	6.625%	5.875%	5.125%
Maturity Date	2/15/21	1/15/22	4/1/23
Date Callable	2/15/16	1/15/17	4/1/18
Call Price	103.3125	104.406	102.563
Unsecured Senior Notes, net of discount	\$300,000	\$250,000	\$300,000

Revolving Credit Facility (as of 3/31/2014)

Capacity	\$700,000
Outstanding	\$335,000
Letters of Credit	\$60,997
Remaining Capacity	\$304,003
Current Interest Rate Spread	2.50%
Interest Rate ⁽¹⁾	LIBOR + Spread
Maturity Date	4/3/18

Debt Covenant Analysis

Metric	Current
Total Leverage Ratio	5.1x
Total Senior Secured Leverage Ratio	1.93x
Interest Coverage Ratio	3.79x

Term Loan B (as of 3/31/2014)

Original Principal	\$300,000
Outstanding Principal	\$297,750
Interest Rate Spread	2.50%
Interest Rate ⁽²⁾	LIBOR + Spread
Maturity Date	4/3/20

(1) No LIBOR floor
(2) LIBOR floor of 0.75%
* Amount in '000's

Projects Under Development/Activation (as of 3-31-14)

Project	<u>Location</u>	<u>Ownership Type</u>	<u>Number of Beds</u>	<u>Est. Completion Date</u>	<u>Spent to Date *</u>	<u>Est. Total Investment *</u>
McFarland CCF	California	Owned	260	7/1/2014	\$ 190	\$ 2,352
Alexandria Transfer Center	Louisiana	Owned	400	11/1/2014	\$ 9,401	\$ 20,000
United States Total			660		\$ 9,591	\$ 22,352

* Amounts in '000s

Idle Facilities ⁽¹⁾				
Facility	<u>Location</u>	<u>Ownership Type</u>	<u>Number of Beds</u>	<u>Net Book Value *</u>
Mesa Verde CCF	California	Owned	400	\$ 14,399
Leo Chesney CCF	California	Leased	318	228
Hudson Correctional Facility ⁽²⁾	Colorado	Leased	1,250	9,656
North Lake Correctional Facility	Michigan	Owned	1,740	82,660
Great Plains Correctional Facility	Oklahoma	Owned	2,048	74,093
United States Total			5,756	\$ 181,036

(1) Excludes two smaller Youth Services idle facilities (32-bed Contact Interventions and 53-bed Erie Residential)

(2) Net book value does not include undeveloped land adjacent to the facility

* 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 Adelanto Detention Facility	Adelanto	California	1990/1991, 2011, 2012	May-11	ICE - IGA	1300	Owned	5 years	None	May-16
2 Central Valley MCCF	McFarland	California	1997, 2009/2010	October-13	CDCR	700	Owned	Four Year, Eight Months and Eight Day	None	July-18
3 Desert View MCCF	Adelanto	California	1997, 2010, 2013	October-13	CDCR	700	Owned	Four Year, Eight Months and Eight Day	None	July-18
4 Golden State MCCF	McFarland	California	1997, 2010	November-13	CDCR	700	Owned	Four Years and Eight Months	None	July-18
5 Leo Chesney Female CCF	Live Oak	California	1989, 2007	None	Idle	318	Leased	None	None	None
6 McFarland Female CCF	McFarland	California	1988, 2011	March-14	Idle	260	Owned	4 years and 3 months	None	July-18
7 Mesa Verde Female CCF	Bakersfield	California	1989, 2011	None	Idle	400	Owned	None	None	None
8 Western Region Detention Facility	San Diego	California	1959-1961, 2000	January-06	USMS	770	Leased	5 year	One, Five-year	January-16
9 Aurora/ICE Processing Center	Aurora	Colorado	1987, 1993, 1998, 2009, 2010, 2011	September-11 / October-12	ICE / USMS	1532	Owned	2 years / 2 years	Four, Two-year / Four, Two-year	September-14/September-14
10 Hudson Correctional Facility	Hudson	Colorado	2009, 2011	None	Idle	1250	Leased	None	None	None
11 Broward Transition Center	Deerfield Beach	Florida	1998, 2004, 2010/2011, 2013/2014	April-09	ICE	700	Owned	11 months	Four, One-year, Unlimited 6-month	September-14
12 D. Ray James Correctional Facility	Folkston	Georgia	1998/1999, 2008/2009, 2011/2012	October-10	BOP	2507	Owned	4 years	Three, Two-year	October-14
13 D. Ray James Detention Facility	Folkston	Georgia	2005, 2008, 2013	January-07	USMS / IGA	340	Owned	Perpetual	None	Perpetual
14 Riverbend Correctional Facility	Millidgeville	Georgia	2011	July-10	GA DOC	1500	Owned	Partial 1 year	Forty, One-year	July-14
15 Robert A. Deyton Detention Facility	Lovejoy	Georgia	1984-1986, 2008/2009	February-08	USMS	768	Leased	5 years	Three, Five year	February-18
16 LaSalle Detention Facility	Jena	Louisiana	1998, 2008, 2010/2011	July-07	ICE - IGA	1160	Owned	5 years	Four, One-year	November-14
17 North Lake Correctional Facility	Baldwin	Michigan	1998/1999, 2002, 2011	None	Idle	1740	Owned	None	None	None
18 Delaney Hall	Newark	New Jersey	1999/2000, 2008	None	Tenant-CEC	1200	Owned-Not Managed	None	None	None
19 Guadalupe County Correctional Facility	Santa Rosa	New Mexico	1998/1999, 2008	January-99	NMCD - IGA	600	Owned	Perpetual	Automatic One-year	January-16
20 Lea County Correctional Facility	Hobbs	New Mexico	1997/1998	September-98	NMCD - IGA	1200	Owned	Perpetual	Automatic One-year	December-15
21 Queens Private Detention Facility	Jamaica	New York	1971, 1996/1997, 2004	January-08	USMS	222	Owned	2 years	Four, Two-year	January-15
22 Rivers Correctional Institution	Winton	North Carolina	2000/2001	April-11	BOP	1450	Owned	4 years	Three, Two-year	April-15
23 Great Plains Correctional Facility	Hinton	Oklahoma	1990-1992, 1995, 2008, 2011, 2013	None	Idle	2048	Owned	None	None	None
24 Lawton Correctional Facility	Lawton	Oklahoma	1998/1999, 2005/2006	October-13	OK DOC	2526	Owned	1 year	Four, Automatic One-year	October-18
25 Moshannon Valley Correctional Center	Phillipsburg	Pennsylvania	2005/2006, 2013	April-06	BOP	1824	Owned	36 months	Seven, One-year	April-14
26 Big Spring Correctional Center	Big Spring	Texas	1940, 1960, 1982, 1991, 1994, 1996, 2001, 2009, 2010, 2011, 2012	April-07	BOP	3509	Owned	4 years	Three, Two-year	April-15
27 Joe Corley Detention Facility	Conroe	Texas	2005	July-08/ July-08	USMS / ICE - IGA	1517	Owned	USMS Perpetual	ICE 100 day renew not to exceed 60 months	Perpetual
28 Karnes Correctional Center	Karnes City	Texas	1995	February-98	USMS - IGA	679	Owned	Perpetual	None	Perpetual / February-15
29 Karnes County Civil Detention Center	Karnes County	Texas	2011/2012	December-10	ICE - IGA	604	Owned	5 years	None	Perpetual
30 Rio Grande Detention Center	Laredo	Texas	2007, 2008	October-08	USMS	1900	Owned	5 years	Three, Five-year	December-15
31 South Texas Detention Complex	Pearsall	Texas	2004/2005, 2012	December-11	ICE	1904	Owned	11 months	Four, One-year	October-18
32 Val Verde Correctional Facility	Del Rio	Texas	2000/2001, 2005, 2007	January-01	USMS - IGA	1407	Owned	Perpetual	None	December-14
33 Northwest Detention Center	Tacoma	Washington	2003/2004, 2009, 2010, 2012	October-09	ICE	1575	Owned	1 year	Four, One-year	October-14

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										
COMMUNITY-BASED SERVICES										
1 Cordova Center	Anchorage	Alaska	1974-1979, 2001, 2013	January-13	ABOP / AK DOC	262	Owned	2 years / 4 months	Four, one-year / Four, one-year, One five-month	January-15/July-14
2 Midtown Center	Anchorage	Alaska	Early 1950s, 1972, 1998	March-13	AK DOC	32	Owned	4 months	Four, one-year, One Five-month	July-14
3 Northstar Center	Fairbanks	Alaska	1970/1975, 1995	February-11	AK DOC	143	Leased	5 months	Four, one-year, One Five-month	July-14
4 Parkview Center	Anchorage	Alaska	1971, 1976	March-13	AK DOC	112	Owned	4 months	Four, one-year, One Five-month	July-14
5 Seaside Center	Nome	Alaska	1958, 2005	December-07	AK DOC	50	Leased	7 month	Four, one-year and One, 5-month	July-14
6 Tundra Center	Bethel	Alaska	1960/1970	February-12	AK DOC	85	Owned	5 months	Four, one-year and One, 5-month	July-14
7 El Monte Center	El Monte	California	1960, 2004, 2012	July-13	BOP	70	Leased	1 year	Four, one year	July-14
8 Marvin Gardens Center	Los Angeles	California	1962/1965, 1990	March-12	BOP	60	Leased	2 years	Three, one-year	March-15
9 Oakland Center	Oakland	California	1904-1911, 2000s	39753	BOP	69	Owned	3 years	Seven, one-year	November-14
10 Taylor Street Center	San Francisco	California	1907, 2010/2011	April-06 / January-12	BOP / CDCR	210	Owned	2 years, 8 month / 3 years	Seven, one-year	February-15 / January-15
11 Grossman Center	Leavenworth	Kansas	2002/2003, 2010	November-12	BOP	150	Leased	2 years	Three, one-year	November-14
12 Las Vegas CCC	Las Vegas	Nevada	1978, 2004	October-10	BOP	124	Owned	2 years	Three, one-year	October-14
13 Bronx Community Re-entry Center	Bronx	New York	1966, 1998, 2009, 2012	April-13	BOP	110	Leased	2 month and 21 days	Four, Two-month	April-14
14 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
15 Leidel Comprehensive Sanction Center	Houston	Texas	1930, 1960, 2005/2006, 2012	January-11	BOP	190	Owned	2 years	Three, one-year	January-15
16 McCabe Center	Austin	Texas	1962, 2012	September-12	Third Party Tenant	113	Owned -Not Managed	None	None	None
17 Mid Valley House	Edinburg	Texas	1962, 2000	December-08	BOP	100	Leased	2 years	Three, one-year and one, six-month	July-14
18 Reality House	Brownsville	Texas	1975, 1986, 2011	September-11	BOP	94	Owned	2 year	Three, one-year	September-14
19 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
20 Salt Lake City Center	Salt Lake City	Utah	1970, 1977, 2004	June-11	BOP	115	Leased	2 years	Three one-year	June-14
YOUTH SERVICES										
1 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	128	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 Ohio	Shelby	Ohio	1900, 1935, 1965, 1992	June-05	Various Counties	100	Owned	N/A	N/A	N/A
7 Abraxas Academy	Morgantown	Pennsylvania	1999/2000	June-05	Various Agencies	214	Owned	N/A	N/A	N/A
8 Abraxas I	Marienville	Pennsylvania	1930s, 1960, 1982, 1985-1987, 1989-1999, 2003	May-05	Various Counties	250	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, 1905, 1930, 1940, 1950, 2003, 2011	None	Idle	53	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	133	Owned	N/A	N/A	N/A

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										
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 DOC	985	Managed	3 years	Unlimited, Two-year	January - 17
5 Blackwater River Correctional Facility	Milton	Florida	2010	October-13	FL DMS	2,000	Managed	3 years	Two, Two-year	October-15
6 Graceville Correctional Facility	Jackson	Florida	2007, 2009	February-14	FL DOC	1,884	Managed	3 years	Unlimited, Two-year	January - 17
7 Moore Haven Correctional Facility	Moore Haven	Florida	1995, 1999, 2007	February-14	FL DOC	985	Managed	3 years	Unlimited, Two-year	January - 17
8 South Bay Correctional Facility	South Bay	Florida	1996/1997, 2001, 2004/2005, 2007, 2012	July-09	FL DMS	1,898	Managed	3 years	Unlimited, Two-year	August-16
9 New Castle Correctional Facility	New Castle	Indiana	2001, 2012	January-06	IN DOC	3,196	Managed	4 years	Three, two-year, then thru 2020 with two additional 5 year extensions	July-20
10 Plainfield Indiana STOP Facility	Plainfield	Indiana	1890, 1900, 1921, 1961	March-11	IN DOC	1,066	Managed	4 years	One, Unspecified	March-15
11 Allen Correctional Center	Kinder	Louisiana	1989-1991, 1994/1995, 1998-1999	July-10	LA DOC	1,538	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	Perpetual
13 Central Texas Detention Facility	San Antonio	Texas	1962, 1989/1990, 2006, 2010	April-09	USMS / ICE / Bexar County	688	Managed	10 year	None	Perpetual
14 Cleveland Correctional Center	Cleveland	Texas	1989	January-09	TDCJ	520	Managed	2.6 years	Two, Two-year	September-15
15 Lockhart Work Program Facilities	Lockhart	Texas	1993, 1994, 2001	January-09	TDCJ	1,000	Managed	2.6 years	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-15
17 Reeves County Detention Complex R3	Pecos	Texas	2003, 2006, 2010	January-07	Reeves County / BOP	1,356	Managed	10 years	Unlimited, Ten year	February-15
18 Lawrenceville Correctional Center	Lawrenceville	Virginia	1996, 1998, 2011	March-03	VA DOC	1536	Managed	5 years	Ten, One-year	March-15
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 1 Year Extension	July-14
20 Baldwin Park City Jail*	Baldwin Park	California	No Real Property	July-03	Los Angeles County	32	Managed	3 years	Three, Three-year	July-15
21 Downey City Jail*	Downey	California	No Real Property	June-03	Los Angeles County	30	Managed	3 years	Three, Three-year	July-14
22 Fontana City Jail*	Fontana	California	No Real Property	February-07	Los Angeles County	39	Managed	5 months	Five, One-year, Plus 2 Year Extension	July-14
23 Garden Grove City Jail*	Garden Grove	California	No Real Property	January-10	Los Angeles County	16	Managed	30 months	Unlimited	Perpetual
24 Montebello City Jail*	Montebello	California	No Real Property	January-96	Los Angeles County	25	Managed	2 years	Unlimited, One-year	January-15
25 Ontario City Jail*	Ontario	California	No Real Property	September-06	Los Angeles County	40	Managed	3 years	Unlimited, One-year	September-14
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		December-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-14
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 Harmondsworth Immigration Removal Centre	London, ENG	U.K. Home Office	2011	June-09	U.K. Home Office	620	Managed	3 years	Two-year	September-14
7 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

* GEO provides management services at these facilities and is not contracted to maintain the real estate assets

Adjusted EBITDA:

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

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 and the amortization of debt costs and other non-cash interest and by subtracting recurring consolidated maintenance capital expenditures.

EBITDA:

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