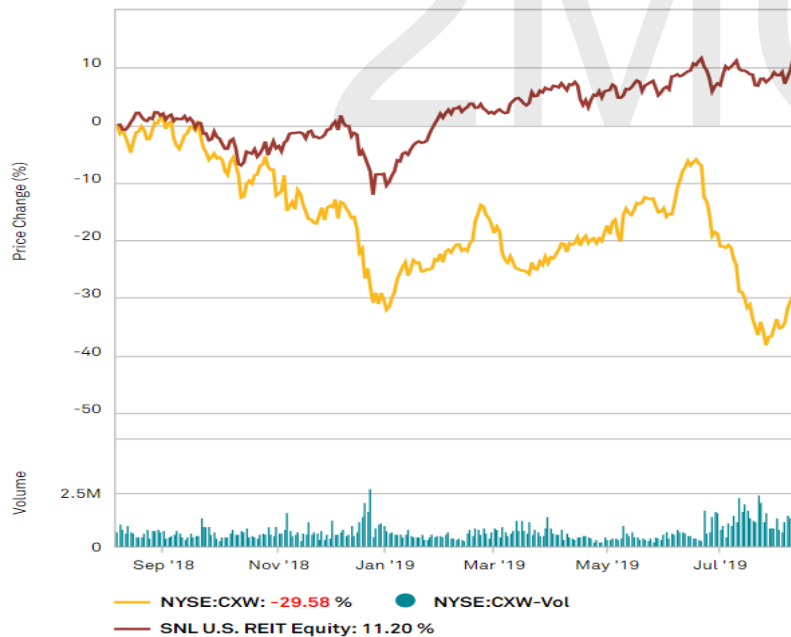




**CoreCivic, Inc.** | PUBLIC COMPANY  
Market Data as of 8/9/19

NYSE: CXW \$17.84 ⬇️ (1.03)% \$(-0.18)

Last (Delayed)	17.84	Volume	102,728
VWAP (Delayed)	17.80	Avg 3M Daily Volume	936,254
Open	18.02	Shares Out.	119,095,550 (8/1/2019)
Previous Close	18.02	Float (%)	99.17
Day High/Low	18.02 / 17.68	Inst. Ownership (%)	82.29
52 wk High/Low	26.06 / 15.57	Beta 3Y	0.79
Market Cap. (\$M)	2,123.5	Shares Sold Short	1,353,260
		Short Int/ShOut (%)	1.14



**Financial Highlights**

Source: S&P Capital IQ

Period Ended	6/30/2019
Total Assets (\$000)	3,738,891
Total Liabilities (\$000)	2,356,300
Total Equity (\$000)	1,382,591
Total Revenue (\$000)	1,919,279
Book Value per Share (\$)	11.61
Net Income (\$000)	180,151
EBITDA (\$000)	444,639
Return on Assets (%)	5.11
Return on Equity (%)	12.82

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**Funds From Operations**

YEAR	FFO (\$)
2017 A	2.38
2018 A	2.31

Core Civic had a stand out quarter including a substantial beat and raise. Despite all the rhetoric that is circling at the moment, fundamentals are strong across the board. CXW is obtaining large new contracts that are contributing to healthy bottom line growth at a pace that exceeds the broader market.

Also of note is that CXW's balance sheet is very healthy. The concerns around banks refusing to finance the industry are misplaced as CXW will have no trouble sourcing capital given its ample EBITDA coverage of debt.

The multiple at which CXW trades deeply undervalues the growth prospects of this company. The greater than 10% yield is fully covered by AFFO and we see raises coming in the next year or so.



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