

Creative Media & Community Trust

SHAREHOLDER PRESENTATION | November 2026

Important Disclosures

CMCT

Forward-looking Statements

The information set forth herein contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, which are intended to be covered by the safe harbors created thereby. These statements include the plans and objectives of management for future operations, including plans and objectives relating to future growth of CMCT's business and availability of funds.

Such forward-looking statements can be identified by the use of forward-looking terminology such as "may," "will," "project," "target," "expect," "intend," "might," "believe," "anticipate," "estimate," "could," "would," "continue," "pursue," "potential," "forecast," "seek," "plan," "should" or "goal" or the negative thereof or other variations or similar words or phrases. Such forward-looking statements also include, among others, statements about CMCT's plans and objectives relating to future growth and outlook. Such forward-looking statements are based on particular assumptions that management of CMCT has made in light of its experience, as well as its perception of expected future developments and other factors that it believes are appropriate under the circumstances. Forward-looking statements are necessarily estimates reflecting the judgment of CMCT's management and involve a number of risks and uncertainties that could cause actual results to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include those associated with (i) the timing, form, and operational effects of CMCT's development activities, (ii) CMCT's ability to raise in place rents to existing market rents and to maintain or increase occupancy levels, (iii) fluctuations in market rents, (iv) the effects of inflation and continuing higher interest rates on CMCT's operations and profitability, (v) general economic, market and other conditions, including the effects of high unemployment rates, continued or renewed inflation and any recession or slowdown in economic growth, (vi) CMCT's approach to artificial intelligence ("AI") and (vii) the ongoing conflict in the Middle East and related disruptions.

Additional important factors that could cause CMCT's actual results to differ materially from CMCT's expectations are discussed in "Item 1A—Risk Factors" in CMCT's Annual Report on Form 10-K for the year ended December 31, 2025.

The forward-looking statements included herein are based on current expectations and there can be no assurance that these expectations will be attained. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond CMCT's control. Although we believe that the assumptions underlying the forward-looking statements are reasonable, any of the assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements expressed or implied will prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements expressed or implied herein, the inclusion of such information should not be regarded as a representation by CMCT or any other person that CMCT's objectives and plans will be achieved. Readers are cautioned not to place undue reliance on forward-looking statements. Forward-looking statements speak only as of the date they are made. CMCT does not undertake to update them to reflect changes that occur after the date they are made, except as may be required by applicable securities laws.

CIM Group: Manager of CMCT

CMCT

1994	306	$32.5B	830+	9
Established	Real Assets Owned and Operated[1]	Assets Owned and Operated[1]	Employees[2]	Corporate Offices Worldwide[2]

CIM Group, Inc. ("CIM Group" or "CIM") is a community-focused real estate and infrastructure owner, operator, lender and developer.

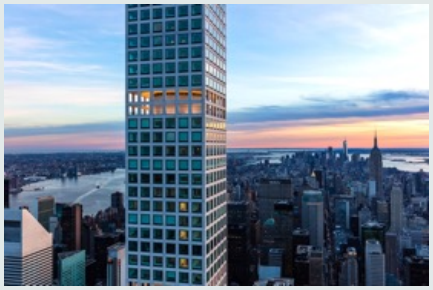
Competitive Advantages

Diverse Team of In-house Professionals

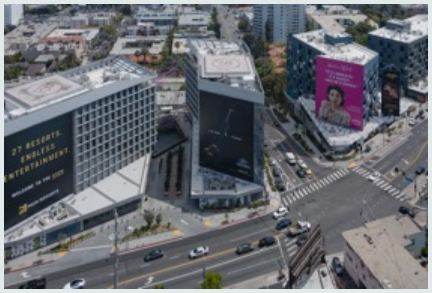
Commitment to Community

Disciplined Approach

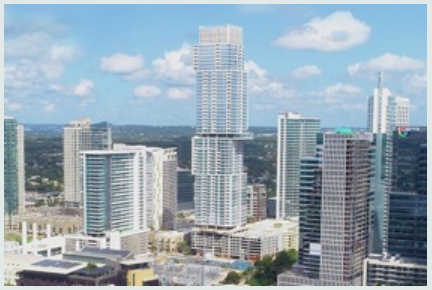
Key CIM Group Projects



432 Park Avenue | New York City
518,250 SF | For Sale Residential, Ground Floor Retail



Sunset La Cienega | Los Angeles
384,500 SF | Hotel, For Sale Residential, Ground Floor Retail



The Independent | Austin
491,000 SF | For Sale Residential, Ground Floor Retail, Parking



11 Madison | New York City
2.2M SF | Class A Office, Ground Floor Retail, Storage



Seaholm | Austin
551,000 SF | For Sale Residential, Ground Floor Retail, Parking



Santa Monica Westgate | Los Angeles
143,000 SF
Residential, Ground Floor Retail

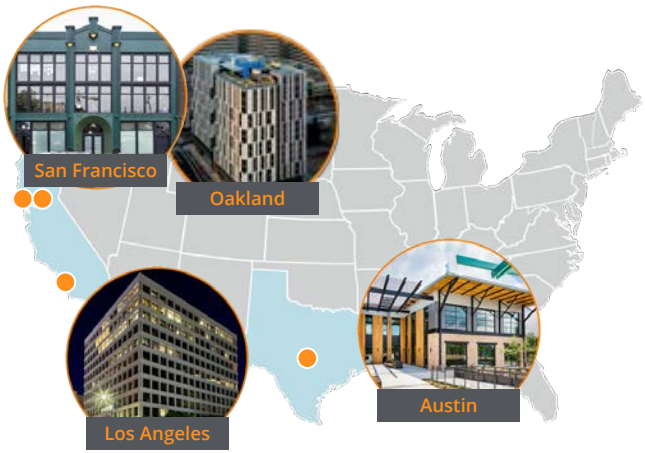
(Assets Owned and Operated is unaudited). See disclosure statement under "Assets Owned and Operated" and "Property Pictures" on page 32. 1) As of June 30, 2026. 2) As of September 30, 2026.

Creative Media & Community Trust Corporation

CMCT

CMCT primarily focuses on the acquisition, ownership, operation and development of creative office and premier multifamily assets in vibrant and emerging communities.

NASDAQ: CMCT



CMCT: Premier portfolio with improving fundamentals & a significantly improved balance sheet

CMCT Portfolio[1]

- **Office Portfolio**
  12 Class A and creative office properties
- **Multifamily Portfolio**
  5 premier Class A multifamily properties (801 total units)[2]
- **Hotel**
  1 hotel with an adjacent parking garage (Sacramento)
- **Development Pipeline (Primarily Multifamily)**
  Additional development opportunities in Austin (two), Los Angeles (Culver City, Hollywood, Jefferson Park, Mid-Wilshire), Oakland (three) and Sacramento

2019: CMCT sold eight buildings totaling ~2.2 million SF of traditional office space and maintained its portfolio of creative and Class A office assets.

Proceeds were used to repay debt and deliver a $42 per share special dividend.

2022: Announced efforts to focus on premier multifamily and creative office assets catering to high growth industries like entertainment and technology.

2026: Sold lending division for a purchase price of approximately $44.9 million.

Past performance does not guarantee future results.
1) Property count as of September 30, 2026. Includes joint ventures.
2) Includes the portion of the property at 4750 Wilshire Boulevard that was converted to 68 multifamily units ("701 S Hudson").

Well Positioned to Benefit from Rebound In Bay Area Residential Market

CMCT

3Q'26 NOI Increased 54.5% Year over Year

Multifamily NOI increased 168.6% year over year

- Same-store[1] occupancy increased to 95.0% at the end of 3Q'26, a 970 basis point improvement from 3Q'25, primarily driven by improving demand in the Bay Area
- Opportunity to grow multifamily NOI by increasing in-place rents to market
  - Channel House and 1150 Clay (in total, 621 units) in-place rents are ~ 17% below current asking rents

Hotel NOI increased 233.9% year over year

- 2027 group rooms booked are up over 20% (compared to the 2026 bookings at the same time last year) following substantial completion of renovations
- Opportunity to convert underutilized space to 8 additional hotel rooms driving further revenue and NOI growth with potential to start project in 2027

Office NOI increased 15.8% year over year

- Executed 59,407 square feet of leases in quarter
- Active pipeline of leasing activity in Southern California and Austin

Asset Sales & Refinancing

- Expect to complete refinancing of Sheraton Grand in 4Q'26
- Marketing several assets for sale

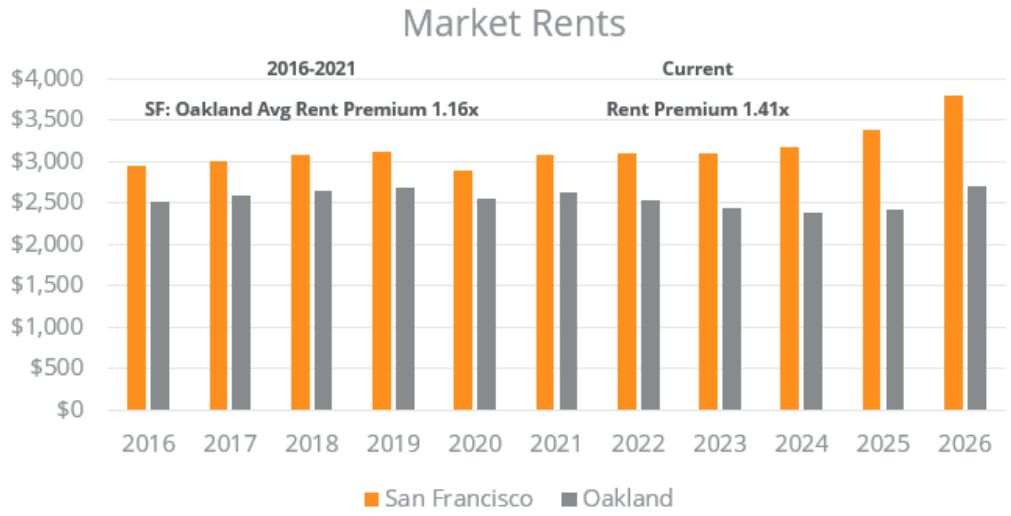


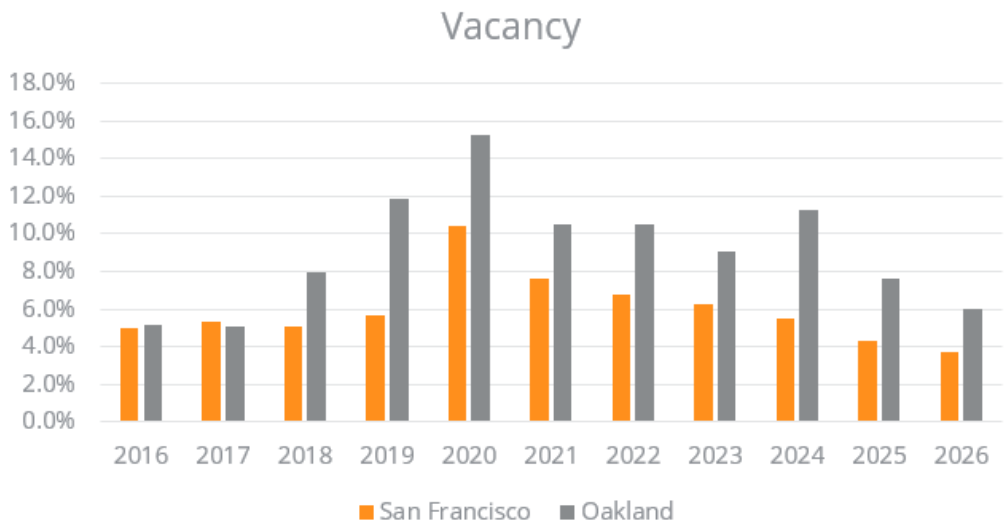


1) Excludes 1915 Park Avenue which began lease-up during the fourth quarter of 2025.

Improving Bay Area Residential Market

CMCT





- **San Francisco**
  - Rent Growth: 13.0% (highest in 25+ years)
  - Vacancy: 3.6% (lowest in 25+ years)
- **San Francisco typically leads in market movements, with Oakland following**
  - Both Oakland and San Francisco are shaped by the broader Bay Area economy, responding similarly to shifts in migration trends, employment cycles and housing supply
- **The Oakland market is recovering…**
  - Rent Growth: 10.8% (highest in 25+ years)
  - Vacancy: 6.0% is down from a high of 17.8% in mid 2021 as the market absorbs a wave of new Class A product
- **…But the SF-Oakland rent premium is near recent historic highs:**
  - 2016-2021: SF-Oakland Average Rent Premium of 1.16x
  - Today: 1.41x

All data retrieved from CoStar as of 11/6/2026 and reflects Downtown Oakland and San Francisco submarkets. Rent growth and vacancy as of 3Q'26.

CMCT: Strategy

CMCT







Strategy designed to benefit from the trend toward a more cohesive work/live lifestyle

Track record of acquiring and developing assets in vibrant and emerging communities

Resources, market knowledge and relationships for smooth execution of transactions

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 32. See "Property Pictures" on page 32 under Important Disclosures.

Designed to Benefit From Changing Lifestyles[1]

CMCT

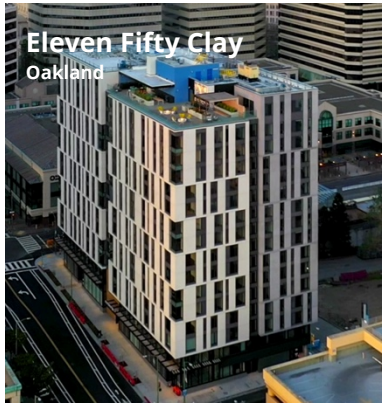
CMCT began acquiring premier class A multifamily apartments in 2023

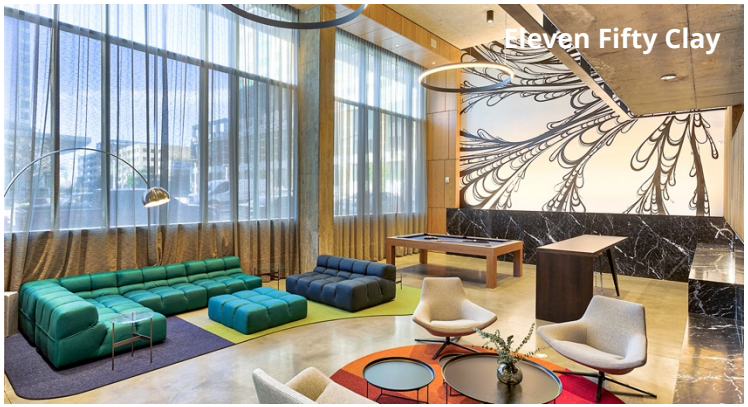
Key Multifamily Trends

- Hybrid Work Lifestyle
- Luxury Amenities
- Well-Connected
- Culture-Oriented Locations
- Walkability
- Vibrant Neighborhoods in Major U.S. Markets









1) Statements made on this slide are based on CIM's observations and beliefs.

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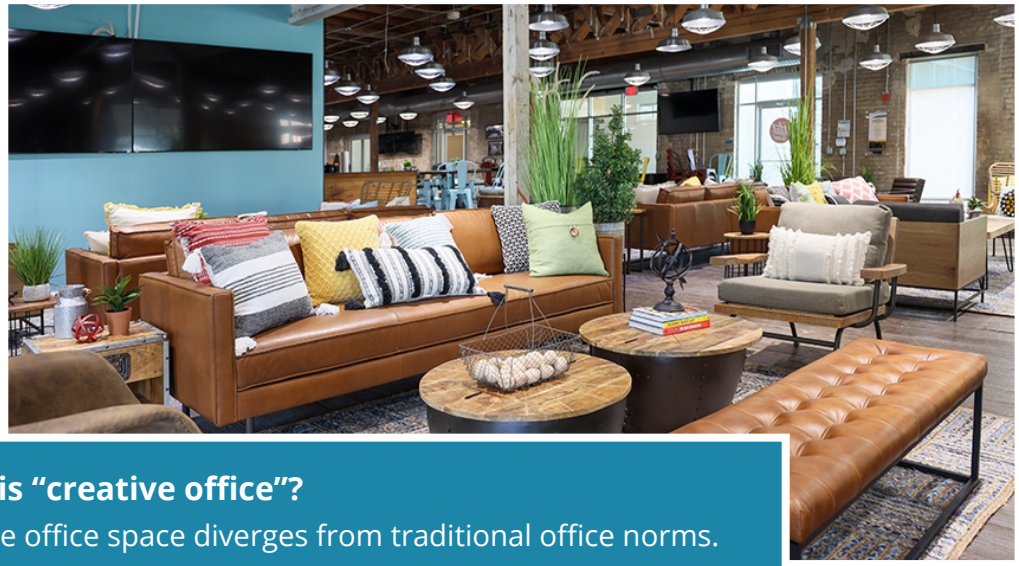
Designed to Benefit From Changing Lifestyles[1]

CMCT

The pandemic accelerated the trend toward a more cohesive work/live lifestyle.

Key Office Trends

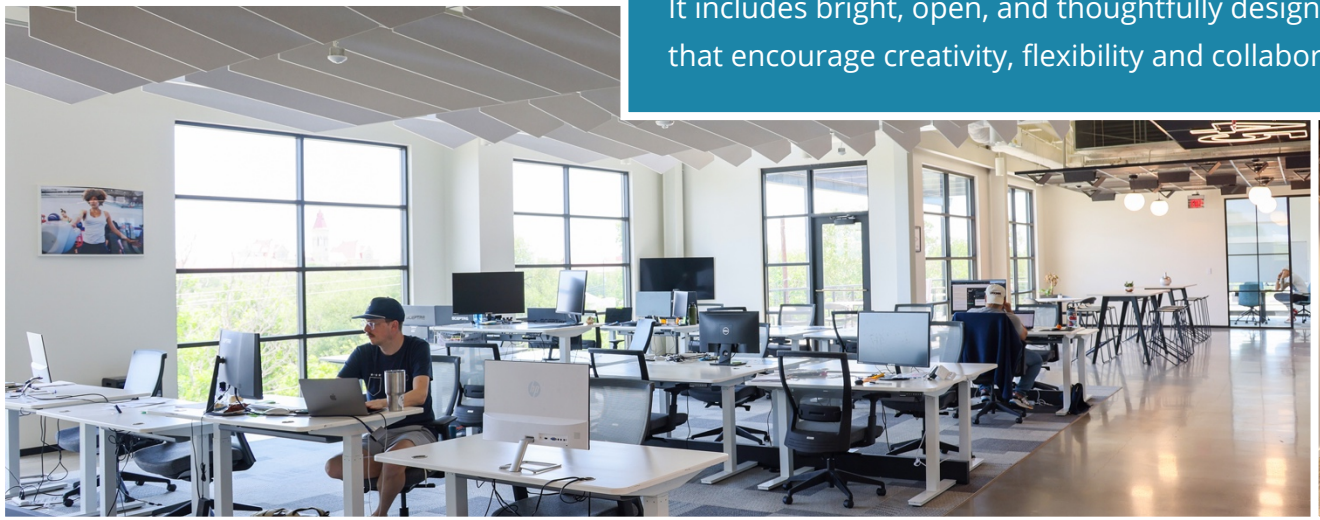
- Growing demand for “creative office”
- Desire for spaces that inspire employees
- Emphasis on comfort, cool and “wow factor”
- Battle to recruit and retain top talent

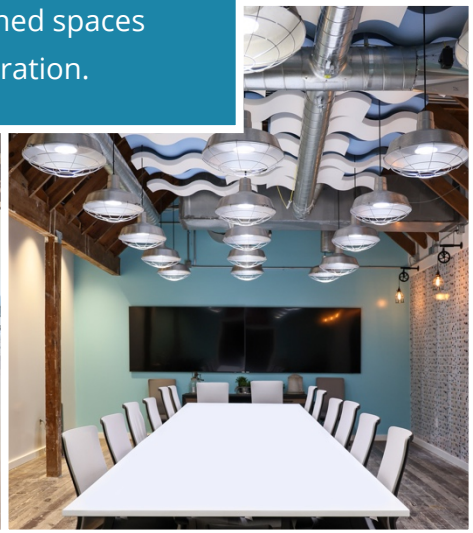


What is “creative office”?

Creative office space diverges from traditional office norms. It includes bright, open, and thoughtfully designed spaces that encourage creativity, flexibility and collaboration.

1) Statements made on this slide are based on CIM Group’s observations and beliefs.





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Assets in Vibrant and Emerging Sub-Markets[1]

CMCT



CMCT leverages the expertise of its operator, CIM Group.

CIM Group acquires and develops assets in transitional and thriving sub-markets marked by high barriers-to-entry, improving demographics, population growth, ease of transportation, and vibrant dining, entertainment and retail options.

CIM Group believes selecting the right submarkets contributes to outsized rent growth and asset appreciation.

1) Includes properties that are operated by CIM Group on behalf of partners and co-investors. CMCT's assets included properties owned.

Assets in Vibrant and Emerging Sub-Markets

CMCT

@sycamoredistrict

Case Study:
Sycamore Media District in Hollywood

Transformed into a flourishing, walkable urban locale

Home to leading media and entertainment companies such as SiriusXM, Roc Nation, Showtime, Ticketmaster/Live Nation, Oprah Winfrey Network, and Hyperobject Industries







"This Stylish Street in Hollywood is Becoming L.A.'s New City Center."
-LAMAG







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Resources, Market-Knowledge and Relationships

CMCT

Core in-house capabilities include acquisition, credit analysis, development, financing, leasing, on-site property management and distribution

CMCT Management



Shaul Kuba

CMCT Chief Investment Officer and CMCT Board Member

CIM Group Co-founder

Head of CIM's Development Team and actively involved in the successful development, redevelopment and repositioning of CIM's real estate assets around the U.S.



David Thompson

CMCT CEO

CIM Group CFO and Principal

15 years of previous experience with Hilton Hotels Corporation, most recently as Senior Vice President and Controller



Brandon Hill

CMCT CFO and Treasurer

Has served as 1st Vice President - Fund Accounting & Reporting for CIM Group, L.P. since March 2022. Prior to his role as 1st Vice President - Fund Accounting & Reporting, Mr. Hill served as Vice President - Financial Reporting for CIM Group, L.P. from 2018 to 2022

Inside Board Members



Richard Ressler

CIM Group Co-founder

CMCT Chairman of the Board

Chair of CIM's Executive, Investment, Allocation and Real Assets Management Committees

- Founder of Orchard Capital Corp., OFS Capital Management (a full service provider of leveraged finance solutions) and OCV Management (owner of technology companies)
- Chairman of the Board of CIM Real Estate Finance Trust, Inc.
- Previously worked at Drexel Burnham Lambert, Inc. and began his career as an attorney with Cravath, Swaine and Moore, LLP



Avi Shemesh

CIM Group Co-founder

CMCT Board Member

Responsible for CIM's long-term relationships with strategic institutions and oversees teams essential to acquisitions, portfolio management and internal and external communication

Resources, Market-Knowledge and Relationships[1]

CMCT

CMCT caters to tenants in rapidly growing tech and entertainment industries.

CMCT's Notable Tenants

Google Fiber

3 Arts Entertainment

Rolls-Royce Motor Cars

Deep Eddy Vodka

Lisson

Westwood One

Vital Farms

CIM Relationships

HBO

Uber

LIVE NATION

SHOWTIME

1) See disclosure statement under "Logos" on page 32.

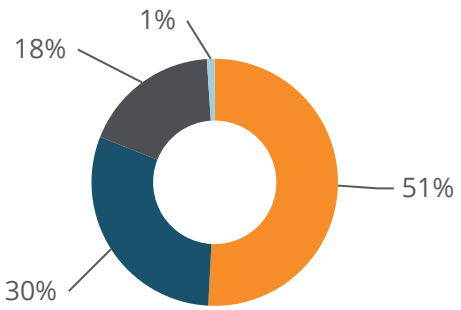
Class A & Creative Office Portfolio[1]

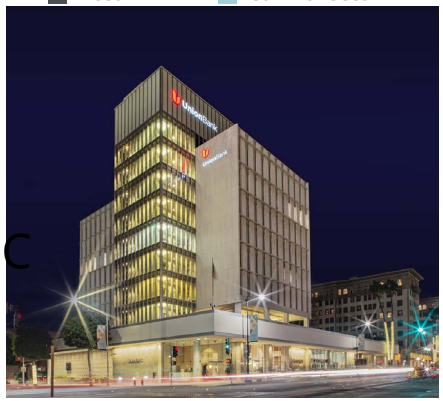
CMCT

Classification / Market / Address	Sub-Market	Class[2]	Rentable Square Feet ("SF")	% Occupied	% Leased	Annualized Rent Per Occupied SF [3]
Consolidated Office Portfolio						
Oakland, CA						
1 Kaiser Plaza	Lake Merritt	Class A	537,929	54.7 %	54.7 %	$ 55.57
San Francisco, CA						
1130 Howard Street	South of Market	Creative	21,194	100.0 %	100.0 %	26.38
Los Angeles, CA						
11620 Wilshire Boulevard	West Los Angeles	Class A	197,061	87.5 %	91.4 %	50.14
9460 Wilshire Boulevard	Beverly Hills	Class A	97,655	96.6 %	98.7 %	108.61
11600 Wilshire Boulevard	West Los Angeles	Class A	56,881	70.9 %	70.9 %	63.83
8944 Lindblade Street	West Los Angeles	Creative	7,980	100.0 %	100.0 %	79.45
8960 & 8966 Washington Boulevard	West Los Angeles	Creative	24,448	— %	— %	N/A
1037 North Sycamore Avenue	Hollywood	Creative	5,031	100.0 %	100.0 %	65.79
SOUTHWEST						
Austin, TX						
3601 S Congress Avenue	South	Creative	233,358	78.7 %	80.8 %	49.01
1021 E 7th Street	East	Creative	11,180	100.0 %	100.0 %	62.08
1007 E 7th Street	East	Creative	1,352	100.0 %	100.0 %	47.34
Total Consolidated Office Portfolio			**1,194,069**	**69.7 %**	**70.9 %**	**$ 59.03**
Unconsolidated Office Portfolio						
Los Angeles, CA						
1910 Sunset Boulevard - 44.2%	Echo Park	Creative	107,824	90.9 %	92.0 %	52.61
Total Unconsolidated Office Portfolio			**107,824**	**90.9 %**	**92.0 %**	**$ 52.61**
Total Office Portfolio			**1,301,893**	**71.4 %**	**72.6 %**	**$ 58.35**
Total Office Portfolio Excluding 1 Kaiser Plaza			**763,964**	**83.2 %**	**85.2 %**	**$ 59.63**

Geographic Diversification

Annualized Rent by Location





1) As of September 30, 2026.
2) These descriptions are based on management's assessment and indicate our classification as either "class A office" or "creative office" buildings.
3) Represents gross monthly base rent under leases commenced as of the specified periods, multiplied by 12, divided by the occupied square footage. This amount reflects total cash rent before abatements. Where applicable, annualized rent has been grossed up by adding annualized expense reimbursements to base rent. Giving effect to abatements, net annualized rent per occupied square foot for the office portfolio was $56.78.

Multifamily Portfolio

Classification / Market / Property	Sub-Market	Units	% Occupied	Annualized Rent (in thousands)[1]	Monthly Rent Per Occupied Unit[2]
Consolidated Multifamily Portfolio					
Oakland, CA					
Channel House	Jack London District	333	95.2 %	$ 9,949	$ 2,615
1150 Clay	Downtown	288	96.9 %	8,181	2,443
Total Consolidated Multifamily Portfolio		**621**	**96.0 %**	**$ 18,130**	**$ 2,535**
Unconsolidated Multifamily Portfolio					
Los Angeles, CA					
1902 Park Avenue - 25.5%	Echo Park	76	86.8 %	$ 1,644	$ 2,075
701 S Hudson[3] - 20%	Mid-Wilshire	68	95.6 %	2,796	3,584
1915 Park Avenue[4] - 44.2%	Echo Park	36	66.7 %	861	2,990
Total Unconsolidated Multifamily Portfolio		**180**	**86.1 %**	**$ 5,301**	**$ 2,850**
Total Multifamily Portfolio		**801**	**93.8 %**	**$ 23,431**	**$ 2,600**

Hotel & Parking Garage

Location / Property	Sub-Market	% Occupied[5]	RevPAR[6]
Sacramento, CA			
Sheraton Grand Hotel	Downtown/Midtown	77.8 %	$ 170.68
Sheraton Grand Hotel Parking Garage & Retail	Downtown/Midtown	54.3 %	NA

1) Represents gross monthly base rent under leases commenced as of September 30, 2026, multiplied by twelve. This amount reflects total cash rent before concessions.
2) Represents gross monthly base rent under leases commenced as of September 30, 2026, divided by occupied units. This amount reflects total cash rent before concessions. Net of rent concessions granted in the specified period, monthly rent per occupied unit was $2,474.
3) 701 S Hudson represents the multifamily portion of the property located at 4750 Wilshire Boulevard.
4) The Company owns 44.2% of the property through the 1910 Sunset JV. The amounts shown in the table represent 100% of the property. The property is a 36-unit multifamily apartment building which was completed and began leasing during the fourth quarter of 2025.
5) Represents trailing nine-month occupancy as of September 30, 2026, calculated as the number of occupied rooms divided by the number of available rooms.
6) Represents revenue per available room ("RevPAR") for the nine months ended September 30, 2026, calculated as trailing nine-month room revenue divided by the number of available rooms.

CMCT | Property Summaries

Bay Area: Multifamily

CMCT

Newer vintage, premier multifamily in high barrier to entry market

Channel House (Jack London Square)[1]

» Acquired in 2023; 333 total units

» Conveniently located just steps to the ferry with direct access to San Francisco

1150 Clay Street (Downtown Oakland)

» Acquired in 2023; 288 total units

» Conveniently located downtown and steps from the BART with easy access to San Francisco









1. Please see Note 2 on page 31 ("Important Information - Debt and Preferred Summary") on the status of the Channel House mortgage.

Los Angeles: Multifamily

CMCT

1902 Park Avenue (Echo Park)

» Acquired in 1Q'23 for $19.1 million, or $255,000 per unit (50% joint venture) on an off-market basis; CMCT currently owns a 25.5% interest following the admission of an additional co-investor in Q4 2024

» Newer vintage asset that opened in 2011

» Echo Park is an emerging trendy submarket northwest of downtown LA; walkable area with dozens of dining and entertainment options

» Recent new leases executed at a significant premium to in-place rents

» 1 BR- $2,100-$2,250 (versus average in place of $1,655)

» 2 BR - $2,700-$2,750 (versus average in place of $2,223)



4750 Wilshire Boulevard / 701 S Hudson Avenue (Park Mile)

» Closed co-investment in 1Q'23, reducing CMCT's ownership to 20%; CMCT earns a management fee and may potentially earn a promote

» Completed the conversion of unleased space to multifamily in September 2024; added 68 luxury apartments

» In early 2026, received entitlements to build another 50 apartments on the back surface parking lot

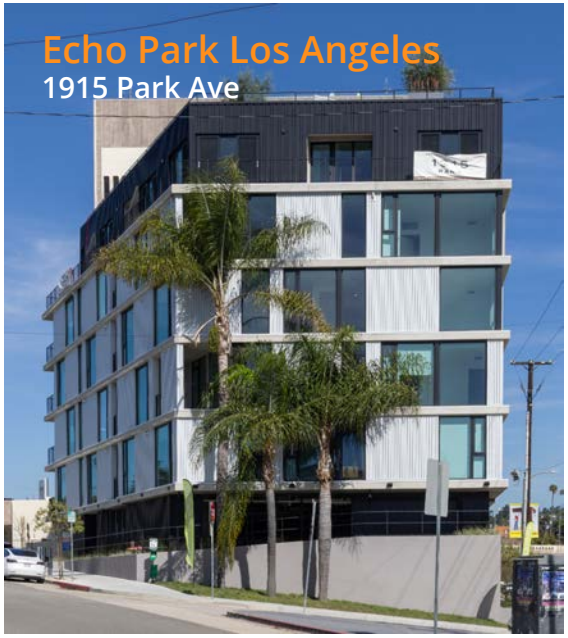
» Centrally located in affluent Park Mile/Hancock Park surrounded by multi-million dollar single family homes

» Short drive time to Hollywood/West Hollywood (10 minutes), Beverly Hills/ Culver City/Downtown LA (20 minutes) and Santa Monica (30 minutes)



Echo Park: Office Value-Add & Ground-Up Multifamily

CMCT





Overview

» CMCT and a CIM-managed separate account acquired 1910 W. Sunset Blvd and 1915 Park Avenue in February 2022 (CMCT owns ~44%)

» 1910 W. Sunset is an approximately 100,000 SF creative office building; the 8-story building with floor-to-ceiling windows is the tallest in Echo Park, providing spectacular views in all directions

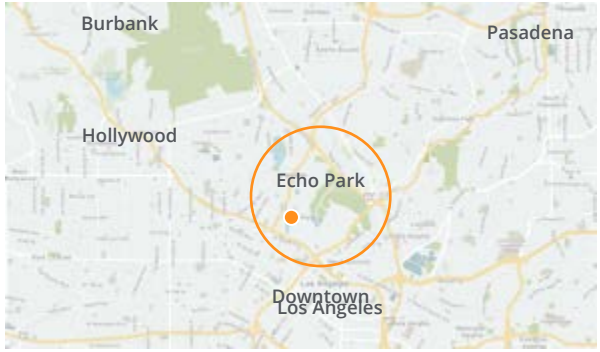
» Ability to create 13-foot ceiling heights on newly-renovated space

» Ideal location and property for entertainment and fashion tenants

» 1915 Park Avenue - ground-up construction of 36 multifamily units with a total budget of $14.7 million has been substantially completed and leasing has commenced

A Dynamic Submarket

- Echo Park is a trendy submarket northwest of downtown LA; walkable area with dozens of dining and entertainment options
- Located ~1 mile from Dodgers Stadium and adjacent to newly-renovated Echo Park Lake, which features walking paths, picnic areas, paddle boats and lotus flower gardens
- Easy access to four major freeways (Hollywood, Pasadena, Glendale and Golden State Freeways); approximate 20 minute drive to Hollywood, Downtown LA, Pasadena and Burbank
- Average 10-year annual office rent growth of 5.0%[1]
- Average 10-year office vacancy of 6.7%[1]



1) Source: Costar based on East Hollywood/Silver Lake submarket. Accessed May 2022.

Beverly Hills: Premier Located Class A Office & Retail

CMCT

9460 Wilshire Boulevard (Beverly Hills)

» Prominent location in the prestigious Golden Triangle of Beverly Hills and adjacent to the Four Seasons Beverly Wilshire Hotel and Rodeo Drive

» In August 2022, signed 20 year, approximately 18,000 SF lease for Rolls Royce and Lamborghini showrooms

» The previously underutilized retail space was occupied by a real estate brokerage firm and a financial advisor

» CMCT has originated or renewed leases with all current tenants since 2018 acquisition

» 98.7% leased as of September 30, 2026





Artistic renderings are for illustrative purposes only

Culver City: Creative Office

CMCT





A Dynamic Thriving Submarket

- Well-located asset in the heart of Culver City
- Home to several high-profile media and technology companies including Apple, Amazon, HBO and Sony
- Adjacent to the Metro Expo Line, offering easy access to both the Westside and Downtown LA

Overview

» 8960 & 8966 Washington Boulevard: ~24,448 SF of creative office space currently being marketed for lease

» 8944 Lindblade Street: ~7,980 SF of commercial space currently used for broadcasting

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Austin: Stabilized Creative Office with Potential To Add Multifamily

CMCT





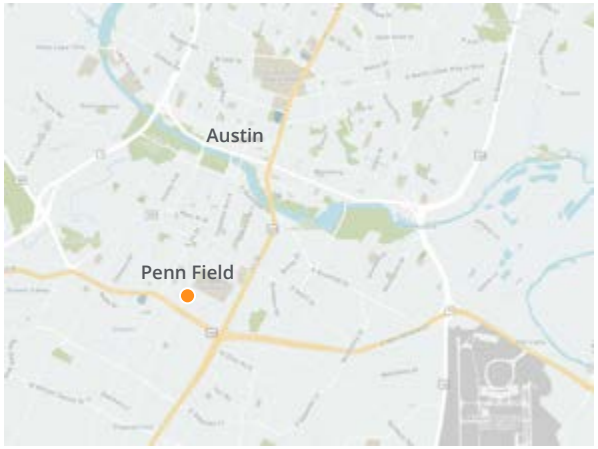


A Compelling Growth Market

- No state income tax and diverse employment sources – government, education and tech
- Home to many large U.S. corporations including Amazon, Facebook, Apple, Cisco, eBay, GM, Google, IBM, Intel, Oracle, Paypal, 3M and Whole Foods
- **Rapid market office rent growth** (10 year CAGR of 2.5%) [1]
- **Population growth** - Five year forecast growth rate of 1.7% (versus 0.3% in the U.S.) [1]
- **Employment growth** - Five year forecast growth rate of 1.14% (versus 0.25% in the U.S.)[1]

Overview

- CMCT acquired the 16-acre campus at 3601 S. Congress Ave in 2007 in an off-market transaction; in-place rents have increased more than threefold since the acquisition.
- The creative office campus attracts a diverse tenant mix including technology, media and entertainment companies.
- CMCT is evaluating different development options, including adding one or more multifamily buildings to the creative office campus. As of September 30, 2026, this property was in pre-development phase and the formal development plan has not been finalized for the property.
- In June 2022, the Austin City Council approved zoning changes that allow CMCT to add more density on this property.
- In July 2023, received approval of zone change for the portion of the property that was not previously zoned for multifamily - the entire 16 acre campus is now zoned for multifamily.



1) Source: Costar May 2026 Office Market Report.

East Austin: Multifamily Development

CMCT









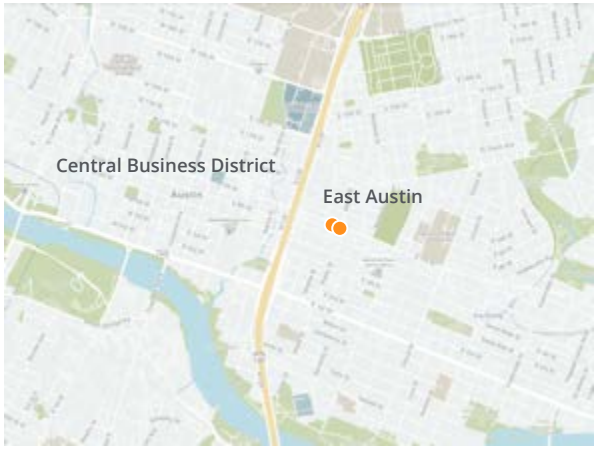


A Dynamic Thriving Submarket

- The Property is located in the East Austin submarket of Austin, TX.
- The building is located on one of the main thoroughfares of Austin, East 7th Street, and within 1.5 miles of seven existing CIM properties.
- This corridor is among the most desirable locations for creative office space and residential in Austin as it has numerous food and dining options within close proximity and provides direct access to both the Central Business District and Eastside.

Overview

- In November 2020, CMCT acquired 1021 E 7th Street for $6.1 million on an off-market basis; in July 2022, CMCT acquired 1007 E 7th Street, an adjacent property, for $1.9 million.
- In total, represented ~14,000 SF of office on a ~36,000 SF of contiguous land SF prime for development.
- In June 2023, received final entitlements allowing for construction of an 8-story multifamily building.



Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 32. See "Property Pictures" on page 32 under Important Disclosures.

Potential Development Pipeline - Primarily Multifamily[1]

CMCT

Location	Sub-Market	Notes
1015 N Mansfield Avenue [2]	Hollywood	Creative Office or Retail
3101 S. Western Avenue [3]	Jefferson Park, Los Angeles	Multifamily
3022 S. Western Avenue [3]	Jefferson Park, Los Angeles	Multifamily
4750 Wilshire Boulevard (backlot)[4]	Mid-Wilshire	Multifamily
1021 & 1007 E 7th Street	East Austin	Multifamily
3601 South Congress (Penn Field)	Austin	Multifamily
2 Kaiser Plaza	Oakland	Creative Office/Multifamily
Sheraton Grand Parking Garage	Sacramento	Multifamily development over existing parking garage
466 Water Street	Jack London Square, Oakland	Multifamily
F-3 Land site	Jack London Square, Oakland	Hotel

1) As of September 30, 2026.
2) CMCT owns approximately 28.8% of the property. The property has a site area of approximately 44,141 square feet and currently contains a parking garage which is being leased to a third party. The site is being evaluated for different development options, including creative office space or other commercial space.
3) Potential to develop a total of approximately 160 residential units across both properties. There is no planned start date for such development.
4) Potential to develop 50 residential units. There is no planned start date for such development.
Note: As of September 30, 2026, all properties were in pre-development phase, and the Company has not finalized the formal development plans.

Appendix

Commitment to ESG

CMCT

Since inception, CIM has sought to **do right for communities and advance sustainability.** ESG considerations are woven into our business practices and operations, and we continuously strive to advance these priorities.

Environmental

CIM emphasizes sustainable initiatives across a majority of our real estate and infrastructure strategies.

Committed to achieving net zero carbon emissions across our portfolio by 2050 (science-based methodology)

Over the past five years, CIM has **continuously improved its average Global Real Estate Sustainability Benchmark (GRESB)*** scores for participating funds and assets

Upleveled scores in all submitted categories for the 2024 United Nations Principles for Responsible Investment (UN PRI), **including a 17-point increase for real estate category and a 26-point increase for infrastructure category**

Exceeded goals for 10% reduction in greenhouse gas (GHG) emissions, energy use and water use from 2018 to 2023

Social

CIM maintains a commitment to communities through responsible development, volunteerism and inclusivity.

Logged **1,924 employee volunteer hours in support of 35 non-profit organizations** in 2024

Since 2024, launched the **CIM Wellness program featuring monthly focus areas to support employees' well-being** across four pillars: physical, mental & emotional, community, and financial health

CIM embarked on a process to formalize a Modern Slavery Policy

Governance

CIM is committed to best execution of our corporate governance principles.

Established ESG-related reporting practices tailored to shareholder needs

Maintain 15+ policies which guide and support our ESG principles

*CIM has set the following targets for the real assets in our GRESB reporting real estate funds by 2030 with a baseline year of 2023: 30% reduction in energy, 50% reduction in GHG, 20% reduction in water, and 90% data coverage.

As of 6/30/25. While CIM may consider ESG factors when making decisions, CIM does not pursue an ESG-based strategy or limit its investments to those that meet specific ESG criteria or standards across all of its offerings and strategies. Any reference herein to environmental or social considerations is not intended to qualify our duty to maximize risk-adjusted returns. Additionally, adherence to any ESG framework or ESG benchmark, such as the Principles for Responsible Investment ("PRI") and GRESB, respectively, does not necessarily alter any of CIM's existing business plans or portfolios.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 32. See "Property Pictures" on page 32 under Important Disclosures.

Alignment of Interests

CMCT

Management and Corporate Governance

CMCT's Board includes CIM Group's three co-founders (Richard Ressler, Avi Shemesh, and Shaul Kuba)

Strong Market Knowledge and Sourcing

CMCT benefits from CIM Group's identification of Qualified Communities, sourcing capabilities and access to resources of vertically integrated platform

Management Agreement/Master Services Agreement Fees

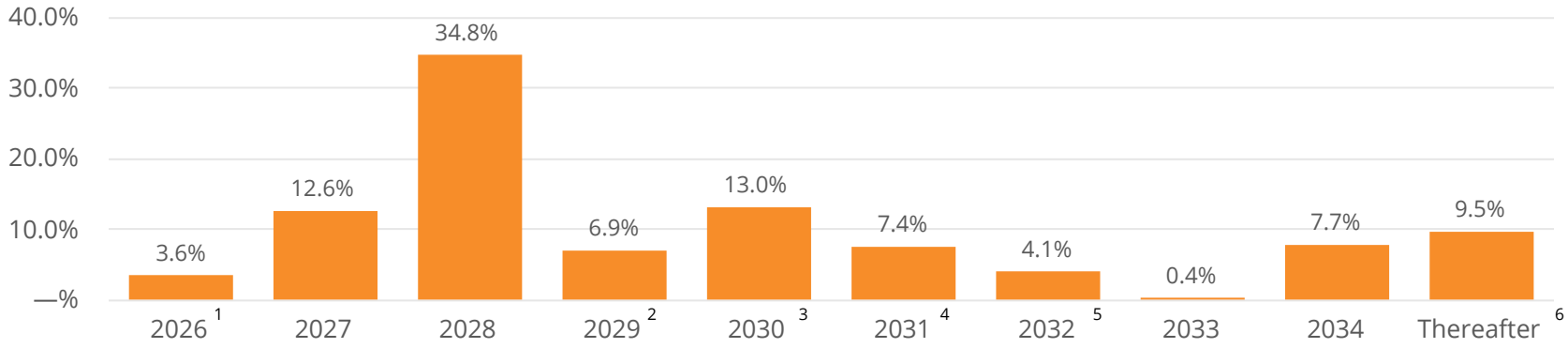
- 1% of net asset value
- Income incentive fee is 20% of CMCT's quarterly core funds from operations in excess of a quarterly threshold equal to 1.75% (i.e., 7% on an annualized basis) of CMCT's average adjusted common stockholders' equity, subject to catchup[1]
- 15% of cumulative aggregate realized capital gains net of aggregate realized capital losses minus the aggregate capital gains fees paid in prior periods. Realized capital gains and realized capital losses are calculated by subtracting from the sales price of a property (a) any costs and expenses incurred to sell such property and (b) the property's original acquisition price, plus any subsequent, non-reimbursed capital improvements thereon paid for by CMCT.
- Reimbursement of shared services at cost (accounting, tax, reporting, etc.)
- Perpetual term

1) (i) No incentive fee will be payable in any quarter in which the excess core FFO is $0; (ii) 100% of any excess core FFO up to an amount equal to the product of (x) the average of CMCT's adjusted common stockholders' equity as of the first and last day of the applicable quarter and (y) 0.4375%; and (iii) 20% of any excess core FFO thereafter. Incentive fees payable for any partial quarter will be appropriately prorated.

Top Five Tenants (September 30, 2026)

Tenant	Property	Lease Expiration	Annualized Rent (in thousands)	% of Annualized Rent	Rentable Square Feet	% of Rentable Square Feet
Kaiser Foundation Health Plan, Inc.	1 Kaiser Plaza	2028	$ 13,342	24.6 %	236,692	18.2 %
U.S. Bank, N.A.	9460 Wilshire Boulevard	2029, 2034	3,929	7.2 %	27,569	2.1 %
F45 Training Holdings, Inc.	3601 S Congress Avenue	2030	2,484	4.6 %	44,171	3.4 %
O'Gara Coach Company, L.L.C.	9460 Wilshire Boulevard	2043	2,482	4.6 %	18,157	1.4 %
3 Arts Entertainment, Inc	9460 Wilshire Boulevard	2027	2,106	3.9 %	27,112	2.1 %
Total for Top Five Tenants			24,343	44.9 %	353,701	27.2 %
All Other Tenants			29,907	55.1 %	575,962	44.2 %
Vacant			—	— %	372,230	28.6 %
Total Office			$ 54,250	100.0 %	1,301,893	100.0 %

Lease Expirations as a % of Annualized Office Rent (As of September 30, 2026)



Note: Tables above represent 100% of the consolidated and unconsolidated office portfolios, regardless of our ownership percentage.

(1) Includes 5,058 square feet of month-to-month leases as of September 30, 2026. Includes 1,474 square feet (approximately 0.2% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2026.
(2) Includes 5,864 square feet (approximately 0.6% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2029.
(3) Includes 11,678 square feet (approximately 1.3% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2030.
(4) Includes 7,053 square feet (approximately 0.8% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2031.
(5) Includes 25,845 square feet (approximately 2.8% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2032.
(6) Includes 38,801 square feet (approximately 4.2% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2037.

Key Metrics - Adjusted Funds From Operations (AFFO)[1]

CMCT

(Unaudited and in thousands)	Three Months Ended		Nine Months Ended	
	September 30, 2026	September 30, 2025	September 30, 2026	September 30, 2025
Numerator:				
Net loss attributable to common stockholders	$ (19,136)	$ (17,736)	$ (64,789)	$ (43,913)
Depreciation and amortization	7,161	7,345	21,953	20,169
Noncontrolling interests' proportionate share of depreciation and amortization	(58)	(54)	(176)	(180)
Impairment of real estate	7,967	—	7,967	221
Gain on sale of First Western	—	—	(1,737)	—
Casualty loss, net	107	—	562	—
Gain on sale of real estate	—	(679)	—	(679)
FFO attributable to common stockholders	$ (3,959)	$ (11,124)	$ (36,220)	$ (24,382)
Straight-line rent and straight-line lease termination fees	467	682	848	1,547
Amortization of lease inducements	68	28	174	130
Amortization of deferred key money and above and below market leases	(47)	(13)	(148)	(14)
Amortization of premiums and discounts on debt	28	26	83	78
Amortization and accretion on loans receivable, net	—	5	—	(230)
Amortization of deferred debt origination costs	611	713	1,842	2,179
Unrealized premium adjustment	—	142	—	343
Unrealized loss (gain) included in income from unconsolidated entities	224	(1,265)	4,804	138
Deferred income taxes	—	(32)	—	(149)
Non-cash compensation	37	55	165	165
Redeemable preferred stock redemptions	81	—	22,369	300
Transaction-related costs	45	598	69	1,427
Loss on early extinguishment of debt	—	—	705	88
Recurring capital expenditures, tenant improvements, and leasing commissions	(2,804)	(704)	(4,222)	(3,606)
AFFO attributable to common stockholders	$ (5,249)	$ (10,889)	$ (9,531)	$ (21,986)

1) Non-GAAP Financial Measure. Please refer to explanations at slide 33.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 32. See "Property Pictures" on page 32 under Important Disclosures.

Debt and Preferred Summary

CMCT

Debt & Preferred Summary (September 30, 2026)

Mortgage Payable	Interest structure (fixed/variable etc.)	Interest Rate	Maturity/ Expiration Date	Loan balance (in millions)
Fixed rate mortgages payable [1]	Fixed	4.14% - 7.41%	7/1/2026 - 1/11/2030	$ 266.4
Variable rate mortgage payable [2]	Variable	SOFR + 2.95% - 4.35%	1/1/2027 - 4/3/2028	$ 208.8
Total Mortgage Payable				**$ 475.2**
Corporate Debt				
Junior Subordinated Notes [3]	Variable	SOFR + 3.51%	3/30/2035	$ 27.1
Total Corporate Debt				**$ 27.1**
Total Debt				**$ 502.3**

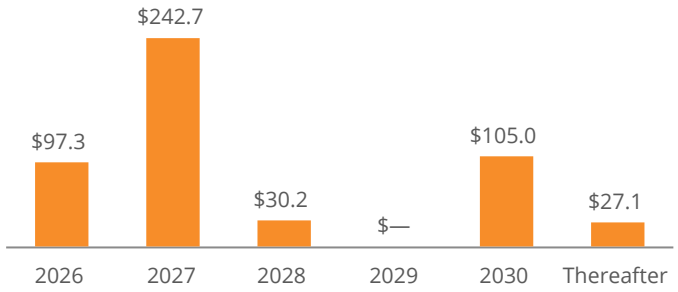
Preferred Stock	Interest structure (fixed/variable etc.)	Coupon	Maturity/ Expiration Date	Outstanding (in millions)	
Series A1	Variable [4]	6.12%	N/A	$ 24.6	[4]
Series A	Fixed	5.50%	N/A	$ 40.9	[5]
Series D	Fixed	5.65%	N/A	$ 0.6	[6]
Total Preferred Stock				**$ 66.1**	[7]
Total Debt + Preferred Stock				**$ 568.4**	

See "Important Information - Debt and Preferred Summary" on page 31.

*Approximately 73% of floating rate debt is subject to interest rate caps.

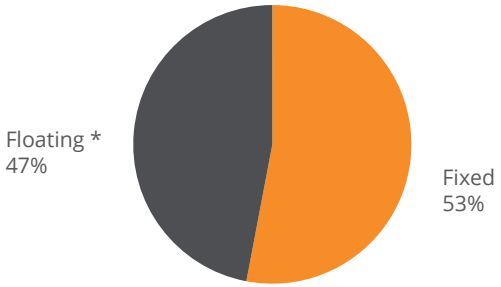
Debt Maturity Schedule

(September 30, 2026) | in millions



Fixed Debt vs. Floating Debt

(September 30, 2026)



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Important Information - Debt and Preferred Summary

CMCT

1. The Company's fixed rate mortgages payable are non-recourse and are secured by, among other things, first priority deeds of trust, security agreements or other similar security instruments on the fee simple interests in properties underlying such mortgages and assignments of rents receivable. As of September 30, 2026, the Company's fixed rate mortgages payable had fixed interest rates of 6.25%, 4.14% and 7.41% per annum, with payments of interest only and initial maturity dates of June 7, 2027, July 1, 2026 and January 11, 2030, respectively.

   With regard to the mortgage payable with a balance of $64.3 million as of September 30, 2026 (the "1150 Clay Mortgage"), on May 29, 2026 the Company reached an agreement with the lender to extend the maturity date through June 7, 2027 (the "1150 Clay Mortgage Extension"). In connection with the 1150 Clay Mortgage Extension, the Company made a $2.0 million repayment under the 1150 Clay Mortgage. The Company intends to work with the lender in order to refinance the 1150 Clay Mortgage beyond its stated maturity date of June 7, 2027. Although the Company believes it is likely it will be able to refinance the 1150 Clay Mortgage prior to June 7, 2027, there can be no assurance that such refinancing will occur. If the Company cannot refinance the mortgage and the Company fails to repay the loan in full upon its contractual maturity date, such failure would constitute an event of default under the mortgage and would allow the lender to, among other remedies, take possession of the property.

   With regard to the mortgage payable with a balance of $97.1 million as of September 30, 2026 (the "Oakland Office Mortgage"), the Company has been in maturity default since July 1, 2026 as the outstanding mortgage payable was not repaid on its contractual maturity date of July 1, 2026. The Company is evaluating its options with respect to the maturity default, including potential discussions with the lender regarding a resolution of the matured indebtedness and an extension of the Oakland Office Mortgage. There can be no assurance regarding the timing or outcome of this matter. If the Company and the lender under the Oakland Office Mortgage cannot agree on a resolution and the Company fails to repay the loan in full, such failure would allow the lender to, among other remedies, take possession of the property. As a result of the maturity default, all rents, profits and income derived from the property are the property of the lender and must be held in trust for the benefit of the lender. Further, pursuant to the loan agreement entered into in connection with the Oakland Office Mortgage, upon an event of default, all accrued and unpaid interest in respect of the Oakland Office Mortgage and any other amounts due under the loan agreement, accrue interest at the specified default rate per annum equal to the lesser of (a) the maximum legal rate as set forth in the loan agreement or (b) 5.0% above the interest rate of 4.14% per annum. In addition, the Company is party to a guaranty related to certain obligations associated with the Oakland Office Mortgage. Upon the occurrence of specified events, the Company may be required to fund such obligations.

2. The Company's variable rate mortgages payable are non-recourse and are secured by, among other things, first priority deeds of trust, security agreements or other similar security instruments on the Company's fee simple and leasehold interests in its hotel asset and adjacent parking garage and by a deed of trust on and assignment of rents receivable from a multifamily property. As of September 30, 2026, the Company's variable rate mortgages payable had a variable interest rate of SOFR plus 4.35%, SOFR plus 3.36%, SOFR plus 3.00% and SOFR plus 2.95%, with a maturity date of January 1, 2027 (with three one-year extension options), January 31, 2027, February 14, 2027 (with one one-year extension option) and April 3, 2028 (with two one-year extension options), respectively. The mortgages with maturity dates of January 1, 2027, January 31, 2027, and February 14, 2027 have monthly payments of interest only. With regard to the mortgage with an initial maturity date of April 3, 2028 (the "Penn Field Mortgage"), during the nine months ended September 30, 2026, the Company entered into an amendment to, among other things, provide additional borrowing advances in the amount of $2.5 million under the Penn Field Mortgage and increase the monthly payments from interest plus $50,000 to interest plus $60,000 of principal, with the increased monthly payments beginning April 2026.

   With regard to the mortgage payable with a balance of $81.0 million as of September 30, 2026 secured by a multifamily property in Oakland, California (the "Channel House Mortgage"), on August 4, 2025 the Company reached an agreement with the lender to extend the maturity date through January 31, 2027 (the "Channel House Mortgage Extension"). In connection with the Channel House Mortgage Extension, the Company made a repayment of $6.0 million under the Channel House Mortgage, reducing it from its previous balance of $87.0 million. The Company intends to refinance the Channel House Mortgage beyond its stated maturity date of January 31, 2027 . Although the Company believes it is likely it will be able to refinance the Channel House Mortgage prior to January 31, 2027, there can be no assurance that such refinancing will occur. If the Company cannot refinance the mortgage and the Company fails to repay the loan in full upon its contractual maturity date, such failure would constitute an event of default under the mortgage and would allow the lender to, among other remedies, take possession of the property.

3. The Company has junior subordinated notes with a variable interest rate which resets quarterly based on the three-month SOFR plus 3.51%, with quarterly interest only payments. The junior subordinated balance is due at maturity on March 30, 2035. The junior subordinated notes may be redeemed at par at the Company's option.

4. Outstanding Series A1 Preferred Stock represents total shares issued as of September 30, 2026 of 12,240,878, less redemptions of 11,257,950 shares, multiplied by the stated value of $25.00 per share ("Series A1 Preferred Stock Stated Value"). Includes shares issued to CIM Group in lieu of cash payment of the asset management fee. Gross proceeds are not net of commissions, fees, allocated costs or discounts. Dividends on Series A1 Preferred Stock are paid at a rate of the greater of (i) an annual rate of 6.0% of the Series A1 Preferred Stock Stated Value (i.e., the equivalent of $0.3750 per share per quarter) and (ii) the Federal Funds (Effective) Rate for such quarter and plus 2.5% of the Series A1 Preferred Stock Stated Value divided by four, up to a maximum of 2.5% of the Series A1 Preferred Stock Stated Value per quarter.

5. Outstanding Series A Preferred Stock represents total shares issued as of September 30, 2026 of 8,820,338, less redemptions of 7,185,380 shares, multiplied by the stated value of $25.00 per share. Includes shares issued to CIM Group in lieu of cash payment of the asset management fee. Gross proceeds are not net of commissions, fees, allocated costs or discounts.

6. Outstanding Series D Preferred Stock represents total shares issued as of September 30, 2026 of 56,857, less redemptions of 34,292, multiplied by the stated value of $25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discounts.

7. On March 16, 2026, the Company redeemed, at the Company's option, 1,869,573 shares of Series A Preferred Stock, 7,539,638 shares of Series A1 Preferred Stock and 21,760 shares of Series D Preferred Stock in shares of Common Stock (the "March 2026 Redemption"). Other than the March 2026 Redemption, the Company does not currently intend to redeem, at the Company's election, additional Preferred Stock in shares of Common Stock. However, the Company will evaluate redemption requests submitted by holders of its shares of Preferred Stock at the time it receives them and may elect to redeem those Preferred Shares in Common Stock or cash, at the Company's discretion.

Important Disclosures

CMCT

Annualized Rent. Represents gross monthly base rent, or gross monthly contractual rent under retail leases, multiplied by 12. This amount reflects total cash rent before abatements. Where applicable, annualized rent has been grossed up by adding annualized expense reimbursements to base rent. Annualized rent for certain office properties includes contractual rent attributable to retail leases.

Assets Owned and Operated (AOO). Represents the aggregate assets owned and operated by CIM on behalf of partners (including where CIM contributes alongside for its own account) and co-investors, whether or not CIM has discretion, in each case without duplication.

Property Pictures. The property/properties shown may not be representative of all transactions of a given type or of transactions generally, may represent an asset/assets that performed better than other assets acquired by CIM-funds, is not necessarily indicative of the performance of all such assets acquired by CIM-funds and is intended solely to be illustrative of the types of investments that may be made by CMCT. There can be no assurance similar opportunities will be available to CMCT or that CMCT will generate similar returns.

Logos. CIM Group is not affiliated with, associated with, or a sponsor of any of the tenants pictured or mentioned. The names, logos, and all related product and service names, design marks and slogans are the trademarks or service marks of their respective companies. The trade names shown are reflective of the tenants in properties owned by CMCT. Corporate tenants may also occupy numerous properties that are not owned by CMCT. CMCT is not affiliated or associated with, is not endorsed by, does not endorse, and is not sponsored by or a sponsor of the tenants or of their products or services pictured or mentioned. The names, logos and all related product and service names, design marks and slogans are the trademarks or service marks of their respective companies.

DISCLAIMERS. The results that a shareholder will realize will depend, to a significant degree, on the assets actually purchased by CMCT from time to time and the actual performance of such assets, which may be impacted by economic and market factors. The actual performance of CMCT will be subject to a variety of risks and uncertainties, including those on page 2. In no circumstance should the hypothetical returns be regarded as a representation, warranty or prediction that a specific asset or group of assets will reflect any particular performance or that it will achieve or is likely to achieve any particular result or that shareholders will be able to avoid losses, including total loss of their investments. Inherent in any investment is the potential for loss. There can be no assurance that CMCT will achieve comparable results, that the returns sought will be achieved or that CMCT will be able to execute its proposed strategy. Actual realized returns on investments may differ materially from any return indicated herein.

Important Disclosures

CMCT

Funds From Operations (FFO). FFO is a non-GAAP, standardized measure which is widely reported by REITs. Other REITs may not calculate FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts (the "NAREIT") and, as a result, CMCT's FFO may not be comparable to the FFO of other REITs. FFO represents net income (loss) attributable to common stockholders, computed in accordance with GAAP, which reflects the deduction of redeemable preferred stock dividends accumulated, excluding (i) gains (or losses) from sales of real estate, (ii) impairment of real estate, (iii) casualty losses, net and (iv) real estate depreciation and amortization.

FFO is not intended to represent cash flows but may provide additional perspective on CMCT's operating results and should not be used as a measure of CMCT's liquidity, nor is it indicative of funds available to fund CMCT's cash needs, including CMCT's ability to pay dividends.

Adjusted Funds From Operations (AFFO). AFFO is a non-GAAP, non-standardized measure which is widely reported by REITs. Other REITs may use different methodologies for calculating AFFO and, as a result, CMCT's AFFO may not be comparable to the AFFO of other REITs. CMCT calculates AFFO by (a) eliminating the impact on FFO of (i) straight-line rent revenue and expense; (ii) amortization of lease inducements; (iii) amortization of above and below market leases (including ground leases); (iv) amortization of above and below market debt, loan premiums and discounts, and deferred loan costs; (v) amortization of tax abatement; (vi) amortization of loan receivable discount and accretion of fees on loans receivable; (vii) amortization of deferred key money; (viii) unrealized premium adjustment; (ix) unrealized gains and losses included in income from unconsolidated entities; (x) deferred income tax expense; (xi) non-cash compensation expense; (xii) transaction-related costs (xiii) loss on early extinguishment of debt; (xiv) redeemable preferred stock redemptions; and (xv) redeemable preferred stock deemed dividends and (b) subtracting (i) lease inducement payments and (ii) recurring capital expenditures and recurring tenant improvements and leasing commissions. Because of the inherent uncertainty related to these special items, management does not believe it is able to provide a meaningful forecast of the comparable GAAP measures or reconciliation to any forecasted GAAP measure without unreasonable effort.

AFFO is not intended to represent cash flows but may provide additional perspective on CMCT's operating results and our ability to fund cash needs and pay dividends. AFFO should only be considered as a supplement to net income. See page 29 for a reconciliation of AFFO to net loss attributable to common stockholders.