UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): March 30, 2023

Commission File Number 1-13610

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION
(Exact name of registrant as specified in its charter)

Maryland	**75-6446078**
(State or Other Jurisdiction of Incorporation or Organization)	(I.R.S. Employer Identification No.)
17950 Preston Road, Suite 600, Dallas, TX 75252	**(972) 349-3200**
(Address of Principal Executive Offices)	(Registrant's telephone number)

None
(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities Registered Pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, $0.001 Par Value	CMCT	Nasdaq Global Market
Common Stock, $0.001 Par Value	CMCT-L	Tel Aviv Stock Exchange
Series L Preferred Stock, $0.001 Par Value	CMCTP	Nasdaq Global Market
Series L Preferred Stock, $0.001 Par Value	CMCTP	Tel Aviv Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act ☐

Item 2.02 Results of Operations and Financial Condition

On March 30, 2023, Creative Media & Community Trust Corporation (the "Company") issued a press release announcing its financial results for the period ended December 31, 2022. A copy of the press release is attached to this Form 8-K as Exhibit 99.1 and is incorporated by reference herein.

The information in this Item 2.02 and Exhibit 99.1 are being furnished and shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section, nor shall it be deemed incorporated by reference into any filing of the Company under the Securities Act of 1933, as amended (the "Securities Act"), or the Exchange Act, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

Item 7.01. Regulation FD Disclosure

A copy of the Company's Q4 2022 Investor Presentation is attached to this Form 8-K as Exhibit 99.2 and is incorporated by reference herein. Additionally, the Company has posted a copy of the presentation on its Shareholder Relations page at www.creativemediacommunity.com.

The information in this Item 7.01 and Exhibit 99.2 are being furnished and shall not be deemed "filed" for the purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that Section, nor shall it be deemed incorporated by reference into any filing of the Company under the Securities Act or the Exchange Act, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

Item 9.01 Financial Statements and Exhibits.

Exhibit Number	Exhibit Description
99.1	Press Release dated March 30, 2023, regarding the Company's financial results for the quarter ended December 31, 2022.
99.2	Investor Presentation Q4 2022.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

	CREATIVE MEDIA & COMMUNITY TRUST CORPORATION
Dated: March 30, 2023	By: /s/ David Thompson
	David Thompson
	Chief Executive Officer

Exhibit 99.1

CMCT

Creative Media & Community Trust Corporation Reports 2022 Fourth Quarter Results

Dallas — (March 30, 2023) Creative Media & Community Trust Corporation (NASDAQ: CMCT and TASE: CMCT-L) (“we”, “our”, “CMCT”, or the “Company”), today reported operating results for the three months and year ended December 31, 2022.

Fourth Quarter 2022 Highlights

Real Estate Portfolio

- Same-store(1) office portfolio was 84.8%[1] leased.
- Executed 37,566 square feet of leases with terms longer than 12 months.

Financial Results

- As previously announced on December 23, 2022, we redeemed all remaining outstanding shares of our Series L Preferred Stock in cash on January 25, 2023 for a total cost of $83.8 million.
- Net loss attributable to common stockholders of $8.9 million, or $0.39 per diluted share.
- Funds from operations (“FFO”) attributable to common stockholders(2) was $(3.7) million, or $(0.16) per diluted share.
- Core FFO attributable to common stockholders(3) was $4.4 million, or $0.11 per diluted share.

Management Commentary

“In 2022, we saw strong leasing activity that increased our leased percentage, we reduced our corporate overhead by 28% and we recast our credit facility for another five years including extension options,” said David Thompson, Chief Executive Officer of Creative Media & Community Trust Corporation.

“And 2023 is off to a very fast start as we execute on our strategy to grow our multifamily portfolio by acquiring newer vintage, highly amenitized residences in high barrier-to-entry markets. In the first quarter, we acquired interests in three multifamily properties totaling 696 units in the Bay Area and Los Angeles.”

“We also advanced our asset-light growth model by partnering with three international institutional investors to convert the unleased portion of one of our Los Angeles office buildings into luxury multifamily. CMCT will retain 20% ownership and will earn a base management fee and potentially a promote based on performance. The renovation started in the first quarter. In addition, CMCT has an attractive pipeline of ground-up multifamily development opportunities based on land we already own; we expect to start construction on 76 units across two assets in 2023. Finally, we created additional liquidity by completing a securitization of our lending portfolio generating $43.3 million of net proceeds in March.”

Fourth Quarter 2022 Results

Real Estate Portfolio

As of December 31, 2022, our real estate portfolio consisted of 19 assets, all of which were fee-simple properties, including one office property in which the Company has an approximate 44% ownership interest through its investment in an unconsolidated joint venture. The portfolio of 19 assets included 13 office properties and four development sites (one being used as a parking lot), totaling approximately 1.3 million rentable square feet, and one 503-room hotel with an ancillary parking garage.

Financial Results

Net loss attributable to common stockholders was $8.9 million, or $0.39 per diluted share of common stock, for the three months ended December 31, 2022, compared to a net loss attributable to common stockholders of $4.3 million, or $0.19 per diluted share of common stock, for the three months ended December 31, 2021.

---

[1] We are no longer classifying approximately 110,000 square feet of vacant space at its property at 4750 Wilshire Boulevard in Los Angeles, California as rentable office square footage as of September 30, 2022 in connection with the planned conversion of that space from rentable office space to multifamily units.

FFO attributable to common stockholders[2] was $(3.7) million, or $(0.16) per diluted share of common stock, for the three months ended December 31, 2022, compared to $598,000, or $0.03 per diluted share of common stock, for the three months ended December 31, 2021. Core FFO attributable to common stockholders[3] was $4.4 million, or $0.11 per diluted share of common stock, for the three months ended December 31, 2022, compared to $801,000, or $0.03 per diluted share of common stock, for the three months ended December 31, 2021. The decrease in FFO is primarily attributable to an increase in redeemable preferred stock redemptions of $8.0 million, driven by $7.9 million recognized in connection with the Series L Redemption announced in December 2022, and an increase in interest expense of $915,000. These amounts were partially offset by a decrease in redeemable preferred stock dividends of $3.2 million, due to a change in timing of the declaration of preferred stock dividends as well as a decrease in asset management and other fees to related parties of $1.4 million. As redeemable preferred stock redemptions are not included in the calculation of Core FFO, Core FFO increased by $3.6 million compared to the prior year period.

Segment Information

Our reportable segments during the three months ended December 31, 2022 and 2021 consisted of two types of commercial real estate properties, namely, office and hotel, as well as a segment for our lending business. Total segment net operating income (“NOI”)[4] was $11.7 million for the three months ended December 31, 2022, compared to $12.1 million for the three months ended December 31, 2021.

Office

Same-Store

Same-store[2] office segment NOI[4] increased by 4.6% while same store-store[1] office cash NOI[5], excluding lease termination income, increased by 6.4% for the three months ended December 31, 2022 compared to the three months ended December 31, 2021. The increase in same-store[1] office segment NOI[4] is primarily due to a decrease in real estate tax expenses at an office property in Austin, Texas, partially offset by a decrease in rental revenues at an office property in San Francisco, California due to a decrease in occupancy.

At December 31, 2022, the Company’s same-store[1] office portfolio was 82.2% occupied, an increase of 450 basis points year-over-year on a same-store[1] basis, and 84.8% leased, an increase of 490 basis points year-over-year on a same-store[1] basis. The annualized rent per occupied square foot[6] on a same-store[2] basis was $55.49 at December 31, 2022 compared to $52.57 at December 31, 2021. During the three months ended December 31, 2022, the Company executed 31,615 square feet of recurring leases at our same-store[1] office portfolio.

Total

Office segment NOI[4] increased by 4.1% for the three months ended December 31, 2022 compared to the three months ended December 31, 2021. The increase is primarily driven by the increase in same-store[2] office segment NOI[4] described above.

Hotel

Hotel segment NOI[4] increased to $3.1 million for the three months ended December 31, 2022, from $1.8 million for the three months ended December 31, 2021, due to increases in occupancy and average daily rate as a result of the hospitality industry continuing to recover from the impact of COVID-19.

	Three Months Ended December 31,	
	2022	**2021**
Occupancy	71.5 %	69.9 %
Average daily rate[a]	$ 178.72	$ 153.77
RevPAR[b]	$ 127.84	$ 107.55

a. Calculated as trailing 3-month room revenue divided by the number of rooms occupied.
b. Calculated as trailing 3-month room revenue divided by the number of available rooms.

Lending

Our lending segment primarily consists of our SBA 7(a) lending platform, which is a national lender that primarily originates loans to small businesses in the hospitality industry. Lending segment NOI[4] decreased by 52.0% for the three months ended December 31, 2022, compared to the three months ended December 31, 2021. The decrease is primarily due to lower premium income as a result of lower loan sale volume and a reduction in the market premium achieved during the three months ended December 31, 2022, compared to the three months ended December 31, 2021. Loan origination volumes were elevated during 2021, a year when the SBA temporarily increased guaranteed percentages for SBA 7(a) loan originations.

Debt and Equity

In December 2022, we refinanced our 2018 Credit Facility and replaced it with a new 2022 Credit Facility, entered into with a bank syndicate, that includes a $56.2 million term loan as well as a revolver allowing the Company to borrow up to $150.0 million, both of which are collectively subject to a borrowing base calculation. The 2022 credit facility is secured by properties in the Company's real estate portfolio. During the three months ended December 31, 2022, we paid down an aggregate of $28.8 million on our credit facilities.

As previously announced on December 23, 2022, we redeemed all remaining outstanding shares of our Series L Preferred Stock in cash on January 25, 2023 at its stated value of $28.37 per share. The total cost to complete the Series L Redemption, including transaction costs of $93,000 (or $0.03 per share), was $83.8 million. Additionally, on January 25, 2023 we paid the accrued and unpaid dividends on the redeemed shares of Series L Preferred Stock through December 31, 2022 of $1.56 per share (or $4.6 million accrued and unpaid dividends in the aggregate).

During the three months ended December 31, 2022, we issued 3,106,636 shares of Series A1 Preferred Stock for aggregate net proceeds of approximately $69.3 million. Net proceeds represent gross proceeds offset by costs specifically identifiable to the offering of Series A1 Preferred Stock.

Dividends

On December 15, 2022, we declared a quarterly cash dividend of $0.085 per share of our common stock, which was paid on January 9, 2023 to stockholders of record at the close of business on December 27, 2022.

On December 15, 2022, we declared an annual cash dividend of $1.56 per share of our Series L Preferred Stock, which was paid on January 25, 2023 to stockholders of record at the close of business on December 29, 2022.

About the Data

Descriptions of certain performance measures, including Segment NOI, Cash NOI, FFO attributable to common stockholders, and Core FFO are provided below. Refer to the subsequent tables for reconciliation of these non-GAAP financial measures to the most directly comparable GAAP financial measure.

(1) **Stabilized office portfolio:** represents office properties where occupancy was not impacted by a redevelopment or repositioning during the period.

(2) **Same-store properties:** are properties that we have owned and operated in a consistent manner and reported in our consolidated results during the entire span of the periods being reported. We excluded from our same-store property set this quarter any properties (i) acquired on or after October 1, 2021; (ii) sold or otherwise removed from our consolidated financial statements on or before December 31, 2022; or (iii) that underwent a major repositioning project we believed significantly affected its results at any point during the period commencing on October 1, 2021 and ending on December 31, 2022. When determining our same-store properties as of December 31, 2022, one property was excluded pursuant to (i) and (iii) above and no properties were excluded pursuant to (ii) above.

(3) **FFO attributable to common stockholders:** represents net income (loss) attributable to common stockholders, computed in accordance with GAAP, which reflects the deduction of redeemable preferred stock dividends accumulated, excluding gain (or loss) from sales of real estate, impairment of real estate, and real estate depreciation and amortization. We calculate FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts (the "NAREIT"). See 'Core FFO' definition below for discussion of the benefits and limitations of FFO as a supplemental measure of operating performance.

(4) **Core FFO attributable to common stockholders ("Core FFO")**: represents FFO attributable to common stockholders (computed as described above), excluding gain (loss) on early extinguishment of debt, redeemable preferred stock deemed dividends, redeemable preferred stock redemptions, gain (loss) on termination of interest rate swaps, and transaction costs.

We believe that FFO is a widely recognized and appropriate measure of the performance of a REIT and that it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. In addition, we believe that Core FFO is a useful metric for securities analysts, investors and other interested parties in the evaluation of our Company as it excludes from FFO the effect of certain amounts that we believe are non-recurring, are non-operating in nature as they relate to the manner in which we finance our operations, or transactions outside of the ordinary course of business.

Like any metric, FFO and Core FFO should not be used as the only measure of our performance because it excludes depreciation and amortization and captures neither the changes in the value of our real estate properties that result from use or market conditions nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of our properties, and Core FFO excludes amounts incurred in connection with non-recurring special projects, prepaying or defeasing our debt, repurchasing our preferred stock, and adjusting the carrying value of our preferred stock classified in temporary equity to its redemption value, all of which have real economic effect and could materially impact our operating results. Other REITs may not calculate FFO and Core FFO in the same manner as we do, or at all; accordingly, our FFO and Core FFO may not be comparable to the FFOs and Core FFOs of other REITs. Therefore, FFO and Core FFO should be considered only as a supplement to net income (loss) as a measure of our performance and should not be used as a supplement to or substitute measure for cash flows from operating activities computed in accordance with GAAP. FFO and Core FFO should not be used as a measure of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to pay dividends. FFO and Core FFO per share for the year-to-date period may differ from the sum of quarterly FFO and Core FFO per share amounts due to the required method for computing per share amounts for the respective periods. In addition, FFO and Core FFO per share is calculated independently for each component and may not be additive due to rounding.

(5) **Segment NOI:** for our real estate segments represents rental and other property income and expense reimbursements less property related expenses and excludes non-property income and expenses, interest expense, depreciation and amortization, corporate related general and administrative expenses, gain (loss) on sale of real estate, gain (loss) on early extinguishment of debt, impairment of real estate, transaction costs, and benefit (provision) for income taxes. For our lending segment, Segment NOI represents interest income net of interest expense and general overhead expenses. See 'Cash NOI' definition below for discussion of the benefits and limitations of Segment NOI as a supplemental measure of operating performance.

(6) **Cash NOI:** for our real estate segments, represents Segment NOI adjusted to exclude the effect of the straight lining of rents, acquired above/below market lease amortization and other adjustments required by generally accepted accounting principles ("GAAP"). For our lending segment, there is no distinction between Cash NOI and Segment NOI. We also evaluate the operating performance and financial results of our operating segments using cash basis NOI excluding lease termination income, or "Cash NOI excluding lease termination income".

Segment NOI and Cash NOI are not measures of operating results or cash flows from operating activities as measured by GAAP and should not be considered alternatives to income from continuing operations, or to cash flows as a measure of liquidity, or as an indication of our performance or of our ability to pay dividends. Companies may not calculate Segment NOI or Cash NOI in the same manner. We consider Segment NOI and Cash NOI to be useful performance measures to investors and management because, when compared across periods, they reflect the revenues and expenses directly associated with owning and operating our properties and the impact to operations from trends in occupancy rates, rental rates and operating costs, providing a perspective not immediately apparent from income from continuing operations. Additionally, we believe that Cash NOI is helpful to investors because it eliminates straight line rent and other non-cash adjustments to revenue and expenses.

(7) **Annualized rent per occupied square foot:** represents gross monthly base rent under leases commenced as of the specified periods, multiplied by twelve. 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 rent attributable to retail.

FORWARD-LOOKING STATEMENTS

This press release contains certain “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 (the “Exchange Act”), 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,” or “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) the ability of CMCT 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 higher interest rates on the operations and profitability of CMCT and (v) general economic, market and other conditions. Additional important factors that could cause CMCT’s actual results to differ materially from CMCT’s expectations are discussed under the section “Risk Factors” in CMCT’s Annual Report on Form 10-K for the year ended December 31, 2022. 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 herein will prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included 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 law.

For Creative Media & Community Trust Corporation
Media Relations:
Bill Mendel, 212-397-1030
bill@mendelcommunications.com

or

Shareholder Relations:
Steve Altebrando, 646-652-8473
shareholders@cimcommercial.com

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES
Consolidated Balance Sheets
(Unaudited and in thousands, except share and per share amounts)

	December 31, 2022	December 31, 2021
ASSETS		
Investments in real estate, net	$ 502,006	$ 497,984
Investment in unconsolidated entity	12,381	—
Cash and cash equivalents	46,190	22,311
Restricted cash	11,290	11,340
Loans receivable, net	62,547	73,543
Accounts receivable, net	3,780	3,396
Deferred rent receivable and charges, net	37,543	36,095
Other intangible assets, net	4,461	5,251
Other assets	10,050	10,946
TOTAL ASSETS	$ 690,248	$ 660,866
LIABILITIES, REDEEMABLE PREFERRED STOCK, AND EQUITY		
LIABILITIES:		
Debt, net	$ 184,267	$ 201,145
Accounts payable and accrued expenses	107,220	26,751
Intangible liabilities, net	20	237
Due to related parties	3,155	4,541
Other liabilities	17,856	16,861
Total liabilities	312,518	249,535
COMMITMENTS AND CONTINGENCIES		
REDEEMABLE PREFERRED STOCK: Series A cumulative redeemable preferred stock, $0.001 par value; 35,438,752 and 35,776,705 shares authorized as of December 31, 2022 and December 31, 2021, respectively; 693,741 shares issued and outstanding as of December 31, 2022 and 1,633,965 and 1,631,965 shares issued and outstanding, respectively, as of December 31, 2021; liquidation preference of $25.00 per share, subject to adjustment	15,697	37,782
EQUITY:		
Series A cumulative redeemable preferred stock, $0.001 par value; 35,438,752 and 35,776,705 shares authorized as of December 31, 2022 and December 31, 2021, respectively; 8,126,597 and 7,565,349 shares issued and outstanding, respectively, as of December 31, 2022 and 6,492,632 and 6,271,337 shares issued and outstanding, respectively, as of December 31, 2021; liquidation preference of $25.00 per share, subject to adjustment	189,048	156,431
Series A1 cumulative redeemable preferred stock, $0.001 par value; 27,990,070 shares authorized; 5,966,077 and 5,956,147 shares issued and outstanding, respectively, as of December 31, 2022 and no shares issued, outstanding, or authorized as of December 31, 2021; liquidation preference of $25.00 per share, subject to adjustment	147,514	—
Series D cumulative redeemable preferred stock, $0.001 par value; 26,992,000 and 32,000,000 shares authorized as of December 31, 2022 and December 31, 2021, respectively; 56,857 and 48,857 shares issued and outstanding, respectively, as of December 31, 2022 and 56,857 shares issued and outstanding as of December 31, 2021; liquidation preference of $25.00 per share, subject to adjustment	1,200	1,396
Series L cumulative redeemable preferred stock, $0.001 par value; 919,260 and 6,306,420 shares authorized as of December 31, 2022 and December 31, 2021, respectively; No shares issued and outstanding, respectively, as of December 31, 2022 and 8,080,740 and 5,387,160 shares issued and outstanding as of December 31, 2021; liquidation preference of $28.37 per share, subject to adjustment	—	152,834
Common stock, $0.001 par value; 900,000,000 shares authorized; 22,737,853 and 23,369,331 shares issued and outstanding as of December 31, 2022 and December 31, 2021, respectively	23	24
Additional paid-in capital	861,721	866,746
Distributions in excess of earnings	(837,846)	(804,227)
Total stockholders' equity	361,660	373,204
Noncontrolling interests	373	345
Total equity	362,033	373,549
TOTAL LIABILITIES, REDEEMABLE PREFERRED STOCK, AND EQUITY	$ 690,248	$ 660,866

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES
Consolidated Statements of Operations
(Unaudited and in thousands, except per share amounts)

	Three Months Ended December 31,		Year Ended December 31,	
	2022	2021	2022	2021
REVENUES:				
Rental and other property income	$ 13,742	$ 13,342	$ 56,226	$ 52,838
Hotel income	8,956	6,648	33,432	16,722
Interest and other income	3,170	5,135	12,248	21,366
Total Revenues	25,868	25,125	101,906	90,926
EXPENSES:				
Rental and other property operating	12,969	11,909	50,526	39,272
Asset management and other fees to related parties	813	2,249	3,570	9,030
Expense reimbursements to related parties—corporate	466	458	1,925	2,050
Expense reimbursements to related parties—lending segment	317	702	1,929	1,921
Interest	2,838	1,923	9,604	9,413
General and administrative	1,894	1,451	6,869	6,844
Transaction costs	22	143	223	143
Depreciation and amortization	5,277	4,945	20,348	20,112
Total Expenses	24,596	23,780	94,994	88,785
(Loss) income from unconsolidated entity	(12)	—	164	—
INCOME BEFORE PROVISION FOR INCOME TAXES	1,260	1,345	7,076	2,141
Provision for income taxes	316	676	1,131	2,992
NET INCOME (LOSS)	944	669	5,945	(851)
Net (income) loss attributable to noncontrolling interests	(8)	(3)	(27)	1
NET INCOME (LOSS) ATTRIBUTABLE TO THE COMPANY	936	666	5,918	(850)
Redeemable preferred stock dividends declared or accumulated	(1,795)	(4,953)	(18,558)	(18,763)
Redeemable preferred stock deemed dividends	—	—	(19)	(253)
Redeemable preferred stock redemptions	(8,082)	(60)	(13,126)	(113)
NET LOSS ATTRIBUTABLE TO COMMON STOCKHOLDERS	$ (8,941)	$ (4,347)	$ (25,785)	$ (19,979)
NET LOSS ATTRIBUTABLE TO COMMON STOCKHOLDERS PER SHARE:				
Basic	$ (0.39)	$ (0.19)	$ (1.11)	$ (1.04)
Diluted	$ (0.39)	$ (0.19)	$ (1.11)	$ (1.04)
WEIGHTED AVERAGE SHARES OF COMMON STOCK OUTSTANDING:				
Basic	22,707	23,349	23,153	19,187
Diluted	22,712	23,349	23,154	19,187

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES
Funds from Operations
(Unaudited and in thousands, except per share amounts)

	Three Months Ended December 31,		Year Ended December 31,	
	2022	2021	2022	2021
Numerator:				
Net loss attributable to common stockholders	$ (8,941)	$ (4,347)	$ (25,785)	$ (19,979)
Depreciation and amortization	5,277	4,945	20,348	20,112
FFO attributable to common stockholders	$ (3,664)	$ 598	$ (5,437)	$ 133
Redeemable preferred stock dividends declared on dilutive shares (a)	(9)	—	(15)	(1)
Dilutive FFO attributable to common stockholders	$ (3,673)	$ 598	$ (5,452)	$ 132
Denominator:				
Basic weighted average shares of common stock outstanding	22,707	23,349	23,153	19,187
Effect of dilutive securities-contingently issuable shares (a)	5	20	4	16
Diluted weighted average shares and common stock equivalents outstanding	22,712	23,369	23,157	19,203
FFO attributable to common stockholders per share				
Basic	$ (0.16)	$ 0.03	$ (0.23)	$ 0.01
Diluted	$ (0.16)	$ 0.03	$ (0.24)	$ 0.01

(a) For the three months and the years ended December 31, 2022 and 2021, the effect of certain shares of redeemable preferred stock were excluded from the computation of diluted FFO attributable to common stockholders and the diluted weighted average shares and common stock equivalents outstanding as such inclusion would be anti-dilutive.

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES
Core Funds from Operations
(Unaudited and in thousands, except per share amounts)

	Three Months Ended December 31,		Year Ended December 31,	
	2022	2021	2022	2021
Numerator:				
Net loss attributable to common stockholders	$ (8,941)	$ (4,347)	$ (25,785)	$ (19,979)
Depreciation and amortization	5,277	4,945	20,348	20,112
FFO attributable to common stockholders	$ (3,664)	$ 598	$ (5,437)	$ 133
Redeemable preferred stock deemed dividends	—	—	19	253
Redeemable preferred stock redemptions	8,082	60	13,126	113
Transaction costs	22	143	223	143
Core FFO attributable to common stockholders	$ 4,440	$ 801	$ 7,931	$ 642
Redeemable preferred stock dividends declared on dilutive shares (a)	4,269	—	11,723	(1)
Dilutive Core FFO attributable to common stockholders	$ 8,709	$ 801	$ 19,654	$ 641
Denominator:				
Basic weighted average shares of common stock outstanding	22,707	23,349	23,153	19,187
Effect of dilutive securities-contingently issuable shares (a)	54,095	20	37,711	17
Diluted weighted average shares and common stock equivalents outstanding	76,802	23,369	60,864	19,204
Core FFO attributable to common stockholders per share:				
Basic	$ 0.20	$ 0.03	$ 0.34	$ 0.03
Diluted	$ 0.11	$ 0.03	$ 0.32	$ 0.03

(a) For the three months and the years ended December 31, 2022 and 2021, the effect of certain shares of redeemable preferred stock were excluded from the computation of diluted Core FFO attributable to common stockholders and the diluted weighted average shares and common stock equivalents outstanding as such inclusion would be anti-dilutive.

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES
Reconciliation of Net Operating Income
(Unaudited and in thousands)

	Three Months Ended December 31, 2022					
	Same-Store Office	Non-Same-Store Office	Total Office	Hotel	Lending	Total
Cash net operating income (loss) excluding lease termination income	$ 6,976	$ 3	$ 6,979	$ 3,097	$ 1,752	$ 11,828
Cash lease termination income	—	—	—	—	—	—
Cash net operating income (loss)	6,976	3	6,979	3,097	1,752	11,828
Deferred rent and amortization of intangible assets, liabilities, and lease inducements	(91)	9	(82)	(1)	—	(83)
Segment net operating income (loss)	6,885	12	6,897	3,096	1,752	11,745
Asset management and other fees to related parties						(813)
Expense reimbursements to related parties — corporate						(466)
Interest expense						(2,646)
General and administrative						(1,260)
Transaction costs						(22)
Depreciation and amortization						(5,277)
Income before provision for income taxes						1,260
Provision for income taxes						(316)
Net income						944
Net income attributable to noncontrolling interests						(8)
Net income attributable to the Company						$ 936

	Three Months Ended December 31, 2021					
	Same-Store Office	Non-Same-Store Office	Total Office	Hotel	Lending	Total
Cash net operating income (loss) excluding lease termination income	$ 6,449	$ 45	$ 6,494	$ 1,814	$ 3,648	$ 11,956
Cash lease termination income	150	—	150	—	—	150
Cash net operating income (loss)	6,559	45	6,644	1,814	3,648	12,106
Deferred rent and amortization of intangible assets, liabilities, and lease inducements	(18)	(1)	(19)	(2)	—	(21)
Segment net operating income (loss)	6,581	44	6,625	1,812	3,648	12,085
Asset management and other fees to related parties						(2,249)
Expense reimbursements to related parties — corporate						(458)
Interest expense						(1,993)
General and administrative						(952)
Transaction costs						(143)
Depreciation and amortization						(4,945)
Income before provision for income taxes						1,345
Provision for income taxes						(676)
Net income						669
Net income attributable to noncontrolling interests						(3)
Net income attributable to the Company						$ 666





CMCT
Creative Media & Community Trust
INVESTOR PRESENTATION | March 2023

Free Writing Prospectus | Creative Media & Community Trust Corporation

Filed Pursuant to Rule 433 | Dated March 30, 2023 | Registration Statement No. 333-268032

Creative Media & Community Trust Corporation (formerly known as CIM Commercial Trust Corporation) ("CMCT") has filed a registration statement (including a base prospectus) with the Securities and Exchange Commission (the "SEC") in respect of the offering to which this communication relates. Before you participate in CMCT's offering of Series A1 Preferred Stock, you should read the prospectus supplement, dated November 23, 2022, and the accompanying base prospectus, dated November 22, 2022 (please note that CMCT's offerings of Series A Preferred Stock and Series D Preferred Stock have been terminated). Before making any investment in such offering, you should read the other documents CMCT has filed with the SEC for more complete information about CMCT and such offering. You may obtain these documents for free by visiting EDGAR on the SEC web site at www.sec.gov. You may request to receive a prospectus in respect of either of the foregoing offerings by calling toll-free at 1-866-341-2653.

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 and Section 21E of the Securities Exchange Act of 1934 (the "Exchange Act"), 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 our business and availability of funds.

Such forward-looking statements may 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," “opportunity,” "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) the ability of CMCT 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 higher interest rates on the operations and profitability of CMCT and (v) general economic, market and other conditions. Additional important factors that could cause CMCT's actual results to differ materially from CMCT's expectations are discussed under the section "Risk Factors" in CMCT's Annual Report on Form 10-K for the year ended December 31, 2022.

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 included herein 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 law.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

CIM Group: Manager of CMCT

CMCT

1994	599	$32.6B	1,000+	9
Established	Real Assets Owned and Operated	Assets Owned and Operated	Employees	Corporate Offices Worldwide

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

CIM Group owns ~42.7% of CMCT [1]

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

CIM data as of 9/30/2022(Assets Owned and Operated is unaudited). See disclosure statement under "Assets Owned and Operated" and "Property Pictures" on page 34. 1) Includes affiliates of CIM and officers and directors of CMCT. As of December 31, 2022.

Creative Media & Community Trust Corporation ("CMCT") 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 | TASE: CMCT-L

Past performance is no guarantee of future results.
1) Based on stock price as of March 22, 2023, 2) See Capital Returned to Shareholders on page 34. 3) Property count as of December 31, 2022. Leased percentage as of December 31, 2022.

7.9%
Dividend Yield[1]

~$70 / Share
Distributions to Shareholders Since 2014[2]

CMCT Portfolio[3]

- **Office Portfolio**
  13 Class A and creative office properties 84.5% leased in aggregate
- **Value-Add (Multifamily, Creative Office and Hotel)**
  2 value-add opportunities in Los Angeles (an office property in Echo Park and a multifamily opportunity in Park Mile, both of which are currently included in the 13 Class A office properties listed above) and 1 hotel (Sacramento)
- **Development (Primarily Multifamily)**
  Development opportunities in Austin (two), Los Angeles (Culver City, Echo Park, Jefferson Park), Oakland and Sacramento

Lending Division Subsidiary

Originates loans through SBA 7(a) Guaranteed Loan Program

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

CMCT's development pipeline includes locations in vibrant communities and plans to develop high-demand "next generation" properties.

Remaining non-core assets expected to be recycled over time.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Recent Highlights

CMCT

Executing on strategy to grow multifamily portfolio by acquiring three Class A multifamily assets totaling 696 units in 1Q'23[1]

- Seeking newer vintage, highly amenitized, premier assets in high barrier-to-entry markets

Significant progress on asset-light value-add and development pipeline

- 4750 Wilshire Boulevard – closed co-investment and started conversion of unleased office space to 68 luxury apartments in 1Q'23. CMCT will own 20% of the asset and earn base management/ incentive fee
- 1,500+ multifamily units in the development pipeline based off land already owned by CMCT. Potential to commence construction on 76 units in 2023 across two assets
- Hotel net operating income increased to $11.1 million in 2022 (from $1.9 million in 2021)

Robust 2022 leasing activity – leased percentage increased to 84.5% at year-end (from 80.5% at 2021 year-end)

- Executed 157,102 square feet of leases in 2022 and another 30,642 square feet in 2023 through end of February
- 40,068 square feet of signed but uncommenced leases at 2022 year-end

Corporate overhead declined 28% in 2022[2]

Steps to improve liquidity and extend debt maturities

- Recast credit facility in 4Q'22 - extended maturity to late 2025 (plus 2 one-year extension options)
- Closed securitization of loan portfolio in 1Q'23 generating $43.3 million of net proceeds
- Raised $157.7 million of Series A1 preferred stock in 2H'22 and fully redeemed Series L preferred stock (originally issued in 2017)

1) Includes 50% joint venture of 1902 Park Avenue in Echo Park, Los Angeles (75 units)
2) Includes asset management and other fees to related parties, expense reimbursements to related parties and general and administrative expenses.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

CMCT: Investing Ahead of the Curve

CMCT

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

Track record of identifying and investing in **vibrant and emerging communities**

Resources, market knowledge and relationships for **smooth execution of transactions**

Asset-light development approach and attractive pipeline of "next generation" properties

Access to capital to **execute business plan**

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

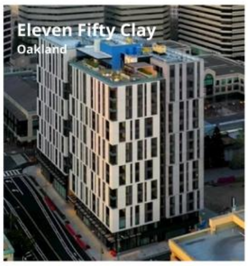
Designed to Benefit From Changing Lifestyles[1]

CMCT

First Quarter 2023 Acquisitions

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.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Designed to Benefit From Changing Lifestyles[1]

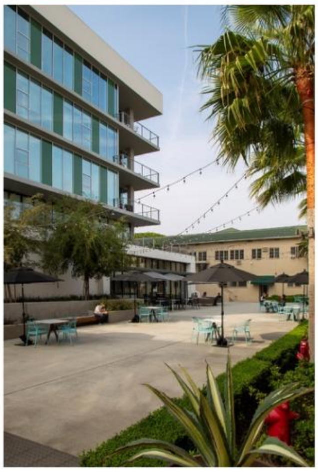
CMCT

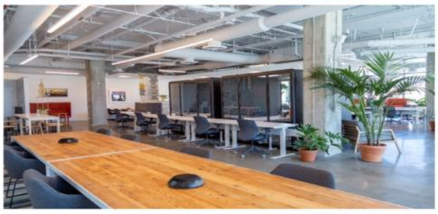
The pandemic accelerated the trend toward a more cohesive work/live lifestyle.

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's observations and beliefs.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Designed to Benefit From Changing Lifestyles

CMCT

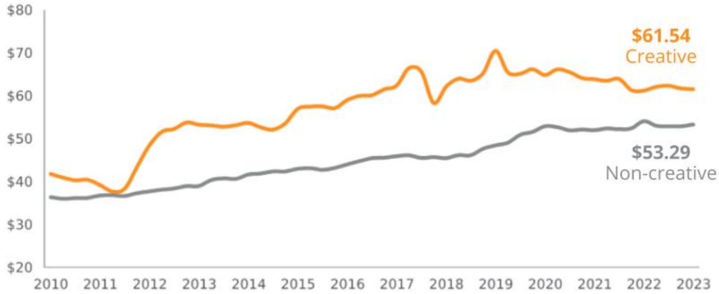
Creative Office Statistics[1]

Creative office assets **command a ~15% rent premium** over traditional office space.

Creative office represents nearly **5% of national office inventory.**

Industries demanding creative office space include technology, media, entertainment, design and fashion, in addition to more traditional business types like financial services.

Class-A Average Asking Rent ($ PSF)[1]

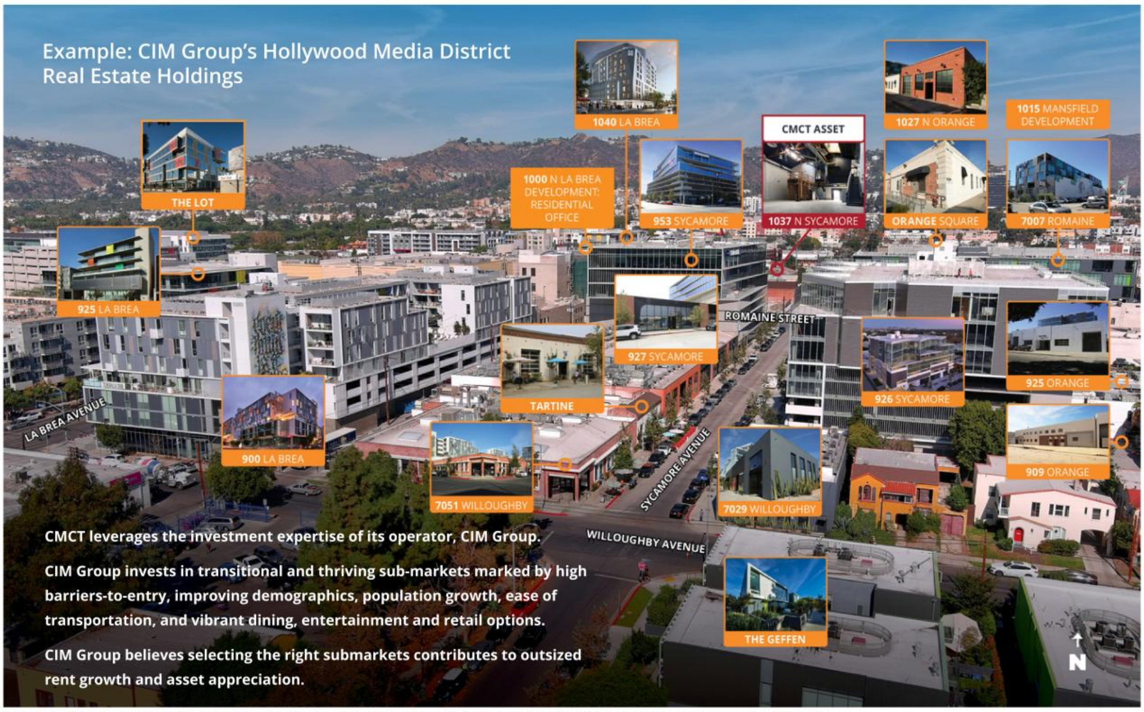


1) Source: JLL US Creative Office Report – January 2023

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Assets in Vibrant and Emerging Sub-Markets[1]

CMCT



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

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

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

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Resources, Market-Knowledge and Relationships

CMCT

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

70% of investments sourced off-market[1]

CMCT Management

Shaul Kuba

CMCT Chief Investment Officer[2] 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

Barry Berlin

CMCT CFO[3]

Serves in various finance and accounting roles within CIM Group and is CEO, Chairman and CFO of CMCT's lending business

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

1. Off-market percentage based on invested equity across all CIM investments.
2. The appointment of Mr. Kuba as the Chief Investment Officer of CMCT was effective March 20, 2023.
3. Appointment was effective August 10, 2022.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Resources, Market-Knowledge and Relationships[1]

CMCT

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

CMCT's Notable Tenants

CIM Relationships

1. See disclosure statement under "Logos" on page 34.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

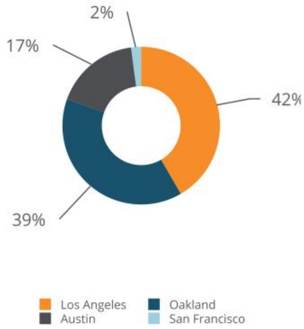
Class A & Creative Office Portfolio[1]

CMCT

Classification / Market / Address	Sub-Market	Rentable Square Feet ("SF")	% Occupied	% Leased	Annualized Rent Per Occupied SF
Consolidated Office Portfolio					
Oakland, CA					
1 Kaiser Plaza	Lake Merritt	537,811	84.5 %	84.5 %	$ 50.47
San Francisco, CA					
1130 Howard Street	South of Market	21,194	61.1 %	61.1 %	93.87
Los Angeles, CA					
11620 Wilshire Boulevard	West Los Angeles	196,225	71.8 %	77.2 %	50.41
9460 Wilshire Boulevard	Beverly Hills	97,655	69.3 %	91.0 %	108.58
11600 Wilshire Boulevard	West Los Angeles	57,737	85.3 %	85.3 %	58.19
8944 Lindblade Street **	West Los Angeles	7,980	100.0 %	100.0 %	67.42
8960 & 8966 Washington Boulevard**	West Los Angeles	24,448	100.0 %	100.0 %	58.98
4750 Wilshire Boulevard**	Mid-Wilshire	30,335	100.0 %	100.0 %	51.85
1037 North Sycamore Avenue	Hollywood	5,031	100.0 %	100.0 %	55.85
Austin, TX					
3601 S Congress Avenue	South	228,198	86.4 %	86.4 %	48.84
1021 E 7th Street	East	11,180	100.0 %	100.0 %	56.71
1007 E 7th Street	East	1,352	100.0 %	100.0 %	34.02
Total Consolidated Office Portfolio		**1,219,146**	**82.2 %**	**84.9 %**	**55.50**
Consolidated Office Portfolio					
Los Angeles, CA					
1910 Sunset Boulevard - 44%[3] **	Echo Park	100,506	74.8 %	80.4 %	45.26
Total Unconsolidated Office Portfolio		**100,506**	**74.8 %**	**80.4 %**	**45.26**
Total Office Portfolio		**1,319,652**	**81.7 %**	**84.5 %**	**$ 54.75**

Geographic Diversification

Annualized Rent by Location[2]



1) As of 12/31/2022
2) Includes stabilized class A creative office portfolio and value add office portfolio (see slide 16)
3) CMCT and CIM-managed separate account purchased the property in February 2022 through a joint venture. CMCT owns approximately 44% of the property. The numbers shown in the table above represent 100% of the property.
**See "Value Add Opportunities" and "Development Pipeline" tables on slide 16 and 18, respectively.

Value Add Opportunities[1]

CMCT

Office & Multifamily:

Location	Sub-Market	Rentable Square Feet ("SF")	% Occupied	% Leased	Annualized Rent Per Occupied SF	Notes
Los Angeles, CA						
4750 Wilshire Boulevard	Mid-Wilshire	30,335	100.0 %	100.0 %	51.85	Converting unleased of approximately 110,000 SF of space to multi-family (no longer listed as rentable office SF)
1910 West Sunset [2]	Echo Park	100,506	74.8 %	80.4 %	45.26	Renovation program includes lobby, amenity space, and open up ceilings on vacant space [2]

Hotel & Parking Garage

Location	Sub-Market	% Occupied [3]	RevPAR	Notes
Sacramento, CA				
Sheraton Grand Hotel	Downtown/ Midtown	73.0 %	$ 126.19	Future room renovation opportunity
Sheraton Grand Hotel Parking Garage & Retail	Downtown/ Midtown	81.0 %	NA	

1) As of 12/31/2022. 4750 Wilshire Boulevard and 1910 West Sunset, included in the Value Add table, are also included in the Class A and Creative Office table on slide 15.
2) CMCT and CIM-managed separate account purchased the property in February 2022 through a joint venture. CMCT owns approximately 44% of the property.
3) Represents trailing twelve-month occupancy as of December 31, 2022, calculated as the number of occupied rooms divided by the number of available rooms.

Beverly Hills & Park Mile: Value-Add Opportunities

CMCT

RECENTLY COMPLETED

9460 Wilshire Boulevard (Beverly Hills)

- In August 2022, signed 20 year, ~18,000 SF lease for a Rolls Royce showroom, increasing the building's leased percentage to 91%
- 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
- Prominent location in the prestigious Golden Triangle of Beverly Hills and adjacent to the Four Seasons Beverly Wilshire Hotel and Rodeo Drive

4750 Wilshire Boulevard (Park Mile)

- Converting unleased space to multifamily
- Started renovation in March 2023
- Centrally located in affluent Park Mile/Hancock Park
- Short drive time to Hollywood/West Hollywood (10 minutes), Beverly Hills/Culver City/Downtown LA (20 minutes) and Santa Monica (30 minutes)

Artistic renderings are for illustrative purposes only

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Development Pipeline- Primarily Multifamily[1]

CMCT

1,500+ Multifamily Units in the Pipeline

Location	Sub-Market	Notes
1021 & 1007 E 7th Street[2]	East Austin	Multifamily
3601 South Congress (Penn Field)	Austin	Multifamily
1910 Sunset Boulevard[3]	Echo Park, Los Angeles	Multifamily
8944 Lindblade Street, 8960 & 8966 Washington Boulevard[4]	West Los Angeles	Creative Office
3101 S. Western Avenue [5]	Jefferson Park, Los Angeles	Multifamily
3022 S. Western Avenue [5]	Jefferson Park, Los Angeles	Multifamily
2 Kaiser Plaza	Oakland	Multifamily
Sheraton Grand Parking Garage	Sacramento	Multifamily development over existing parking garage

1) As of 12/31/2022
2) CMCT purchased 1007 E 7th Street on July 1, 2022
3) CMCT and CIM-managed separate account purchased the property in February 2022 through a joint venture. CMCT owns approximately 44% of the property.
4) Currently these buildings (32,428 sf in aggregate) are 100% leased to a single tenant.
5) Intend to develop a total of approximately 160 residential units across both properties.

Asset Light Development Approach

CMCT

Asset-Light Approach Enhances ROI

CMCT may coinvest up to 80% of each project in order to enhance returns (through management fee and promote income) and mitigate risk (by reducing CMCT's check size per project)

CMCT Competitive Advantages

- Distribution
  - Access to 180 global institutional investors around the globe
- Development
  - Highly seasoned CIM Development team with 100+ team members with experience in urban planning, construction, design, architecture, engineering and project management

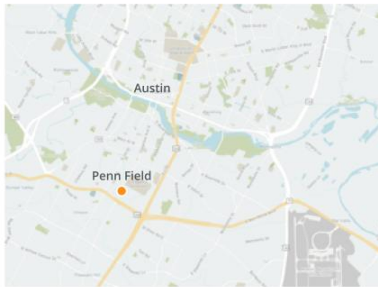
Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Austin: Stabilized Creative Office with Potential To Add Multifamily

CMCT

A Compelling Growth Market [1]

- 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 5.6%)
- **Population growth** - Five year forecast growth rate of 2.0% (versus 0.5% in the U.S.)
- **Employment growth** - Ten year historical growth rate of 3.93% (versus 1.22% in the U.S.)



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
- In 2020, CMCT completed a $15 million, ~44,000 SF office building on the campus. CMCT fully leased the new building through 2029 with an expected return on cost at stabilization of 11%
- CMCT is evaluating adding one or more multifamily buildings to the 16-acre 3601 S. Congress Ave creative office campus. In June 2022, the City Council approved zoning changes that allow CMCT to add more density on this property.

1) Source Costar July 2021 Office Market Report

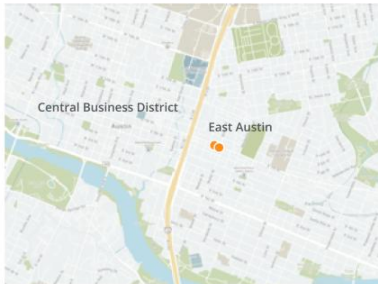
Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

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 CBD and Eastside.



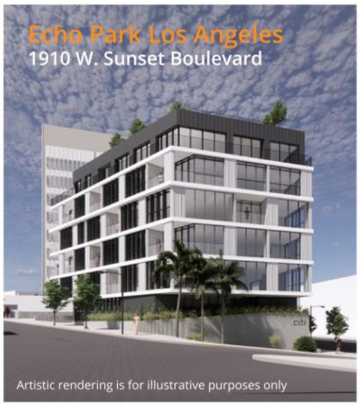
Overview

- 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 100% leased on a ~36,000 of contiguous land SF prime for development
- CMCT intends to demolish the buildings when the last lease expires in 2023 and construct premier multifamily. CMCT submitted its entitlement application in Q3 2022.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

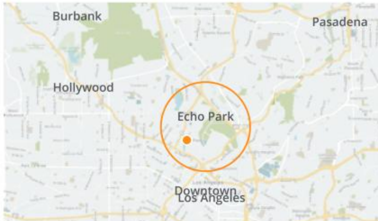
Echo Park: Office Value-Add & Ground-Up Multifamily

CMCT



A Dynamic Emerging Submarket

- Echo Park is an emerging 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]



Overview

» CMCT and a CIM-managed separate account acquired 1910 W. Sunset Blvd for approximately $51 million in February 2022 (CMCT owns ~44%)

» Approximately 100,000 SF creative office building and expected to break ground in 2023 to develop approximately 36-unit residential units by-right

» 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

» Intend to renovate lobby and add amenity space

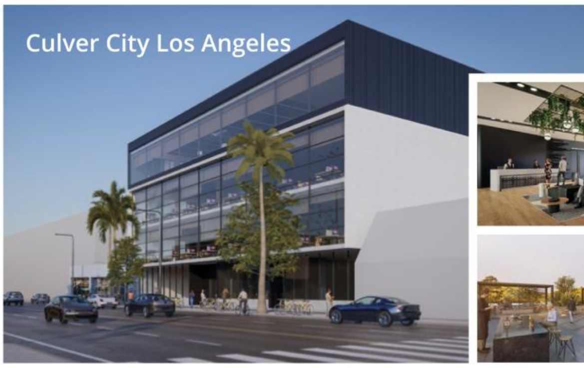
» Ideal location and product for entertainment, and fashion tenants

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

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Culver City: Potential Creative Office Development

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
- Office Rent growth – 16% CAGR over the last decade[1]

Overview

» In 2014, CMCT acquired Lindblade Media Center for $18.5 million

» Campus consists of:

~24,448 sf of creative office space at 8960 & 8666 Washington Boulevard

~7,980 sf at 8944 Lindblade Street currently used for broadcasting

» Potential to redevelop into creative office

1) Source JLL offering memorandum, August 2021.
Artistic renderings are for illustrative purposes only

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Jefferson Park: Multifamily Development

CMCT

An Emerging Submarket

- Jefferson Park is home to a variety of residential buildings, shops, restaurants and offices
- Adjacent to West Adams neighborhood where CIM has renovated and developed dozens of apartments, restaurants and retail spaces since 2016
- Convenient access to the 10 and 110 freeways
- 1.5 miles from the University of Southern California and 5.5 miles from downtown Culver City, home to several premier technology and entertainment companies

Overview

» In 1Q'22, CMCT acquired 3101 S. Western, which is located on a ~11,300 sf land site for $2.3 million

» CMCT intends to entitle the property and develop approximately 40 residential units. Construction anticipated to begin in mid 2023

» In 2Q'22, CMCT acquired 3022 S Western, which is located on a ~28,300 sf land site for $5.6 million

» CMCT intends to entitle the property and develop 119 residential units. Construction anticipated to begin in 2024

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Oakland: Multifamily Development

CMCT

An Emerging Submarket

- 2 Kaiser Plaza is well located in the heart of Lake Merritt and just a six-minute walk from the BART, offering direct access to San Francisco
- Oakland has numerous local dining options and has emerged as a “cool” place to live and work.

Overview

» CMCT acquired 2 Kaiser Plaza in 2015; the property is currently utilized as surface parking

» CMCT recently submitted a request to entitle 2 Kaiser Plaza for multifamily, as it is currently entitled for office but can be developed as multifamily by right. CMCT believes that the entitlement will create incremental value for the land near term

» Current plans contemplate 596 units

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See “Property Pictures” on page 34 under Important Disclosures.

Capital Structure Designed To Enhance Returns and Mitigate Risk

CMCT

Preferred Stock Program

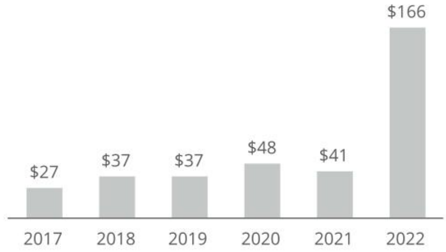
- Access to continuously offered preferred stock allows CMCT to enhance returns by executing on high return business plans while minimizing risks for common stockholders
- CMCT began issuing its Series A1 Preferred Stock in June 2022 and has terminated its offering of its Series A Preferred Stock and Series D Preferred Stock

Series A1

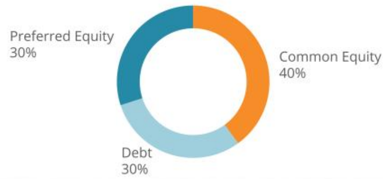
- Perpetual Preferred Stock
    - Series A1 coupon of 6.0% and 6.33% as of 12/31/22 and 3/30/23, respectively[1]
- Series A1 is continuously offered – bi-monthly issuance
- CMCT and investor option to call/redeem five years from issuance at stated value, plus accrued and unpaid dividends[2]
- Redemption payable in cash or CMCT common stock, at election of CMCT[3]

Historical Preferred Stock Issuance[3]

(in millions)



Target Capital Structure[4]



1) As of December 31, 2022. See number 3 on slide 33 for more information. 2) With respect to the Series A1, Series A and Series D Preferred Stock, shares can be redeemed at the option of the holder during the first five years following the issuance date, subject to a redemption fee. CMCT may redeem without a fee after the 24 months from the issuance date with respect to the Series A1 and after the fifth anniversary of the date of issuance with respect to the Series A and D. Series A redemptions during the first year following the date of issuance must be paid in cash. 3) Represents gross proceeds from issuances of Series A1, A, D through December 31, 2022 (all L Preferred Stock has been repurchased or redeemed), calculated as the number of shares issued net of redemptions, multiplied by the stated value per share; proceeds are not net of commissions, fees, allocated costs or discount, as applicable. Includes Series A and Series A1 preferred stock issued to CIM Group in lieu of cash payment of the asset management fee. 4) Common equity based on fair value. Debt and preferred equity based on their respective stated value.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Appendix

CIM Group: Commitment to ESG

CMCT

CIM is committed to incorporating Environmental, Social and Governance (ESG) criteria into its business strategies and day-to-day operations while supporting its tenants, employees and communities in these initiatives.[1]

Sustainable & Environmental Initiatives

- For more than 25 years, CIM has developed and operated sustainable infrastructure needed to support growing communities. Key projects include renewable energy, water storage and waste-to-value initiatives.
- CIM is a member of the Principles for Responsible Investment (PRI), a GRESB assessment participant and a partner in the EPA's Energy Star® program, with several LEED certified buildings. Additionally, CIM uses Energy Star® consumption tracking at more than 100 properties.
- CIM's water storage solution improves water supply sustainability, while its waste-to-value solution produces an alternative to petroleum-based products, cuts carbon emission and frees up landfills.

ESG Committee

- Comprised of leaders from across the organization, CIM's ESG committee supports and elevates CIM's sustainability efforts. The committee authored CIM's formal ESG policy, which details the organization's continued commitment to incorporate ESG best practices into each new project and ongoing.

CIMpact

- CIMpact coordinates grassroots initiatives and partners with regional and national non-profit organizations to further CIM's positive impact in communities.
- Through CIMpact, we support and encourage corporate and employee-led voluntary community service activities on both local and national levels.

Diversity, Equity & Inclusion Council

- Through employee education and reporting, as well as community outreach, the Diversity & Inclusion Council plays a crucial role in CIM's effort to encourage employees to honor and celebrate diversity in relationships with each other and all those we serve.

1) While CIM may consider ESG factors when making an investment decision, the Fund does not pursue an ESG-based investment strategy or limit its investments to those that meet specific ESG criteria or standards. Any reference herein to environmental or social considerations is not intended to qualify our duty to maximize risk-adjusted returns.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Alignment of Interests

CMCT

CIM Group Commitment to CMCT

CIM Group owns ~42.7% of CMCT common stock[1]

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[2]
- 15% of cumulative aggregate realized capital gains net of aggregate realized capital losses minus (ii) 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

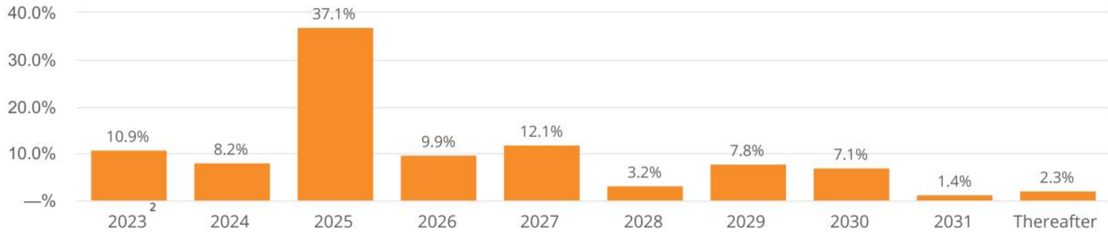
1) Includes affiliates of CIM and officers and directors of CMCT. As of December 31, 2022. 2) (i) No incentive fee in any quarter in which the excess Core FFO is $0; (ii) 100% of any excess core FFO up to an amount equal to (x) the average of the adjusted common stockholders' equity as of the first and 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

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Top Five Tenants (December 31, 2022)

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	2025-2027 [1]	$ 17,610	29.8 %	366,777	27.8 %
MUFG Union Bank, N.A.	9460 Wilshire Boulevard	2029	3,927	6.7 %	27,569	2.1 %
F45 Training Holdings, Inc.	3601 S Congress Avenue	2030	2,427	4.1 %	44,171	3.3 %
3 Arts Entertainment, Inc.	9460 Wilshire Boulevard	2026	2,396	4.1 %	27,112	2.1 %
Westwood One, Inc.	Lindblade Media Center	2025	1,979	3.4 %	32,428	2.5 %
Total for Top Five Tenants			28,339	48.1 %	498,057	37.8 %
All Other Tenants			30,679	51.9 %	579,913	43.9 %
Vacant			—	— %	241,682	18.3 %
Total Office			$ 59,018	100.0 %	1,319,652	100.0 %

Lease Expirations as a % of Annualized Office Rent (As of December 31, 2022)



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

1) Prior to February 28, 2023, the tenant may terminate up to 140,000 square feet of space in the aggregate (of which no more than 100,000 rentable square feet may be terminated with respect to the rentable square feet expiring in 2027) in exchange for a termination penalty. From and after February 28, 2023, with respect to the rentable square feet expiring in 2025, and February 28, 2025, with respect to rentable square feet expiring in 2027, the tenant has the right to terminate all or any portion of its lease with CMCT, effective as of any date specified by the tenant in a written notice given to CMCT at least 15 months prior to the termination, in each case in exchange for a termination penalty, the amount of which is dependent on a variety of factors, including but not limited to the date of the termination notice, the amount of the square feet to be terminated and the location within the building of the space to be terminated. 2) Includes 16,662 square feet of month-to-month leases, as of December 31, 2022.

(Unaudited and in thousands)	Three Months Ended December 31, 2022	Three Months Ended December 31, 2021	Year Ended December 31, 2022	Year Ended December 31, 2021
Net income attributable to common stockholders	$ (8,941)	$ (4,347)	$ (25,785)	$ (19,979)
Depreciation and amortization	5,277	4,945	20,348	20,112
FFO attributable to common stockholders	$ (3,664)	$ 598	$ (5,437)	$ 133
Straight-line rent and straight-line lease termination fees	44	14	(79)	(450)
Amortization of lease inducements	94	101	391	414
Amortization of above and below market leases	(61)	(69)	(266)	(338)
Amortization of premiums and discounts on debt	21	(52)	48	(61)
Amortization and accretion on loans receivable, net	(139)	(196)	(688)	(622)
Amortization of deferred debt origination costs	(81)	277	1,066	1,068
Unrealized premium adjustment	(380)	699	1,471	2,930
Unrealized loss (gain) included in income from unconsolidated entity	48	—	(52)	72
Deferred income taxes	(74)	(38)	(3)	220
Non-cash compensation	—	55	202	—
Redeemable preferred stock redemptions	8,082	60	13,126	113
Redeemable preferred stock deemed dividends	—	—	19	253
Transaction costs	22	143	223	143
Recurring capital expenditures, tenant improvements, and leasing	$ (1,354)	$ (1,573)	$ (3,510)	$ (3,060)
AFFO attributable to common stockholders	$ 2,558	$ 19	$ 6,511	$ 815

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Capital Structure Designed to Enhance Returns and Mitigate Risk

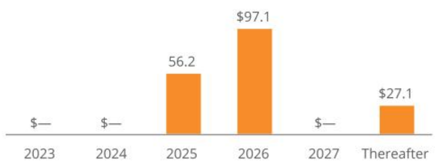
CMCT

Debt & Preferred Summary (December 31, 2022)[1]

Mortgage Payable	Interest structure (fixed/variable etc.)	Interest Rate	Maturity/ Expiration Date		Loan balance (in millions)
1 Kaiser Plaza	Fixed	4.14%	7/1/2026	$	97.1
Total Mortgage Payable		**4.14%**		**$**	**97.1**
Corporate Debt					
2022 Revolving Credit Facility [2]	Variable	LIBOR + 2.60% [2]	12/14/2025	$	56.2
Junior Subordinated Notes	Variable	LIBOR + 3.25%	3/30/2035	$	27.1
Total Corporate Debt				**$**	**83.3**
Total Debt				**$**	**180.4**

Preferred Stock	Interest structure (fixed/variable etc.)	Coupon	Maturity/ Expiration Date		Outstanding (in millions)
Series A1	Variable[3]	6.00%	N/A	$	148.9 [3]
Series A	Fixed	5.50%	N/A		206.5 [4]
Series D	Fixed	5.65%	N/A		1.2 [5]
Total Preferred Stock				**$**	**356.6**
Total Debt + Preferred Stock				**$**	**537.0**

Debt Maturity Schedule
(December 31, 2022)[1] | in millions



Fixed Debt vs. Floating Debt
(December 31, 2022)[1]

See "Important Information - Debt and Preferred Summary" on slide 33.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Important Information - Debt and Preferred Summary

CMCT

1. Excludes: (a) $6.0 million of secured borrowings – government guaranteed loans, which represent sold loans that are treated as secured borrowing because the loan sales did not meet the derecognition criteria provided for in ASC 860-30, Secured Borrowing and Collateral, and (b) premiums, discounts and debt issuance costs.
2. In December 2022 the Company refinanced its 2018 credit facility and replaced it with a new 2022 credit facility, entered into with a bank syndicate, that includes a $56.2 million term loan (the "2022 Credit Facility Term Loan") as well as a revolver allowing the Company to borrow up to $150.0 million (the "2022 Credit Facility Revolver"), both of which are collectively subject to a borrowing base calculation. The 2022 credit facility was secured by properties in the Company's real estate portfolio: nine office properties and one hotel property (as well as the hotel's adjacent parking garage and retail property). The 2022 credit facility bears interest at (A) the base rate plus 1.50% or (B) SOFR plus 2.60%. As of December 31, 2022, the variable interest rate was 6.93%. The 2022 Credit Facility Revolver is also subject to an unused commitment fee of 0.15% or 0.25% depending on the amount of aggregate unused commitments. The 2022 credit facility guaranteed by the Company and the Company is subject certain financial maintenance covenants. The 2022 credit facility matures in December 2025 and provides for two one-year extension options under certain conditions, including providing notice of the election and paying an extension fee of 0.15% of each lender's commitment being extended on the effective date of such extension.
3. Outstanding Series A1 Preferred Stock represents total shares issued as of December 31, 2022 of 5,966,077, less redemptions of 9,930 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 discount. Dividends on Series A1 Preferred Stock are paid at a rate of the greater of (i) an annual rate of 6.0% (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% up to a maximum of 2.5% of the Series A1 Preferred Stock Stated Value per quarter.
4. Outstanding Series A Preferred Stock represents total shares issued as of December 31, 2022 of 8,820,338, less redemptions of 561,248 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 discount.
5. Outstanding Series D Preferred Stock represents total shares issued as of December 31, 2022 of 56,857, less redemptions of 8,000, multiplied by the stated value of $25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Annualized Rent. represents gross monthly base rent, or gross monthly contractual rent under parking and 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 rent attributable to retail.

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 investments generally, may represent an investment/investments that performed better than other investments made by CIM-funds, is not necessarily indicative of the performance of all such investments 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 investment 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 an investor 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 slide 2. In no circumstance should the hypothetical returns be regarded as a representation, warranty or prediction that a specific investment or group of investments will reflect any particular performance or that it will achieve or is likely to achieve any particular result or that investors 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.

Capital Returned to Shareholders The amounts of regular and special cash dividends per share are based on the number of shares outstanding as of the applicable record dates. All amounts have been adjusted to give retroactive effect to the reverse stock split that occurred in 2019. Past performance is not indicative of future results. CMCT is the product of a merger (the "Merger") between a subsidiary of CIM Urban REIT, LLC ("CIM REIT"), a fund operated by CIM Group, and PMC Commercial Trust ("PMC"), a publicly traded mortgage real estate investment trust, consummated in Q1 2014. Represents dividends paid on our common stock from January 1, 2014 through September 30, 2020. Excludes a special dividend paid to PMC Commercial Trust's stockholders in connection with the Merger, but includes 2014 dividends received by CIM REIT stockholders prior to the Merger and dividends on convertible preferred stock received by Urban Partners II, LLC, an affiliate of CIM REIT and CIM Group, on an as converted basis, in the Merger. The per share equivalent in proceeds from CMCT's June 2016 tender offer is $6.45, calculated by dividing $210,000,000, the amount used by CMCT to purchase shares of common stock of CMCT in the tender offer, by 32,558,732, the number of shares of common stock outstanding immediately prior to such tender offer, as adjusted to give retroactive effect to the reverse stock split that occurred in 2019.

Funds From Operations (FFO) The Company believes that funds from operations ("FFO"), a non-GAAP measure, is a widely recognized and appropriate measure of the performance of a REIT and that it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. 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 gains (or losses) from sales of real estate, impairment of real estate, and real estate depreciation and amortization. The Company calculates FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts (the "NAREIT").

Like any metric, FFO should not be used as the only measure of our performance because it excludes depreciation and amortization and captures neither the changes in the value of our real estate properties that result from use or market conditions nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of our properties, all of which have real economic effect and could materially impact our operating results. Other REITs may not calculate FFO in accordance with the standards established by the NAREIT; accordingly, our FFO may not be comparable to the FFOs of other REITs. Therefore, FFO should be considered only as a supplement to net income (loss) as a measure of our performance and should not be used as a supplement to or substitute measure for cash flows from operating activities computed in accordance with GAAP. FFO should not be used as a measure of our 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) unrealized premium adjustment; (viii) deferred income tax expense; (ix) non-cash compensation expense; (x) loss on early extinguishment of debt; (xi) redeemable preferred stock redemptions; and (xii) redeemable preferred stock deemed dividends and (b) subtracting (i) lease inducement payments and (ii) recurring capital expenditures and recurring tenant improvements and leasing commissions.

AFFO is not intended to represent cash flow 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.