



**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): August 13, 2025

Commission File Number 1-13610

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION

(Exact name of registrant as specified in its charter)

Maryland

(State or Other Jurisdiction of
Incorporation or Organization)

5956 Sherry Lane, Suite 700, Dallas, TX 75225

(Address of Principal Executive Offices)

75-6446078

(I.R.S. Employer
Identification No.)

(972) 349-3200

(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 Capital Market
Common Stock, \$0.001 Par Value	CMCT	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 August 13, 2025 Creative Media & Community Trust Corporation (the “Company”) issued a press release announcing its financial results for the period ended June 30, 2025. 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 Q2 2025 Shareholder 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 August 13, 2025 regarding the Company's financial results for the quarter ended June 30, 2025
*99.2	Shareholder Presentation for Q2 2025.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

* Filed herewith

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: August 13, 2025

By: /s/ Barry N. Berlin
Barry N. Berlin
Chief Financial Officer



Creative Media & Community Trust Corporation Reports 2025 Second Quarter Results

Dallas—(August 13, 2025) Creative Media & Community Trust Corporation (NASDAQ and TASE: CMCT) (“we”, “our”, “CMCT”, or the “Company”) today reported operating results for the three months ended June 30, 2025.

First Quarter 2025 Highlights

Real Estate Portfolio

- Same-store office portfolio⁽²⁾ was 70.1% leased.
- Executed 47,859 square feet of leases with terms longer than 12 months.
- In April 2025, closed a \$35.5 million variable-rate mortgage on an office property in Austin, Texas, using a portion of the proceeds to repay all outstanding obligations under the 2022 Credit Facility.
- In July 2025, signed a lease with a tenant for 30,831 square feet at our office property at 3601 S Congress Avenue in Austin, Texas, along with an additional 30,916 square feet of leases signed across various other office properties.

Financial Results

- Net loss attributable to common stockholders of \$(14.3) million, or \$(18.94) per diluted share.
- Funds from operations attributable to common stockholders (“FFO”)⁽³⁾¹ was \$(7.9) million, or \$(10.42) per diluted share.
- Core FFO attributable to common stockholders⁽⁴⁾¹ was \$(7.2) million, or \$(9.53) per diluted share.

Other

- In June 2025, a subsidiary of the Company, as borrower, closed on a \$20.0 million revolving credit facility secured by the unguaranteed portion certain of such subsidiary’s SBA 7(a) loans receivable and other assets of such subsidiary, subject to a borrowing base calculation, with an outstanding balance of \$8.3 million as of June 30, 2025.

Management Commentary

“We made further progress in the quarter on our previously announced plan to accelerate our focus towards premier multifamily assets, strengthen our balance sheet and improve our liquidity,” said David Thompson, Chief Executive Officer of Creative Media & Community Trust Corporation.

“Since announcing our refinancing plans in September 2024, the company has completed four refinancings across seven assets and has extended the debt maturities on two multifamily assets. The proceeds were used, among other things, to fully repay our recourse credit facility and to fund growth initiatives – specifically lease up costs and the renovation of our one hotel. In addition, the company closed on a revolving credit facility secured by a portion of our SBA 7(a) loans receivable portfolio and is working to upsize the recently completed mortgage at Penn Field, its creative office campus in Austin after signing an eleven year lease with an investment grade tenant.

“We continue to see an increase in office leasing in activity in the Los Angeles and Austin markets. Last quarter we indicated we had a solid pipeline of office leasing activity which has translated to 78,192 square feet of leasing during the first six months of 2025 and another 61,747 square feet of leases executed in July. In our hotel segment, net operating income increased approximately 5.5% in the first half of 2025 after we completed the renovation of all 505 rooms at our one hotel asset. We anticipate commencing upgrades to the public spaces later this year, setting the property up well for 2026 and beyond. In our multifamily segment, we believe there is an opportunity to significantly improve our net operating income as our occupancy improves, newly developed assets lease-up, we mark rents to market and benefit from cost savings initiatives.”

¹ Non-GAAP financial measure. Refer to the explanations and reconciliations elsewhere in this release.

Second Quarter 2025 Results

Real Estate Portfolio

As of June 30, 2025, our real estate portfolio consisted of 27 assets, all of which were fee-simple properties and five of which we own through investments in unconsolidated joint ventures (the “Unconsolidated Joint Ventures”). Our Unconsolidated Joint Ventures contain one office property, one multifamily site currently under development, two multifamily properties (one of which has been partially converted from office into multifamily units and is now being classified as a multifamily property) and one commercial development site. The portfolio includes 12 office properties, totaling approximately 1.3 million rentable square feet, four multifamily properties totaling 696 units, nine development sites (three of which are being used as parking lots) and one 505-room hotel with an ancillary parking garage.

Financial Results

Net loss attributable to common stockholders was \$(14.3) million, or \$(18.94) per diluted share of Common Stock, for the three months ended June 30, 2025, compared to a net loss attributable to common stockholders of \$(9.7) million, or \$(98.64) per diluted share of Common Stock, for the same period in 2024. The decrease in net loss attributable to common stockholders was primarily driven by a decrease of \$6.4 million in segment net operating income and an increase in interest expense of \$1.3 million, partially offset by a decrease in redeemable preferred stock dividends of \$2.6 million.

FFO² attributable to common stockholders⁽³⁾ was \$(7.9) million, or \$(10.42) per diluted share of Common Stock for the three months ended June 30, 2025, compared to \$(3.3) million, or \$(33.46) per diluted share of Common Stock, for the same period in 2024. The decrease in FFO² attributable to common stockholders was driven by the previously discussed decrease in net loss attributable to common stockholders.

Core FFO² attributable to common stockholders⁽⁴⁾ was \$(7.2) million, or \$(9.53) per diluted share of Common Stock for the three months ended June 30, 2025 compared to \$(2.1) million, or \$(21.93) per diluted share of Common Stock, for the same period in 2024. Unlike FFO², Core FFO² was not impacted by an increase in transaction-related costs and the decrease redeemable preferred stock redemptions or deemed dividends, as these are excluded from our Core FFO² calculation.

Segment Information

Our reportable segments during the three months ended June 30, 2025 and 2024 consisted of three types of commercial real estate properties, namely, office, hotel and multifamily, as well as a segment for our lending business. Total segment net operating income (“NOI”)⁽⁵⁾ was \$9.8 million for the three months ended June 30, 2025, compared to \$16.2 million for the same period in 2024.

Office

Same-Store

Same-store⁽²⁾ office Segment NOI⁽⁵⁾ was \$5.5 million for the three months ended June 30, 2025, a decrease from \$8.9 million in the same period in 2024, while same-store⁽¹⁾ office Cash NOI⁽⁶⁾² was \$5.8 million for the three months ended June 30, 2025, a decrease from \$9.9 million in the same period in 2024. The decreases in same-store⁽²⁾ office Segment NOI⁽⁵⁾ and same-store⁽¹⁾ office Cash NOI⁽⁶⁾² were primarily driven by a decrease in rental revenue at our office property in Oakland, California, attributable to a decrease in occupancy resulting from a large tenant exercising a partial lease termination option, and by a decrease in income from our unconsolidated office entities due to a decrease in the unrealized gain recognized on their investments in real estate during the three months ended June 30, 2025 compared to the same period in 2024.

At June 30, 2025, the Company’s office portfolio was 68.1% occupied, a decrease of (1,540) basis points year-over-year on a same-store⁽²⁾ basis, and 70.3% leased, a decrease of (1,220) basis points year-over-year on a same-store⁽²⁾ basis. The annualized rent per occupied square foot⁽⁷⁾ was \$60.96 at June 30, 2025, compared to \$58.85 at June 30, 2024. During the three months ended June 30, 2025, the Company executed 47,859 square feet of leases with terms longer than 12 months at our same-store⁽²⁾ office portfolio.

Total

Results for office Segment NOI⁽⁵⁾ decreased to \$5.5 million for the three months ended June 30, 2025, as compared to \$8.9 million for the same period in 2024, driven by the aforementioned decrease in same-store⁽²⁾ office Segment NOI⁽⁵⁾ as there was no non-same-store office activity during either period.

² Non-GAAP financial measure. Refer to the explanations and reconciliations elsewhere in this release.

Hotel

Hotel Segment NOI⁽⁵⁾ was \$4.2 million for the three months ended June 30, 2025, a decrease from \$4.3 million for the same period in 2024, primarily due to a decrease in food and beverage sale revenues:

	Three Months Ended June 30,	
	2025	2024
Occupancy	78.4 %	79.9 %
Average daily rate ^(a)	\$ 212.92	\$ 210.54
Revenue per available room ^(b)	\$ 166.83	\$ 168.30

(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.

Multifamily

Our Multifamily Segment consists of two multifamily buildings located in Oakland, California as well as two investments in multifamily buildings in Los Angeles, California, each owned through unconsolidated joint ventures (one of which, 701 S Hudson / 4750 Wilshire Boulevard, was reclassified from an office segment property to a multifamily segment property as of October 1, 2024, following the substantial completion of the conversion of two of the building's three floors from office-use into 68 for-lease multifamily units). Our multifamily segment NOI⁽⁵⁾ was \$189,000 for the three months ended June 30, 2025, compared to income of \$2.3 million for the same period in 2024. The decrease in our multifamily segment NOI⁽⁵⁾ was driven by an unrealized loss on investment in real estate at one of our unconsolidated joint ventures during the three months ended June 30, 2025 as well as a decrease in revenues at our multifamily properties in Oakland, California as a result of decreases in occupancy and monthly rent per occupied unit, net of rent concessions, for the three months ended June 30, 2025 compared to the prior year period. As of June 30, 2025, our Multifamily Segment was 83.4% occupied, monthly rent per occupied unit⁽⁸⁾ was \$2,458 and net monthly rent per occupied unit⁽⁹⁾ was \$2,284, compared to 92.5%, \$2,647, and \$2,469, respectively, as of June 30, 2024.

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⁽⁵⁾ was a loss of \$47,000 for the three months ended June 30, 2025, compared to income of \$743,000 for the same period in 2024. The decrease was primarily due to a decrease in interest income as a result of loan payoffs and lower interest rates as well as an increase in expenses, primarily driven by an increase in current expected credit losses.

Debt and Equity

On April 15, 2025, the previously announced 1-for-25 reverse stock split of our Common Stock became effective. All of the share and per share amounts in this release have been adjusted to give retroactive effect to the reverse stock split.

In April, 2025, we closed a \$35.5 million variable-rate mortgage on an office property in Austin, Texas. In connection with entry into such mortgage loan, we repaid all of the outstanding obligations under the 2022 Credit Facility and terminated the 2022 Credit Facility.

In June 2025, a subsidiary of the Company, as borrower, closed on a \$20.0 million revolving credit facility secured by the unguaranteed portion certain of such subsidiary's SBA 7(a) loans receivable and other assets of such subsidiary, subject to a borrowing base calculation, and fully guaranteed by CMCT (the "Lending Division Revolving Credit Facility"). The Lending Division Revolving Credit Facility had an outstanding balance of \$8.3 million as of June 30, 2025.

Dividends

We declared preferred stock dividends on our Series A, Series A1 and Series D Preferred Stock for the second quarter of 2025. The dividends were payable on July 15, 2025 to holders of record at the close of business on July 5, 2025.

The dividend amounts are as follows:

	Quarterly Dividend Amount
Series A Preferred Stock	\$0.34375 per share
Series A1 Preferred Stock	\$0.426875 per share*
Series D Preferred Stock	\$0.353125 per share

*The quarterly cash dividend of \$0.44250 per share represents an annualized dividend rate of 6.83% (2.5% plus the federal funds rate of 4.33% on the applicable determination date). The terms of the Series A1 Preferred Stock provide for cumulative cash dividends (if, as and when authorized by the Board of Directors) on each share of Series A1 Preferred Stock at a quarterly rate of the greater of (i) 6.00% of the Series A1 Stated Value, divided by four (4) and (ii) the Federal Funds (Effective) Rate on the applicable determination date, plus 2.50%, of the Series A1 Stated Value, divided by four (4), up to a maximum of 2.50% of the Series A1 Stated Value per quarter.

About the Data

Descriptions of certain performance measures, including Segment NOI, Cash NOI, FFO attributable to common stockholders, and Core FFO attributable to common stockholders are provided below. Certain of these performance measures—Cash NOI, FFO attributable to common stockholders and Core FFO attributable to common stockholders—are non-GAAP financial measures. 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 April 1, 2024; (ii) sold or otherwise removed from our consolidated financial statements on or before June 30, 2025; or (iii) that underwent a major repositioning project we believed significantly affected its results at any point during the period commencing on April 1, 2024 and ending on June 30, 2025. When determining our same-store office properties as of June 30, 2025, one office property was excluded pursuant to (i) and (iii) above and one office property was excluded pursuant to (ii) above.
- (3) **FFO attributable to common stockholders (“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 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.
- (8) **Monthly rent per occupied unit**: Represents gross monthly base rent under leases commenced as of the specified period, divided by occupied units. This amount reflects total cash rent before concessions.
- (9) **Net monthly rent per occupied unit**: Represents gross monthly base rent under leases commenced as of the specified period less rent concessions granted during the specified period, divided by occupied units.

FORWARD-LOOKING STATEMENTS

This press release 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 (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 continuing higher interest rates on the operations and profitability of CMCT and (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. 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, 2024 and in Part II, Item 1A of CMCT’s Quarterly Reports on Form 10-Q filed with the Securities and Exchange Commission from time to time. 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 laws.

For Creative Media & Community Trust Corporation

Media Relations:

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or

Shareholder Relations:

Steve Altebrando, 646-652-8473

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CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES

Consolidated Balance Sheets

(Unaudited and in thousands, except share and per share amounts)

	June 30, 2025	December 31, 2024
ASSETS		
Investments in real estate, net	\$ 704,775	\$ 709,194
Investments in unconsolidated entities	33,298	33,677
Cash and cash equivalents	27,769	20,262
Restricted cash	30,089	32,606
Loans receivable, net	51,094	56,210
Accounts receivable, net	4,126	4,345
Deferred rent receivable and charges, net	19,155	19,896
Other intangible assets, net	3,458	3,568
Other assets	11,260	9,797
TOTAL ASSETS	\$ 885,024	\$ 889,555
LIABILITIES, REDEEMABLE PREFERRED STOCK, AND EQUITY		
LIABILITIES:		
Debt, net	\$ 535,605	\$ 505,732
Accounts payable and accrued expenses	25,342	32,204
Due to related parties	13,931	14,068
Other liabilities	9,372	10,488
Total liabilities	584,250	562,492
COMMITMENTS AND CONTINGENCIES		
REDEEMABLE PREFERRED STOCK: Series A1 cumulative redeemable preferred stock, \$0.001 par value; 24,851,185 and 25,045,401 shares authorized as of June 30, 2025 and December 31, 2024, respectively; 548,876 shares issued and outstanding, respectively, as of June 30, 2025 and 913,630 and 913,590 shares issued and outstanding, respectively, as of December 31, 2024; liquidation preference of \$25.00 per share, subject to adjustment	12,504	20,799
EQUITY:		
Series A cumulative redeemable preferred stock, \$0.001 par value; 31,200,554 and 31,305,025 shares authorized as of June 30, 2025 and December 31, 2024, respectively; 8,820,338 and 4,020,892 shares issued and outstanding, respectively, as of June 30, 2025 and 8,820,338 and 4,125,363 shares issued and outstanding, respectively, as of December 31, 2024; liquidation preference of \$25.00 per share, subject to adjustment	100,720	103,326
Series A1 cumulative redeemable preferred stock, \$0.001 par value; 24,851,185 and 25,045,401 shares authorized as of June 30, 2025 and December 31, 2024, respectively; 11,692,002 and 8,543,187 shares issued and outstanding, respectively, as of June 30, 2025 and 11,327,248 and 8,372,689 shares issued and outstanding, respectively, as of December 31, 2024; liquidation preference of \$25.00 per share, subject to adjustment	212,065	207,387
Series D cumulative redeemable preferred stock, \$0.001 par value; 26,991,590 shares authorized as of June 30, 2025 and December 31, 2024; 56,857 and 48,447 shares issued and outstanding, respectively, as of both June 30, 2025 and December 31, 2024; liquidation preference of \$25.00 per share, subject to adjustment	1,190	1,190
Common stock, \$0.001 par value; 900,000,000 shares authorized; 754,607 shares issued and outstanding as of June 30, 2025 and 466,176 shares issued and outstanding as of December 31, 2024	1	119
Additional paid-in capital	1,001,791	994,973
Distributions in excess of earnings	(1,028,658)	(1,002,479)
Total stockholders' equity	287,109	304,516
Non-controlling interests	1,161	1,748
Total equity	288,270	306,264
TOTAL LIABILITIES, REDEEMABLE PREFERRED STOCK, AND EQUITY	\$ 885,024	\$ 889,555

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES

Consolidated Statements of Operations

(Unaudited and in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
REVENUES:				
Rental and other property income	\$ 15,779	\$ 19,249	\$ 32,999	\$ 38,022
Hotel income	11,173	11,696	23,307	22,960
Interest and other income	2,737	3,494	5,678	7,455
Total Revenues	29,689	34,439	61,984	68,437
EXPENSES:				
Rental and other property operating	16,974	17,196	34,099	35,177
Asset management and other fees to related parties	349	425	709	819
Expense reimbursements to related parties—corporate	891	612	1,517	1,217
Expense reimbursements to related parties—lending segment	678	673	1,337	1,236
Interest	10,176	9,226	19,934	18,203
General and administrative	1,801	1,403	3,982	3,022
Transaction-related costs	803	135	829	825
Depreciation and amortization	6,264	6,456	12,824	12,934
Loss on early extinguishment of debt (Note 7)	88	—	88	—
Impairment of real estate (Note 3)	221	—	221	73,433
Total Expenses	38,245	36,126	75,540	73,433
(Loss) income from unconsolidated entities	(437)	1,123	(1,588)	797
LOSS BEFORE (BENEFIT) PROVISION FOR INCOME TAXES	(8,993)	(564)	(15,144)	(4,199)
Provision for income taxes	158	288	279	558
NET LOSS	(9,151)	(852)	(15,423)	(4,757)
Net loss attributable to non-controlling interests	152	56	310	231
NET LOSS ATTRIBUTABLE TO THE COMPANY	(8,999)	(796)	(15,113)	(4,526)
Redeemable preferred stock dividends declared or accumulated	(5,280)	(7,876)	(10,764)	(15,635)
Redeemable preferred stock deemed dividends (Note 11)	—	(428)	—	(428)
Redeemable preferred stock redemptions	—	(567)	(300)	(1,373)
NET LOSS ATTRIBUTABLE TO COMMON STOCKHOLDERS	\$ (14,279)	\$ (9,667)	\$ (26,177)	\$ (21,962)
NET LOSS ATTRIBUTABLE TO COMMON STOCKHOLDERS PER SHARE:				
Basic	\$ (18.94)	\$ (98.64)	\$ (39.36)	\$ (224.10)
Diluted	\$ (18.94)	\$ (98.64)	\$ (39.36)	\$ (224.10)
WEIGHTED AVERAGE SHARES OF COMMON STOCK OUTSTANDING:				
Basic	754	98	665	98
Diluted	754	98	665	98

CREATIVE MEDIA & COMMUNITY TRUST CORPORATION AND SUBSIDIARIES

Funds from Operations Attributable to Common Stockholders

(Unaudited and in thousands, except per share amounts)

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. FFO represents net income (loss) attributable to common stockholders, computed in accordance with generally accepted accounting principles ("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. We calculate 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 FFO 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 our cash needs, including our ability to pay dividends. The following table sets forth a reconciliation of net income (loss) attributable to common stockholders to FFO attributable to common stockholders for the three months ended June 30, 2025 and 2024.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
Numerator:				
Net loss attributable to common stockholders	\$ (14,279)	\$ (9,667)	\$ (26,177)	\$ (21,962)
Depreciation and amortization	6,264	6,456	12,824	12,934
Noncontrolling interests' proportionate share of depreciation and amortization	(59)	(68)	(126)	(172)
Impairment of real estate	221	—	221	—
FFO attributable to common stockholders	(7,853)	(3,279)	\$ (13,258)	\$ (9,200)
Redeemable preferred stock dividends declared on dilutive shares (a)	—	—	—	—
Diluted FFO attributable to common stockholders	<u>\$ (7,853)</u>	<u>\$ (3,279)</u>	<u>\$ (13,258)</u>	<u>\$ (9,200)</u>
Denominator:				
Basic weighted average shares of common stock outstanding	754	98	665	98
Effect of dilutive securities—contingently issuable shares (a)	—	—	—	—
Diluted weighted average shares and common stock equivalents outstanding	<u>754</u>	<u>98</u>	<u>665</u>	<u>98</u>
FFO attributable to common stockholders per share:				
Basic	<u>\$ (10.42)</u>	<u>\$ (33.46)</u>	<u>\$ (19.94)</u>	<u>\$ (93.88)</u>
Diluted	<u>\$ (10.42)</u>	<u>\$ (33.46)</u>	<u>\$ (19.94)</u>	<u>\$ (93.88)</u>

- (a) For the three months ended June 30, 2025 and 2024, 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 Attributable to Common Stockholders

(Unaudited and in thousands, except per share amounts)

In addition to calculating FFO in accordance with the standards established by NAREIT, we also calculate a supplemental FFO metric we call Core FFO attributable to common stockholders. Core FFO attributable to common stockholders represents FFO attributable to common stockholders, computed in accordance with NAREIT's standards, excluding losses (or gains) on early extinguishment of debt, redeemable preferred stock redemptions, gains (or losses) on termination of interest rate swaps, and transaction costs. 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, Core FFO should not be used as the only measure of our performance because, in addition to excluding those items prescribed by NAREIT when calculating FFO, it excludes amounts incurred in connection with non-recurring special projects, prepaying or defeasing our debt and repurchasing our preferred stock, all of which have real economic effect and could materially impact our operating results. Other REITs may not calculate Core FFO in the same manner as we do, or at all; accordingly, our Core FFO may not be comparable to the Core FFO of other REITs who calculate such a metric. Therefore, 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. 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. The following table sets forth a reconciliation of net income (loss) attributable to common stockholders to Core FFO attributable to common stockholders for the three months ended June 30, 2025 and 2024.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
Numerator:				
Net loss attributable to common stockholders	\$ (14,279)	\$ (9,667)	\$ (26,177)	\$ (21,962)
Depreciation and amortization	6,264	6,456	12,824	12,934
Noncontrolling interests' proportionate share of depreciation and amortization	(59)	(68)	(126)	(172)
Impairment of real estate	221	—	221	—
FFO attributable to common stockholders	\$ (7,853)	\$ (3,279)	\$ (13,258)	\$ (9,200)
Loss on early extinguishment of debt	88	—	88	—
Redeemable preferred stock redemptions	—	567	300	1,373
Redeemable preferred stock deemed dividends	—	428	—	428
Transaction-related costs	803	135	829	825
Core FFO attributable to common stockholders	\$ (7,183)	\$ (2,149)	\$ (12,262)	\$ (6,574)
Redeemable preferred stock dividends declared on dilutive shares (a)	—	—	—	—
Diluted Core FFO attributable to common stockholders	<u>\$ (7,183)</u>	<u>\$ (2,149)</u>	<u>\$ (12,262)</u>	<u>\$ (6,574)</u>
Denominator:				
Basic weighted average shares of common stock outstanding	754	98	665	98
Effect of dilutive securities-contingently issuable shares (a)	—	—	—	—
Diluted weighted average shares and common stock equivalents outstanding	<u>754</u>	<u>98</u>	<u>665</u>	<u>98</u>
Core FFO attributable to common stockholders per share:				
Basic	<u>\$ (9.53)</u>	<u>\$ (21.93)</u>	<u>\$ (18.44)</u>	<u>\$ (67.08)</u>
Diluted	<u>\$ (9.53)</u>	<u>\$ (21.93)</u>	<u>\$ (18.44)</u>	<u>\$ (67.08)</u>

- (a) For the three months ended June 30, 2025 and 2024, 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)**

We internally evaluate the operating performance and financial results of our real estate segments based on segment NOI, which is defined as 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 provision for income taxes. For our lending segment, we define segment NOI as interest income net of interest expense and general overhead expenses. We also evaluate the operating performance and financial results of our operating segments using cash basis NOI, or "cash NOI". For our real estate segments, we define cash NOI as segment NOI adjusted to exclude the effect of the straight lining of rents, acquired above/below market lease amortization and other adjustments required by GAAP.

Cash NOI is not a measure of operating results or cash flows from operating activities as measured by GAAP and should not be considered an alternative 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 cash NOI in the same manner. We consider cash NOI to be a useful performance measure to investors and management because, when compared across periods, it reflects 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.

Below is a reconciliation of cash NOI to segment NOI and net loss attributable to the Company for the three months ended June 30, 2025 and 2024.

Three Months Ended June 30, 2025							
	Same-Store Office	Non-Same-Store Office	Total Office	Hotel	Multi-family	Lending	Total
Cash net operating income	\$ 5,788	\$ —	\$ 5,788	\$ 4,153	\$ 189	\$ (47)	\$ 10,083
Deferred rent and amortization of intangible assets, liabilities, and lease inducements	(269)	—	(269)	5	—		(264)
Segment net operating income	\$ 5,519	\$ —	\$ 5,519	\$ 4,158	\$ 189	\$ (47)	\$ 9,819
Interest and other income							143
Asset management and other fees to related parties							(349)
Expense reimbursements to related parties — corporate							(891)
Interest expense							(9,627)
General and administrative							(712)
Transaction-related costs							(803)
Depreciation and amortization							(6,264)
Loss on early extinguishment of debt							(88)
Impairment of real estate							(221)
Loss before provision for income taxes							(8,993)
Provision for income taxes							(158)
Net loss							(9,151)
Net loss attributable to noncontrolling interests							152
Net loss attributable to the Company							<u><u>\$ (8,999)</u></u>

Three Months Ended June 30, 2024							
	Same-Store Office	Non-Same-Store Office	Total Office	Hotel	Multi-family	Lending	Total
Cash net operating income	\$ 9,884	\$ —	\$ 9,884	\$ 4,320	\$ 2,252	\$ 743	\$ 17,199
Deferred rent and amortization of intangible assets, liabilities, and lease inducements	(976)	—	(976)	—	—		(976)
Segment net operating income	\$ 8,908	\$ —	\$ 8,908	\$ 4,320	\$ 2,252	\$ 743	\$ 16,223
Interest and other income							170
Asset management and other fees to related parties							(425)
Expense reimbursements to related parties — corporate							(612)
Interest expense							(8,346)
General and administrative							(983)
Transaction costs							(135)
Depreciation and amortization							(6,456)
Loss before provision for income taxes							(564)
Provision for income taxes							(288)
Net Loss							(852)
Net loss attributable to noncontrolling interests							56
Net loss attributable to the Company							<u>\$ (796)</u>

CMCT



Important Disclosures

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 our 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) 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 continuing higher interest rates on the operations and profitability of CMCT and (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.

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, 2024.

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 laws.

CIM Group: Manager of CMCT

CMCT

1994

Established

381

Real Assets
Owned and Operated

\$29.9B

Assets
Owned and Operated

1,000+

Employees

9

Corporate
Offices Worldwide

Key CIM Group Projects

CIM Group Management, LLC (“CIM”) is a community-focused real estate and infrastructure owner, operator, lender and developer.

CIM Group owns
~6.8% of CMCT¹

Competitive Advantages

Diverse Team of In-house Professionals

Commitment to Community

Disciplined Approach



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 March 31, 2025 (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 June 30, 2025.

Creative Media & Community Trust Corporation



CMCT primarily focuses on the acquisition, ownership, operation and development of creative office and premier multifamily assets in vibrant and emerging communities.¹

NASDAQ: CMCT | TASE: CMCT



Past performance does not guarantee future results.

1) See Capital Returned to Shareholders on page 38. 2) Property count as of June 30, 2025. Includes joint ventures. Leased percentage as of June 30, 2025. 3) Includes the portion of the property at 4750 Wilshire Boulevard that was converted to 68 multifamily units ("701 S Hudson").

CMCT Portfolio²

- **Office Portfolio**
12 Class A and creative office properties 70.1% leased in aggregate
- **Multifamily Portfolio**
4 premier Class A multifamily properties (764 total units)³
1 premier Class A multifamily property under development (36 total units)
- **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

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

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Plan to Strengthen Balance Sheet & Liquidity

Balance Sheet - extending debt maturities and financing growth initiatives

- September 2024 - Announced plans to refinance several assets and used part of proceeds to retire recourse credit facility (\$169.3 million balance at the end of 3Q'24)
- April 2025 - Fully repaid and retired recourse credit facility after completing 4 new financings across 7 properties
- 2Q'25 - Extended maturity on 1150 Clay mortgage to mid 2026 and closed \$20 million revolving credit facility for lending business
- 3Q'25 - Extended maturity on Channel House to January 2027
- Intend to upsize Penn Field mortgage to fund strong leasing activity

Improve property level performance Grow premier multifamily portfolio

- 4750 Wilshire Boulevard / 701 S Hudson (Los Angeles)
 - Partial office to multifamily conversion
 - Occupancy improved to 68% as of end of 2Q'25 (from 41% at end of 1Q'25)
- 1915 Park Avenue (LA)
 - 36-unit multifamily development expected to be complete in 3Q'25
- 1902 Park Avenue (LA)
 - Opportunity to mark rents to market over time
- Channel House & 1150 Clay Street (SF Bay area)
 - Positioned to participate in area recovery and opportunity to reduce cost

Strong office leasing activity and significant progress on hotel renovation

- Executed 78,192 square feet of leases in 1H'25 with terms longer than 12 months
- Executed another 61,747 square feet of leases in July 2025.
 - The 139,939 of leases signed year-to-date through July 2025, represented a 55% increase from the prior year period
- Sheraton Grand Hotel
 - Completed renovation of 505 guest rooms and commencing upgrades to public space in 2H'25 - property will be positioned for 2026 and beyond

Continue to evaluate asset sales



Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

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**

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 on page 2 and starting on page 34. See “Property Pictures” on page 34 under Important Disclosures.

Designed to Benefit From Changing Lifestyles¹

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



Channel House
Jack London Square, Oakland



Parkview Living
Echo Park, Los Angeles



Eleven Fifty Clay
Oakland



Eleven Fifty Clay

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 on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

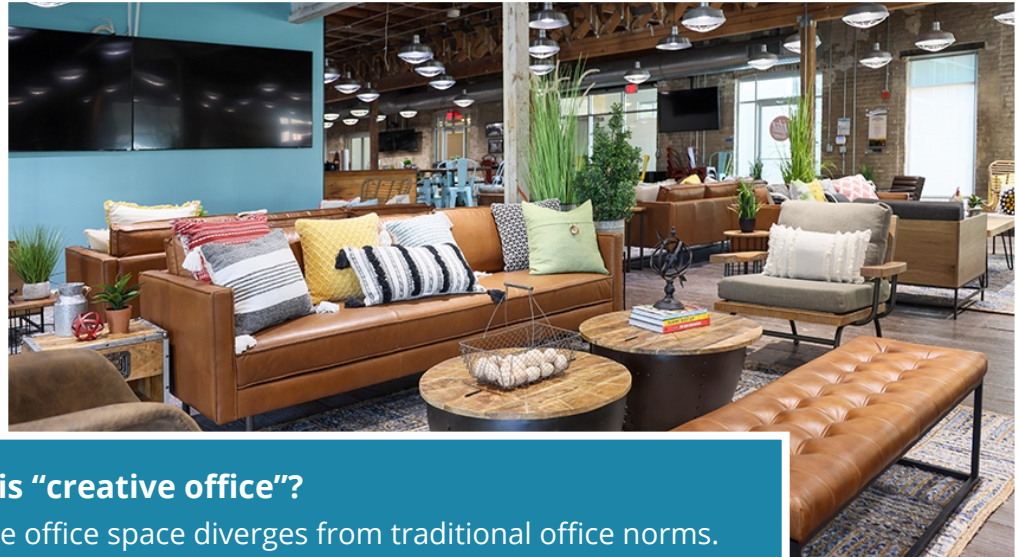
Designed to Benefit From Changing Lifestyles¹

CMCT

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

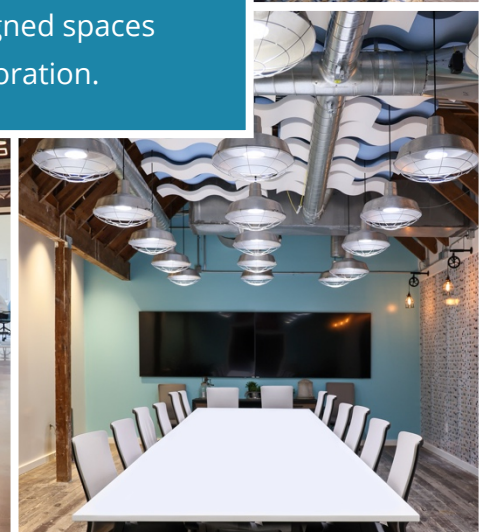
Key Office Trends

- 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.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See “Property Pictures” on page 34 under Important Disclosures.

Assets in Vibrant and Emerging Sub-Markets¹

Example: CIM Group's Hollywood Media District Real Estate Holdings



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 and properties CMCT expects to acquire.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and 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



Dining



Retail



Wellness



Culture



Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Resources, Market-Knowledge and Relationships

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



Barry Berlin

CMCT CFO

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

Resources, Market-Knowledge and Relationships¹

CMCT

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

CMCT's Notable Tenants



LISSON



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 on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

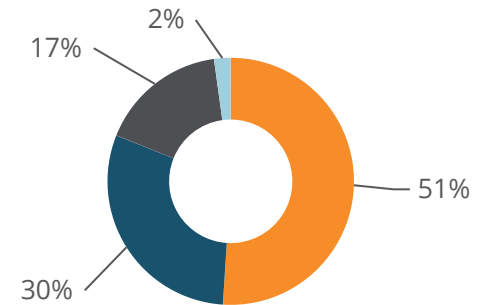
Class A & Creative Office Portfolio¹



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	537,339	54.7 %	56.5 %	\$ 58.05
San Francisco, CA						
1130 Howard Street	South of Market	Creative	21,194	— %	— %	0.00
Los Angeles, CA						
11620 Wilshire Boulevard	West Los Angeles	Class A	196,928	81.6 %	81.6 %	49.87
9460 Wilshire Boulevard	Beverly Hills	Class A	97,903	91.4 %	94.3 %	124.95
11600 Wilshire Boulevard	West Los Angeles	Class A	56,881	77.2 %	77.2 %	62.44
8944 Lindblade Street **	West Los Angeles	Creative	7,980	100.0 %	100.0 %	78.95
8960 & 8966 Washington Boulevard**	West Los Angeles	Creative	24,448	— %	— %	0.00
1037 North Sycamore Avenue	Hollywood	Creative	5,031	100.0 %	100.0 %	67.98
Austin, TX						
3601 S Congress Avenue	South	Creative	231,458	79.7 %	79.7 %	48.65
1021 E 7th Street	East	Creative	11,180	100.0 %	100.0 %	49.91
1007 E 7th Street	East	Creative	1,352	— %	100.0 %	0.00
Total Consolidated Office Portfolio			1,191,694	66.9 %	68.0 %	\$ 62.09
Unconsolidated Office Portfolio						
Los Angeles, CA						
1910 Sunset Boulevard - 44% **	Echo Park	Creative	107,824	81.7 %	93.6 %	50.32
Total Unconsolidated Office Portfolio			107,824	81.7 %	93.6 %	\$ 50.32
Total Office Portfolio			1,299,518	68.1 %	70.1 %	\$ 60.96

Geographic Diversification

Annualized Rent by Location



■ Los Angeles
 ■ Oakland
 ■ Austin
 ■ San Francisco



1) As of June 30, 2025.

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, 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. Giving effect to abatements, net annualized rent per occupied square foot for the office portfolio was \$60.05.

**See "Development Pipeline" tables on page 15.

Premier Multifamily and Hotel



Multifamily Portfolio

Classification / Market / Property	Sub-Market	Units	% Occupied	Annualized Rent (in thousands) ¹	Monthly Rent Per Occupied Unit ²
Consolidated Office Portfolio					
Oakland, CA					
Channel House	Jack London Distict	333	83.8 %	\$ 8,520	\$ 2,545
1150 Clay	Downtown	288	84.0 %	6,825	2,350
Total Consolidated Multifamily Portfolio		621	83.9 %	\$ 15,345	\$ 2,454
Unconsolidated Multifamily Portfolio					
Los Angeles, CA					
1902 Park Avenue - 25.5%	Echo Park	75	93.3 %	\$ 1,610	\$ 1,917
701 S Hudson ³ - 20%	Mid-Wilshire	68	67.6 %	1,838	3,329
Total Unconsolidated Multifamily Portfolio		143	81.1 %	\$ 3,448	\$ 2,477
Total Multifamily Portfolio		764	83.4 %	\$ 18,793	\$ 2,458

Hotel & Parking Garage

Location / Property	Sub-Market	% Occupied ⁴	RevPAR
Sacramento, CA			
Sheraton Grand Hotel	Downtown/Midtown	79.2 %	\$ 171.63
Sheraton Grand Hotel Parking Garage & Retail	Downtown/Midtown	79.8 %	NA

1) Represents gross monthly base rent under leases commenced as of June 30, 2025, multiplied by twelve. This amount reflects total cash rent before concessions.

2) Represents gross monthly base rent under leases commenced as of June 30, 2025 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 \$2,284.

3) 701 S Hudson represents the multifamily portion of the property located at 4750 Wilshire Boulevard.

4) Represents trailing twelve-month occupancy as of June 30, 2025, calculated as the number of occupied rooms divided by the number of available rooms.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Potential Development Pipeline - Primarily Multifamily¹



1,500+ Multifamily Units in the Pipeline

Location	Sub-Market	Notes
1915 Park Avenue ²	Echo Park, Los Angeles	Multifamily; Ground-up multifamily development; Expected completion 3Q'25 (36 units)
1015 N Mansfield Avenue ³	Hollywood	Creative Office ⁶
3101 S. Western Avenue ⁴	Jefferson Park, Los Angeles	Multifamily ⁶
3022 S. Western Avenue ⁴	Jefferson Park, Los Angeles	Multifamily ⁶
4750 Wilshire Boulevard (backlot)	Mid-Wilshire	Multifamily ⁶
1021 & 1007 E 7th Street	East Austin	Multifamily ⁶
3601 South Congress (Penn Field)	Austin	Multifamily ⁶
8944 Lindblade Street, 8960 & 8966 Washington Boulevard ⁵	West Los Angeles	Creative Office ⁶
2 Kaiser Plaza	Oakland	Creative Office/Multifamily ⁶
Sheraton Grand Parking Garage	Sacramento	Multifamily development over existing parking garage ⁶
466 Water Street	Jack London Square, Oakland	Multifamily ⁶
F-3 Land site	Jack London Square, Oakland	Hotel ⁶

1) As of June 30, 2025.

2) CMCT and a CIM-managed separate account purchased the property in February 2022 through a joint venture. CMCT owns approximately 44% of the property. Please refer to page 23 for more detail.

3) CMCT owns approximately 29% 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.

4) CMCT intends to develop a total of approximately 160 residential units across both properties. There is no planned start date for such development.

5) Currently these buildings (32,428 SF in aggregate) are 100% leased to a single tenant.

6) As of June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for the property.

Asset Light Development Approach

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 exposure per project)

CMCT Competitive Advantages

- Distribution
 - Access to 180 institutions 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

CMCT

| Property Summaries

Bay Area: Multifamily Acquisitions

Newer vintage, premier multifamily in high barrier to entry market

Channel House (Jack London Square)²

- » Acquired in 1Q'23 for \$134.6 million, or \$404,000 per unit (333 total units)
- » Conveniently located just steps to the ferry with direct access to San Francisco

1150 Clay Street (Downtown Oakland)

- » Acquired in 1Q'23 for \$145.5 million, or \$505,000 per unit (288 total units)
- » Conveniently located downtown and steps from the BART with easy access to San Francisco

Oakland Market

- Rental rates continue to be challenging as market rents declined in 2022, 2023 and 2024¹
- Oakland had a wave of new Class A supply from 2018-2022 but vacancy has declined to 10.0% from a peak of 17.8% in 2Q'21
- Limited future multifamily supply growth¹
- Under Construction as % of Inventory
 - SF - 1.4%¹
 - Oakland - 1.5%¹
 - Total U.S. - 3.5%¹

1. Source: Costar based on East Bay and Downtown Oakland market (October 2024).

2. Please see Note 3 on page 33 ("Important Information - Debt and Preferred Summary") on the status of the Channel House mortgage.



Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Los Angeles: Multifamily

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)

- » Substantially completed the conversion of unleased space to multifamily in September 2024
- » Closed coinvestment in 1Q'23 whereby CMCT has been earning a management fee and may potentially earn a promote; CMCT's ownership declined to 20%
- » The partial conversion to multifamily had a total budget of \$31.0 million and \$28.4 million had been incurred as of 2Q'25. Leasing of the multifamily units began in September 2024
- » 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)



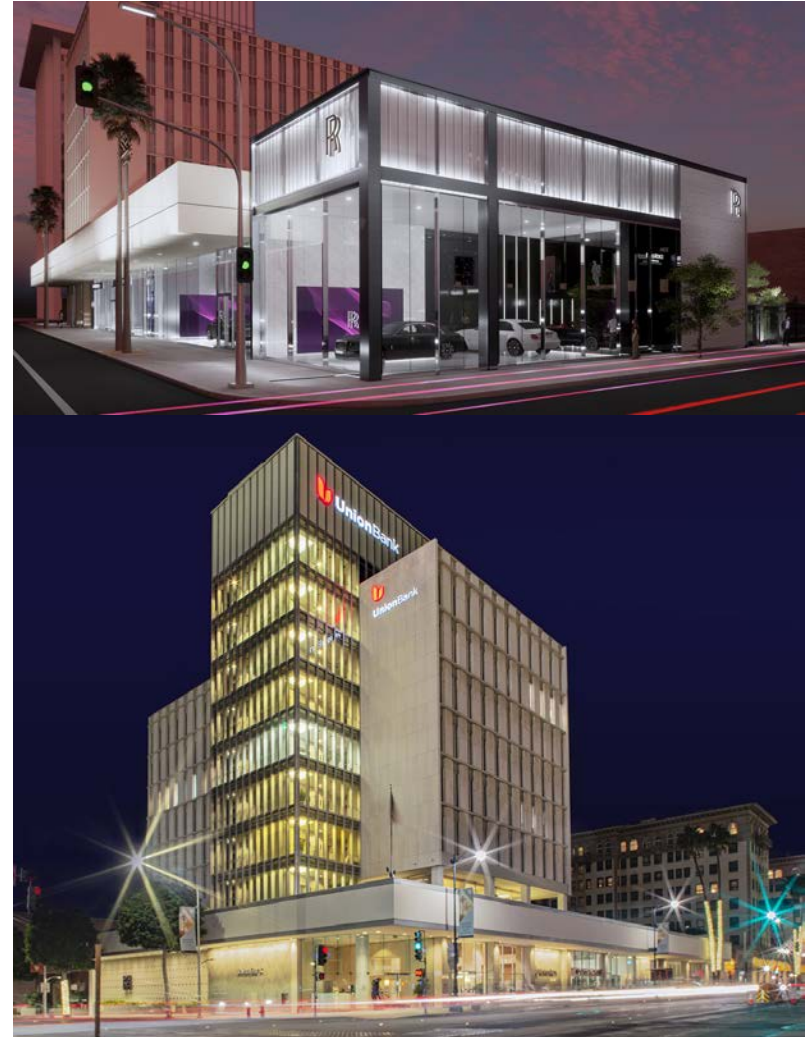
Artistic rendering is for illustrative purposes only.

Beverly Hills: Premier Located Class A Office & Retail



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 a Rolls Royce showroom
- » 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

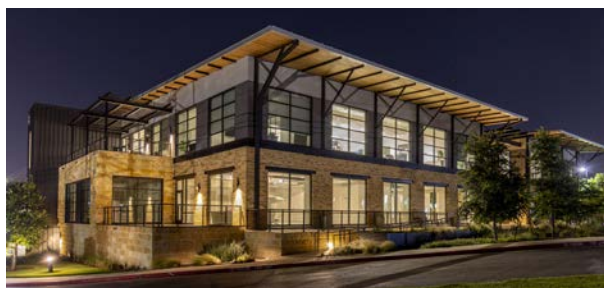


Artistic renderings are for illustrative purposes only

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Austin: Stabilized Creative Office with Potential To Add Multifamily

CMCT



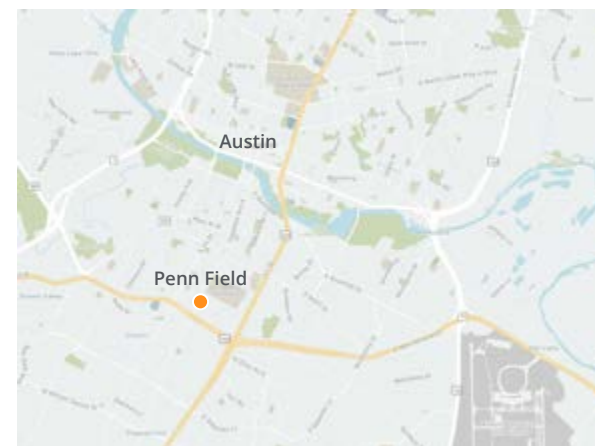
Overview

- 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 June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for this 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 July 2021 Office Market Report.

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 5.6%)¹
- **Population growth** - Five year forecast growth rate of 2.0% (versus 0.5% in the U.S.)¹
- **Employment growth** - Ten year historical growth rate of 3.93% (versus 1.22% in the U.S.)¹



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East Austin: Multifamily Development

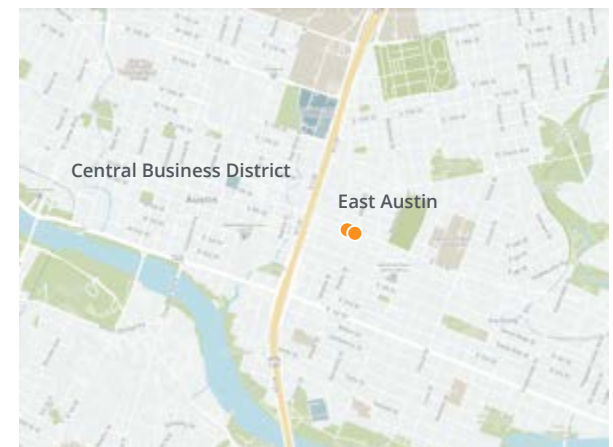


Overview

- » 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 of contiguous land SF prime for development.
- » In June 2023, received final entitlements allowing for construction of an 8-story multifamily building.

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.



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

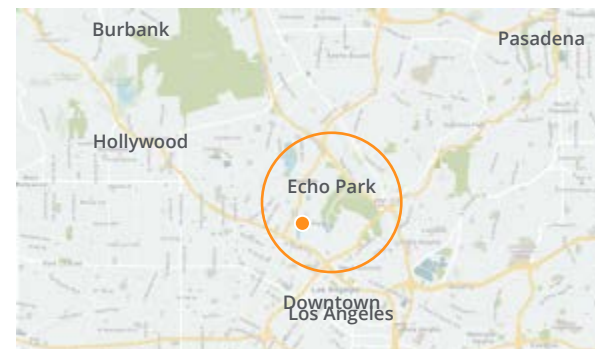


A Dynamic Submarket

- 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

Overview

- » CMCT and a CIM-managed separate account acquired 1910 W. Sunset Blvd and 1915 Park Avenue for approximately \$51 million 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 product for entertainment and fashion tenants
- » Began construction on 1915 Park Avenue - ground-up construction of 36 multifamily units with a total budget of \$14.7 million. As of June 30, 2025, there had been total costs incurred of \$12.4 million in connection with the project



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

Culver City: Potential Creative Office Development



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

Artistic renderings are for illustrative purposes only

- » 8960 & 8666 Washington Boulevard: ~24,448 SF of creative office space
- » Received final entitlement to re-develop 8960 & 8666 Washington Blvd. into 50,000 + square foot creative office building. As of June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for this property
- » 8944 Lindblade Street: ~7,980 SF of commercial space currently used for broadcasting.

Jefferson Park: Multifamily Development



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 is considering developing approximately 40 residential units. As of June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for this property
- » In 2Q'22, CMCT acquired 3022 S. Western, which is located on a ~28,300 SF land site for \$5.6 million
- » CMCT is considering developing 119 residential units. As of June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for this property

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Oakland: Multifamily Development



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 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. As of June 30, 2025, this property was in pre-development phase, and the Company has not finalized the formal development plan for this property

Appendix

Commitment to ESG

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

In 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 3/31/25. 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.

CIM Group Commitment to CMCT

CIM Group owns ~6.8% of CMCT Common Stock¹

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 catchup²
- » 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) Includes affiliates of CIM and officers and directors of CMCT. As of June 30, 2025. 2) (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.

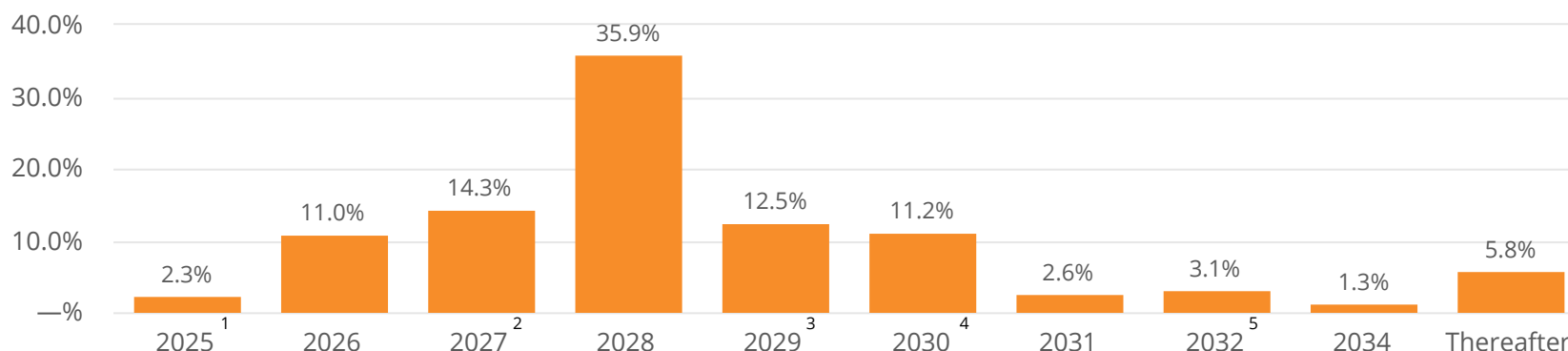
Key Metrics



Top Five Tenants (June 30, 2025)

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	\$ 13,368	24.8 %	236,692	18.2 %
U.S. Bank, N.A.	9460 Wilshire Boulevard	2029	4,324	8.0 %	27,569	2.1 %
3 Arts Entertainment, Inc.	9460 Wilshire Boulevard	2027	3,048	5.7 %	27,112	2.1 %
F45 Training Holdings, Inc.	3601 S Congress Avenue	2030	2,485	4.6 %	44,171	3.4 %
O'Gara Coach Company, L.L.C.	9460 Wilshire Boulevard	2043	2,434	4.5 %	18,157	1.4 %
Total for Top Five Tenants			25,659	47.6 %	353,701	27.2 %
All Other Tenants			28,275	52.4 %	531,054	40.9 %
Vacant			—	— %	414,763	31.9 %
Total Office			\$ 53,934	100.0 %	1,299,518	100.0 %

Lease Expirations as a % of Annualized Office Rent (As of June 30, 2025)



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

- (1) Includes 4,193 square feet of month-to-month leases as of June 30, 2025.
- (2) Includes 6,524 square feet (approximately 0.7% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2027.
- (3) Includes 5,864 square feet (approximately 0.7% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2029.
- (4) Includes 2,313 square feet (approximately 0.3% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2030.
- (5) Includes 25,845 square feet (approximately 2.9% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2032.
- (6) Includes 7,980 square feet (approximately 0.9% of total portfolio occupied square footage) of leases with tenant-controlled early termination options to terminate prior to 2035.

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Key Metrics - Adjusted Funds From Operations (AFFO)¹



(Unaudited and in thousands)

Net loss attributable to common stockholders

Depreciation and amortization	
Noncontrolling interests' proportionate share of depreciation and amortization	
Impairment of real estate	
FFO attributable to common stockholders	
Straight-line rent and straight-line lease termination fees	
Amortization of lease inducements	
Amortization of above and below market leases	
Amortization of premiums and discounts on debt	
Amortization and accretion on loans receivable, net	
Amortization of deferred debt origination costs	
Unrealized premium adjustment	
Unrealized loss (gain) included in income from unconsolidated entities	
Deferred income taxes	
Non-cash compensation	
Redeemable preferred stock redemptions	
Redeemable preferred stock deemed dividends	
Transaction-related costs	
Loss on early extinguishment of debt	
Recurring capital expenditures, tenant improvements, and leasing commissions	
AFFO attributable to common stockholders	

Three Months Ended		Six Months Ended	
June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
\$ (14,279)	\$ (9,667)	\$ (26,177)	\$ (21,962)
6,264	6,456	12,824	12,934
(59)	(68)	(126)	(172)
221	—	221	—
\$ (7,853)	\$ (3,279)	\$ (13,258)	\$ (9,200)
234	28	865	2
29	87	102	174
—	(1)	(1)	(3)
26	24	52	10
(75)	(84)	(235)	(92)
731	509	1,466	1,133
36	116	201	312
371	(890)	1,403	(577)
(93)	18	(117)	31
55	55	110	110
—	567	300	1,373
—	428	—	428
803	135	829	825
88	—	88	—
(1,490)	(1,488)	(2,902)	(2,867)
\$ (7,138)	\$ (3,775)	\$ (11,097)	\$ (8,341)

1) Non-GAAP Financial Measure. Please refer to explanations at slide 35.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

Debt and Preferred Summary

Debt & Preferred Summary (June 30, 2025)¹

Mortgage Payable	Interest structure (fixed/variable etc.)	Interest Rate	Maturity/ Expiration Date	Loan balance (in millions)
Fixed rate mortgages payable ²	Fixed	4.14% - 7.41%	6/7/2026 - 1/11/2030	\$ 269.1
Variable rate mortgage payable ³	Variable	SOFR + 2.95% - 4.35%	7/7/2025 - 4/3/2028	\$ 213.3
Total Mortgage Payable				\$ 482.4
Other Debt				
SBA 7(a) Loan-Backed Notes ⁴	Variable	SOFR + 2.90%	3/20/2048	\$ 22.9
Lending Division Revolving Credit Facility ⁵	Variable	SOFR + 3.00%	6/13/2027	\$ 8.3
Total Other Debt				\$ 31.2
Corporate Debt				
Junior Subordinated Notes ⁶	Variable	SOFR + 3.51%	3/30/2035	\$ 27.1
Total Corporate Debt				\$ 27.1
Total Debt				\$ 540.7

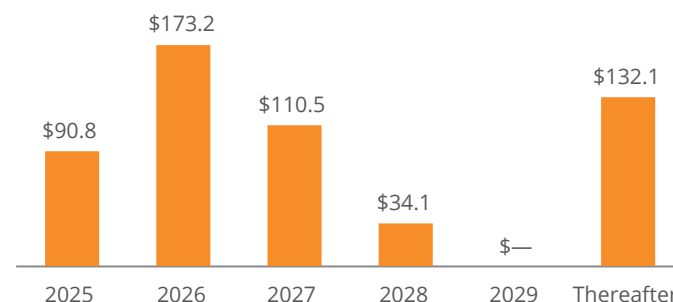
Preferred Stock	Interest structure (fixed/variable etc.)	Coupon	Maturity/ Expiration Date	Outstanding (in millions)
Series A1	Variable ⁷	7.83%	N/A	\$ 227.3 ⁷
Series A	Fixed	5.50%	N/A	\$ 100.5 ⁸
Series D	Fixed	5.65%	N/A	\$ 1.2 ⁹
Total Preferred Stock				\$ 329.0
Total Debt + Preferred Stock				\$ 869.7

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

*Approximately 65% of floating rate debt is subject to interest rate caps.

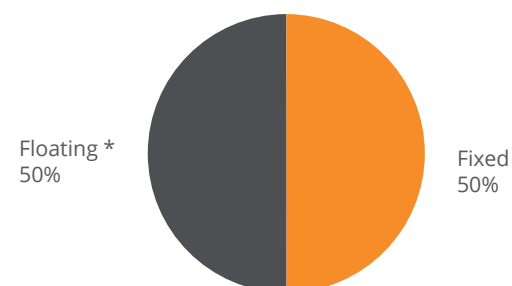
Debt Maturity Schedule

(June 30, 2025)¹ | in millions



Fixed Debt vs. Floating Debt

(June 30, 2025)¹



Important Information - Debt and Preferred Summary



1. Excludes: (a) \$1.3 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. 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 June 30, 2025, the Company's fixed rate mortgages payable had fixed interest rates of 4.14%, 6.25% and 7.41% per annum, with payments of interest only and initial maturity dates of June 7, 2026, July 1, 2026, and January 11, 2030, respectively.

In regards to the mortgage payable with a balance of \$67.0 million as of June 30, 2025 maturing on June 7, 2026, (the "1150 Clay Mortgage"), the Company executed the final one-year extension option under the mortgage in June 2025. The Company intends to work with the lender in order to refinance the 1150 Clay Mortgage beyond its stated maturity date of June 7, 2026. Although the Company believes it is likely it will be able to refinance the 1150 Clay Mortgage prior to June 7, 2026, there can be no assurance that such refinancing will occur. If the Company and the lender under the 1150 Clay Mortgage cannot agree on an extension of 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'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 June 30, 2025, the Company's variable rate mortgages payable had a variable interest rate of SOFR plus 3.36%, SOFR plus 4.35%, SOFR plus 3.00% and SOFR plus 2.95%, with an initial maturity date of July 7, 2025, January 1, 2027, February 14, 2027 and April 3, 2028. The mortgages with initial maturity dates of July 7, 2025, January 1, 2027, February 14, 2027 have monthly payments of interest only, while the mortgage with an initial maturity date of April 3, 2028 has monthly payments of interest plus \$50,000 of principal.

With regards to the mortgage payable with a balance of \$87.0 million as of June 30, 2025 maturing on July 7, 2025 (the "Channel House Mortgage"), on August 4, 2025 the Company reached an agreement with the lender under the Channel House Mortgage to extend the maturity date through January 31, 2027 (the "Channel House Mortgage Extension"). In connection with Channel House Mortgage Extension, the Company made a repayment of \$6.0 million under the Channel House Mortgage.
4. On March 9, 2023, the Company completed a securitization of the unguaranteed portion of certain of its SBA 7(a) loans receivable with the issuance of \$54.1 million of unguaranteed SBA 7(a) loan-backed notes (with net proceeds of approximately \$43.3 million, after payment of fees and expenses in connection with the securitization and the funding of a reserve account and an escrow account). The SBA 7(a) loan-backed notes are collateralized by the right to receive payments and other recoveries attributable to the unguaranteed portions of certain of the Company's SBA 7(a) loans receivable. The SBA 7(a) loan-backed notes mature on March 20, 2048, with monthly payments due as payments on the collateralized loans are received.
5. In June 2025, a subsidiary of the Company, as borrower, entered into an agreement with a bank that included a \$20.0 million revolving credit facility secured by the unguaranteed portion of certain of such subsidiary's SBA 7(a) loans receivable and other assets of such subsidiary, subject to a borrowing base calculation, and fully guaranteed by the Company. Loans included in the borrowing base calculation may not be included for more than 12 calendar months unless certain financial ratios are met and in no case can loans be included for more than 18 months. The lending division revolving credit facility bears interest at (i) the base rate plus 2.00% or (ii) SOFR plus 3.00%, at the borrower's election, and has an initial maturity date of June 13, 2027, with two one-year extension options. As of June 30, 2025, the effective interest rate for the lending division credit facility was 7.38% and there was no availability for additional borrowings under the lending division revolving credit facility.
6. 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.
7. Outstanding Series A1 Preferred Stock represents total shares issued as of June 30, 2025 of 12,240,878, less redemptions of 3,148,815 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. 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.
8. Outstanding Series A Preferred Stock represents total shares issued as of June 30, 2025 of 8,820,338, less redemptions of 4,799,446 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.
9. Outstanding Series D Preferred Stock represents total shares issued as of June 30, 2025 of 56,857, less redemptions of 8,410, multiplied by the stated value of \$25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discounts.

Note: All pages of the presentation must be viewed in conjunction with the Important Disclosures on page 2 and starting on page 34. See "Property Pictures" on page 34 under Important Disclosures.

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 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 3. 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



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.

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. 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 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. See page 31 for a reconciliation of AFFO to net loss attributable to common stockholders.