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CMCT

Creative Media & Community Trust

Investor Presentation

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by the prospectus. This material must be preceded or accompanied by a prospectus. Securities offered through CCO Capital, LLC — Member FINRA/SIPC.



Important Disclosures

Free Writing Prospectus

Filed pursuant to Rule 433 | March 2022 | Reg. No. 333-233255

Creative Media & Community Trust Corporation (the "Company") has filed a registration statement (including a prospectus) with the Securities and Exchange Commission (the "SEC") for the offerings to which this communication relates.

CMCT has filed a registration statement (including a base prospectus) with the Securities and Exchange Commission (the "SEC") in respect of the offering to which this communication relates. Before you participate in CMCT's offering of Series A Preferred Stock or Series D Preferred Stock, you should read the prospectus supplement, dated January 28, 2020, and the accompanying base prospectus, dated December 4, 2019, as supplemented by Supplement No. 7, dated September 22, 2021.

Before you invest, you should read the prospectus and other documents the Company has filed with the SEC for more complete information about the Company and the offerings. You may get these documents for free by visiting the Company's website at www.creativemediacommunity.com. Alternatively, you may request to receive a prospectus by calling toll-free at 1-866-341-2653. You may also access the prospectus for free on the SEC website at www.sec.gov.

Forward-Looking Statements

The information set forth herein contains certain "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 (the "Exchange Act"), which are intended to be covered by the safe harbors created thereby. Such forward-looking statements include the timing and terms of the rights offering and the future activities and performance of CMCT, and may be identified by the use of forward-looking terminology such as "may," "will," "project," "target," "expect," "intend," "might," "believe," "anticipate," "estimate," "could," "would," "continue," "pursue," "potential," "forecast," "seek," "plan," "opportunity," or "should" 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 availability of funds, and the trading liquidity of CMCT's common stock. Such forward-looking statements are based on particular

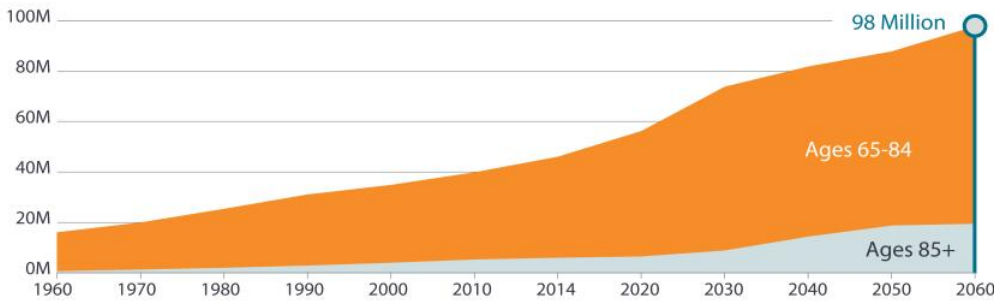
assumptions that management of CMCT has made in light of its experience, as well as its perceived expected future developments and other factors that it believes are appropriate under the circumstances. Forward-looking statements are necessarily estimates reflecting the judgment of CMCT's management 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 scope, severity and duration of the current pandemic of COVID-19, and actions taken to contain the pandemic or mitigate its impact, (ii) the adverse effect of COVID-19 on the financial condition, results of operations, cash flows and performance of CMCT and its tenants and business partners, the real estate market and the global economy and financial markets, among others, (iii) the timing, form, and other effects of CMCT's development activities, (iv) the ability of CMCT to raise in place rents to existing tenants and to maintain or increase occupancy levels, (v) fluctuations in market rents, including as a result of COVID-19, (vi) the effect of inflation and higher interest rate on the operations and profitability of CMCT, and (vii) general economic, market and other conditions. Additional important factors that could cause CMCT's actual results to differ materially from CMCT's expectations are discussed under the section "Risk Factors" in CMCT's Annual Report on Form 10-K for the year ended December 31, 2020. The forward-looking statements included herein are based on current expectations and there can be no assurance that the 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 developments, 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, the assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by CMCT or any other person that CMCT's objectives and plans will be achieved. Readers are cautioned not to place undue reliance on forward-looking statements. Forward-looking statements are made only as of the date they are made. CMCT does not undertake to update them to reflect changes in circumstances after the date they are made, except as may be required by applicable law.

Important Disclosures

An investment in the securities described herein involves risks and other considerations, including the ones described below. Before you invest, you should read the prospectus and other documents that Creative Media & Community Trust Corporation ("CMCT" or "Creative Media & Community Trust") filed with the Securities and Exchange Commission ("SEC") for more complete information about CMCT and the risks and other considerations relating to the securities described herein. Any terms of securities described herein represent a general overview of certain selected terms and are qualified in their entirety by reference to the prospectus and other documents that Creative Media & Community Trust filed with the SEC.

- » There is no public market for CMCT's Preferred Stock and CMCT does not expect one to develop.
- » CMCT's Preferred Stock is subordinate to all of CMCT's existing and future debt and liabilities and those of CMCT's subsidiaries. The terms of CMCT's Preferred Stock do not contain any financial covenants and do not restrict how CMCT can use the proceeds of the offering. CMCT's future debt may include restrictions on our ability to pay dividends to preferred stockholders or make redemptions in the event of a default under the debt facilities or under other circumstances.
- » Shares of CMCT's Preferred Stock may generally be redeemed for shares of Common Stock, which ranks junior to CMCT's Preferred Stock with respect to dividends and upon liquidation.
- » From and after the fifth anniversary of the date of original issuance of any shares of CMCT's Preferred Stock, CMCT has the right (but not the obligation) to redeem such shares at 100% of CMCT's Preferred Stock Stated Value, initially \$25 per share, plus any accrued but unpaid dividends, without your consent.
- » The cash distributions holders of CMCT's Preferred Stock receive may be less frequent or lower in amount than described herein.
- » Holders of CMCT's Preferred Stock will be subject to inflation risk and the risk that interest rates may increase.
- » CMCT's operating performance is subject to risks associated with the real estate industry, including a significant portion of CMCT's properties, by aggregate net operating income and square footage located in California. CMCT is dependent on the California real estate market and economy and therefore susceptible to risks of events in that market that could adversely affect its business.

Estimated U.S. Population of Persons Ages 65 and Up¹



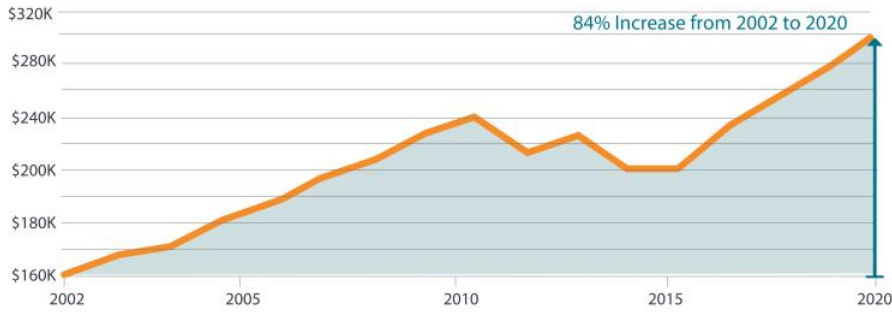
According to projection

- » Medicare is expected to be depleted by 2026
- » Social Security by 2034

There can be no guarantee that dividends to be paid on CMCT's Preferred Stock or any other securities of CMCT would be sufficient to cover healthcare or any other expenses.

1) PBR analysis of data from the U.S. Census Bureau. 2) Social Security and Medicare Boards of Trustees, A Summary of the 2020 Annual Reports.

Total Estimated Retirement Healthcare Costs for 65-Year-Old Couples¹



Retiree healthcare cost increased 84% between 2002 and 2020

There can be no guarantee that dividends to be paid on CMCT's Preferred Stock or any other securities of CMCT would be sufficient to cover healthcare or any other expenses.

1) Fidelity Investments, How to plan for rising health care costs, 2020.



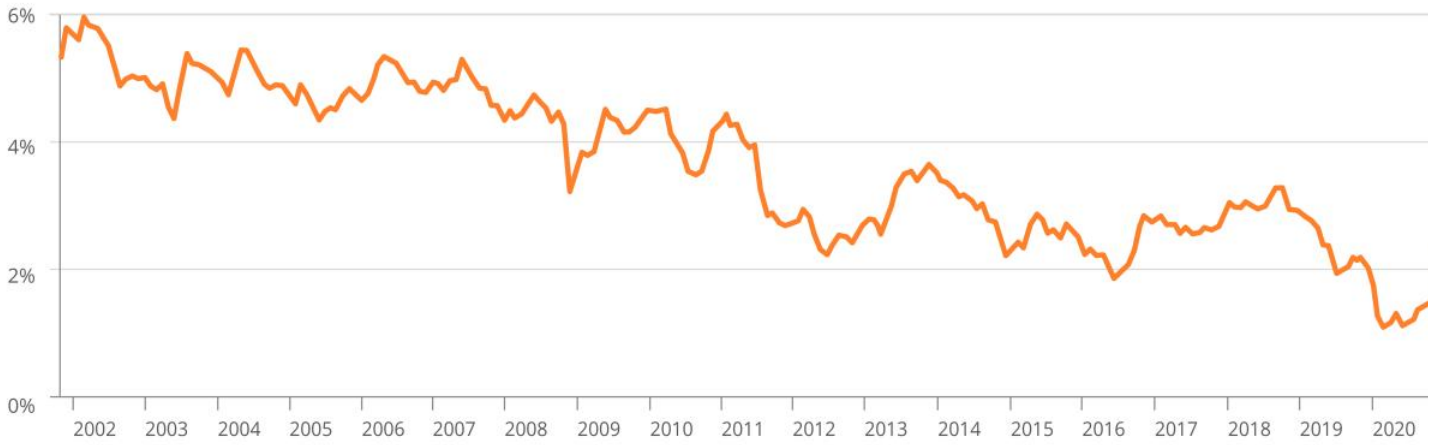
The Four Percent Rule¹

One of the most widely referenced financial rules of thumb asserts that to successfully fund a 30-year retirement, individuals should adhere to an annual withdrawal rate of 4%. Achieving a stable return rate with traditional investments today is more difficult than in past periods.

¹ Fidelity, How can I make my retirement savings last?

Treasury yields are low.

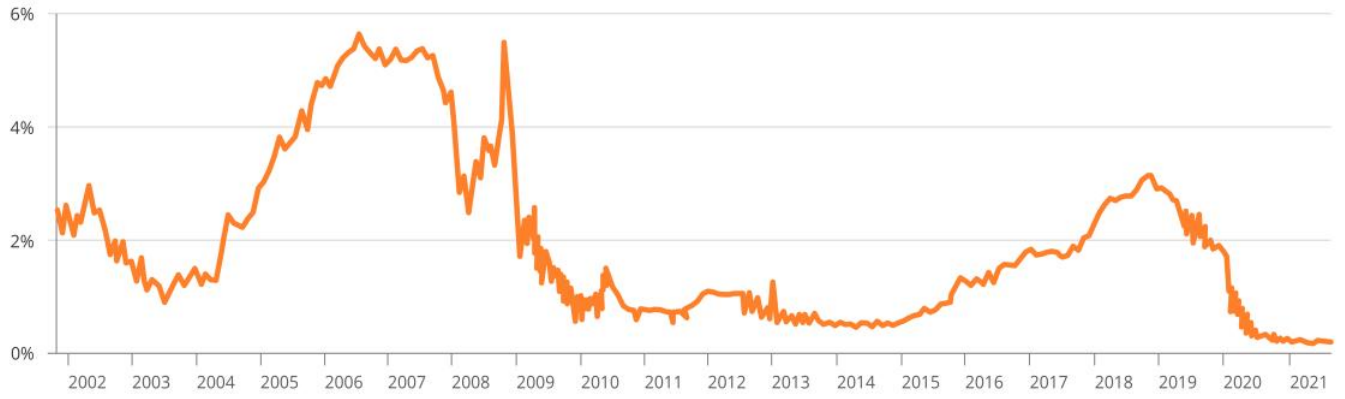
U.S. Government 20-Year Treasury Yields: 10/1/01 - 9/30/21



Source: Bloomberg. The above graph is intended to illustrate economic trends and is not representative of any investment.

Saving instruments are low.

Bloomberg CD 12-Month Rate: 10/1/01 - 9/30/21



Source: Bloomberg. The above graph is intended to illustrate economic trends and is not representative of any investment.



To fund longer and more costly retirements, individuals need additional alternatives for sources of income.

Dividends are cumulative and represent an obligation of the Company but are not guaranteed and may be decreased or suspended altogether at CMCT's discretion. Holders of CMCT Preferred Stock are subject to inflation risk.

What Is Preferred Stock?

Preferred stock has a **higher priority claim on the company's assets and earnings** than does common stock.



Greater Capital
Preservation than
Common Stock¹

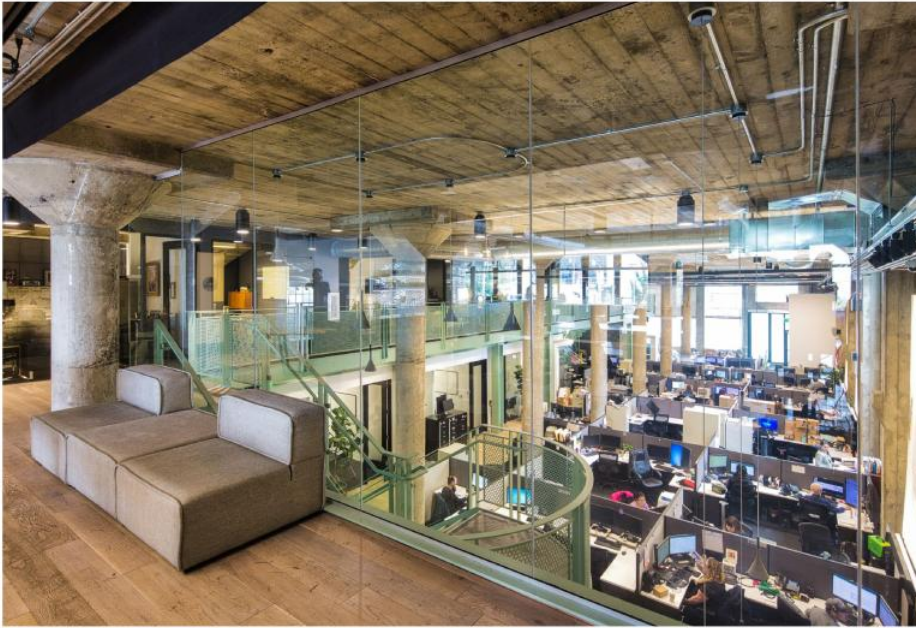


Current Income²



Dividend Priority

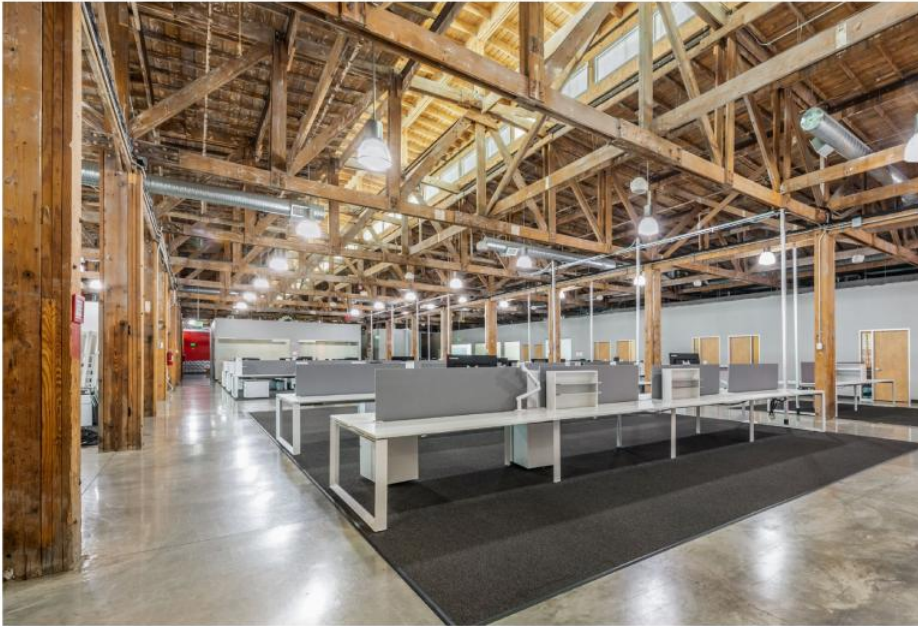
1) Holders of CMCT's Preferred Stock will be subject to inflation risk and the risk that interest rates may increase. 2) Dividends on CMCT's Preferred Stock are cumulative and represent ar the Company but are not guaranteed and may be decreased or suspended altogether at CMCT's discretion.



Greater Capital Preservation than Common Stock

- » Strategy aims to conserve and return the value of shareholders' capital
- » Common stock provides a buffer for possible impairments to the value of preferred stock
- » Share price of preferred stock does not fluctuate with market movements

Holder of CMCT's Preferred Stock will be subject to inflation and the risk that interest rates may increase.



Current Income

- » Dividend payments are typically paid monthly or quarterly

Dividends on CMCT's Preferred Stock are cumulative but are not guaranteed and may be decreased or suspended altogether at CMCT's discretion.



Dividend Priority

» Generally preferred shareholders are entitled to receive dividends before common shareholders and have priority rights with regard to payment in the event of a liquidation of the company

Holders of CMCT's Preferred Stock will be subject to inflation and the risk that interest rates may increase.



Attractive Capital Structure¹

Aims to conserve and return the value of preferred shareholders' capital

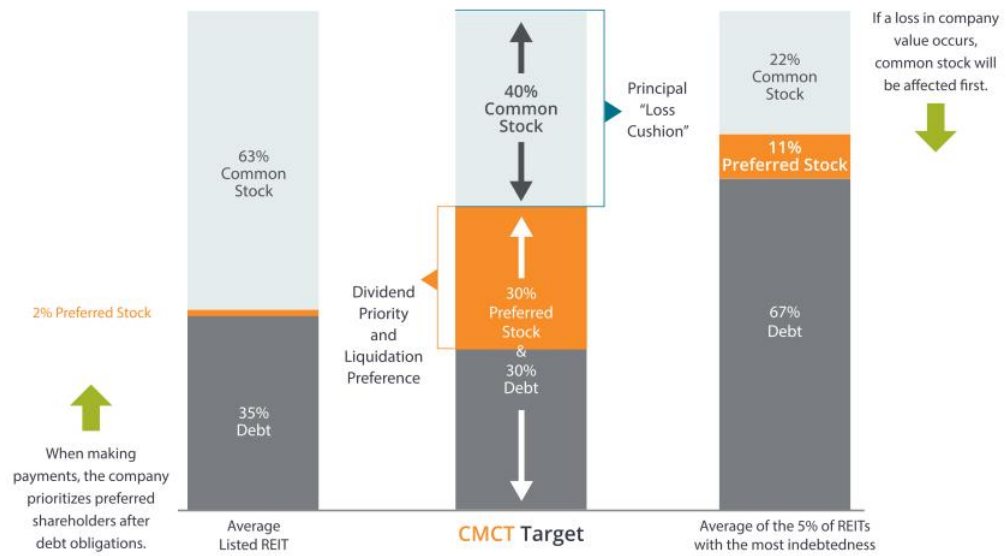


Institutional-Quality Operator

CIM is an institutional owner and operator with decades of real estate experience

Past performance does not guarantee future results. 1) See disclosure on page 15 regarding the target capital structure of CMCT.

How CMCT Preferred Equity Stacks Up¹



1) As a percentage of total capitalization. CMCT target is based on preferred stock and debt as a percentage of the fair value of assets. Debt and preferred stock are based on their restated value. The "Average of the 5% of REITs with the most indebtedness" chart is constructed using publicly available information of all companies in the SNL US Equity REIT index (the "Index") as of September 30, 2021. The companies in the Index are not all office REITs and therefore comparing their capital structure to that of CMCT's target structure may not be appropriate. Not all the companies in the Index contain preferred stock in their capital structure.

- » Seeks to own, operate and develop premier multifamily and creative office assets in vibrant and emerging communities including:
 - San Francisco Bay Area
 - Los Angeles, CA
 - Austin, TX
- » Seeks to acquire and develop creative offices catering to rapidly growing industries such as technology, media and entertainment.

NASDAQ: CMCT



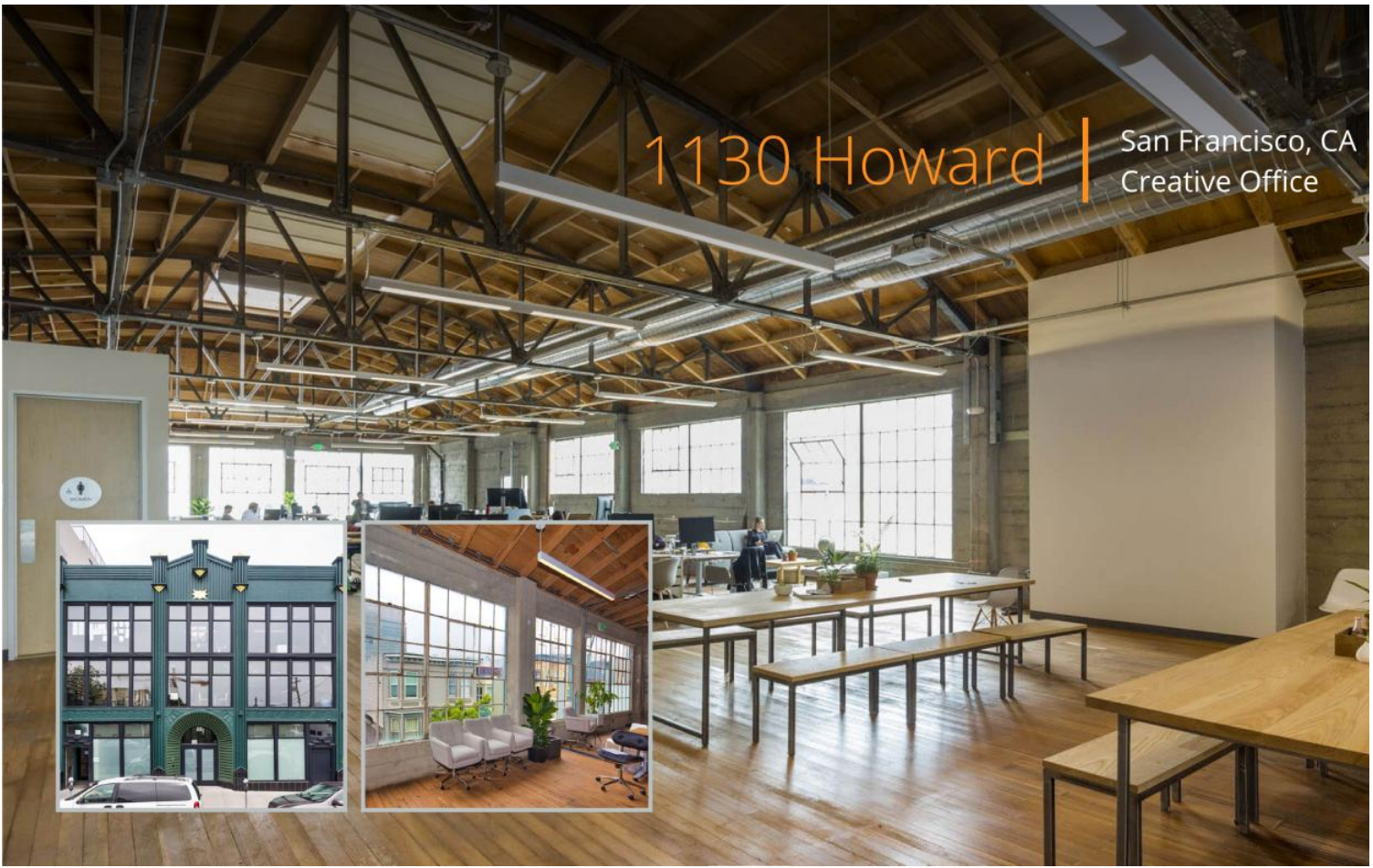


9460 Wilshire Boulevard

Beverly Hills, CA
Office

1130 Howard

San Francisco, CA
Creative Office





Penn Field

Austin, TX
Creative Office

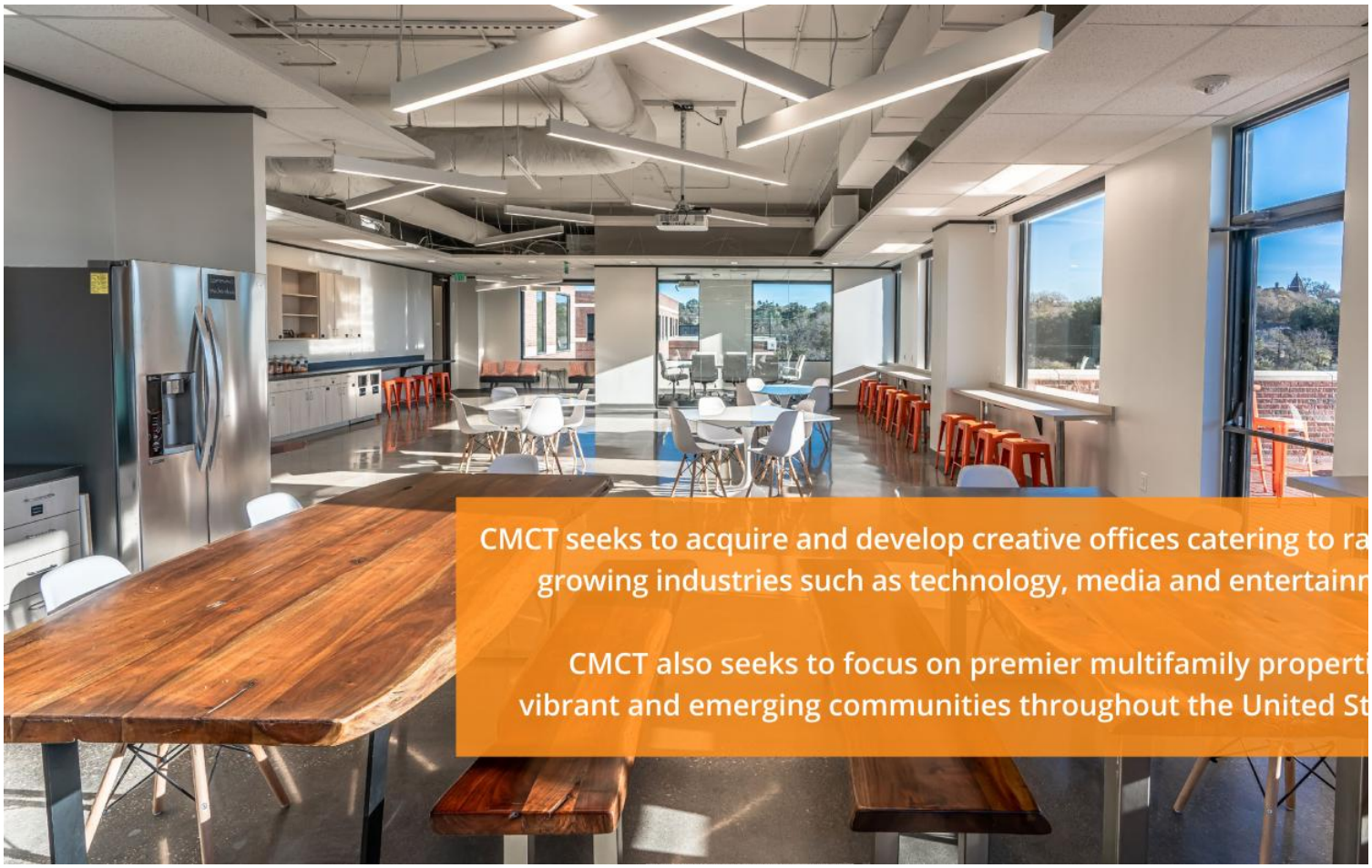
Institutional Quality Operator



More than 25 years of experience



1) As of September 30, 2021. Assets Owned and Operated (AOO) represents the aggregate assets owned and operated by CIM on behalf of partners (including where CIM contributes to its own account) and co-investors, whether or not CIM has discretion, in each case without duplication.



CMCT seeks to acquire and develop creative offices catering to rapidly growing industries such as technology, media and entertainment.

CMCT also seeks to focus on premier multifamily properties in vibrant and emerging communities throughout the United States.

Offering Overview



CMCT Preferred Stock	
Offering Size	Up to \$784 million
Offering Price	Series A (Brokerage): \$25.00 per share Series A (Advisory): \$23.25 per share ¹
Stated Value	\$25.00 per share
Minimum Initial Investment	\$5,000

1) Reflects a complete reduction in the selling commission of 7%, which reduction will result in a reduction in the selling price to \$23.25 per share. 2) During this period, CMCT in its discretion, may reduce to 87% for Series A (Brokerage) and 93.5% for Series A (Advisory). See prospectus for more information. 3) CMCT may redeem in cash or in CMCT's option and sole discretion, in equal value through the issuance of shares of CMCT Common Stock, based on the volume weighted average price of CMCT's common stock for the 20 trading days prior to the redemption. 4) Dividends are not guaranteed and may be decreased or suspended altogether at CMCT's discretion. 5) Yield to Maturity assumes that shares of Preferred Stock will be held for five years.

CMCT Preferred Stock	
Preferred Stock Liquidity ³	Series A (Brokerage) » During year 1 for 90% of stated value ² » During year 2 for 90% of stated value ² » During year 3 for 92% of stated value » During year 4 for 95% of stated value » During year 5 for 97% of stated value » After year 5 for 100% of stated value
	Series A (Advisory) » During year 1 for 97% of offering price ² » During year 2 for 97% of offering price ² » During year 3 for 99% of offering price » During year 4 for 102% of offering price » During year 5 for 104% of offering price » After year 5 for 108% of offering price
Preferred Stock Return/Dividend	Series A (Brokerage): Annualized dividend of 5.5%, payable monthly ⁴ Series A (Advisory): Current Yield of 5.9%, payable monthly annualized Yield to Maturity of 7.41% ⁵



Discuss with your financial professional how investing in CMCT's Preferred Stock may be appropriate for you.

Contact CIM at **866-341-2653** or visit us at **www.cmct-preferred.com** for more information.

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