

CMCT is a real estate investment trust that owns, operates and develops premier multifamily and creative office assets in vibrant communities.

\$0.04 Common Dividend
Paid Quarterly in Common Shares

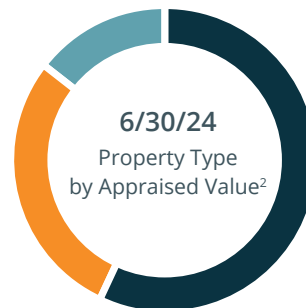
23.2% Dividend Yield¹
Based on 9/25/24 Closing Price

27 Assets
Including 5 Joint Ventures as of 8/30/24

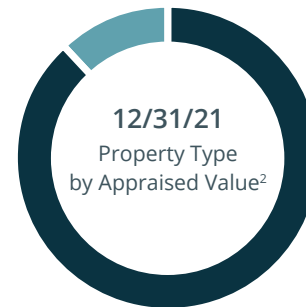
CAPITALIZING ON MARKET TRENDS

- » CMCT is repositioning its portfolio toward premier multifamily assets and away from traditional office.
- » CMCT owns high quality assets in top-tier submarkets poised for recovery.
- » Submarkets include Beverly Hills, San Francisco Bay Area, Austin, Culver City, Hollywood, and West Los Angeles.

Since announcing a shift in focus to premier multifamily investments in 2022, CMCT has taken steps to reposition its portfolio.



57.2% Office
28.6% Multifamily
14.2% Hotel



88.1% Office
0.0% Multifamily
11.9% Hotel

MANAGED BY CIM GROUP

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer with a 30-year track record. With broad in-house expertise, CIM seeks to create value for its clients and communities through robust real asset equity and credit platforms.

1) Past performance does not guarantee future results. 2) Value provided by third-party valuation firm shown at CMCT's ownership percentage.

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The properties pictured in this document have been acquired by CMCT. CMCT is not affiliated with, associated with, or a sponsor of any of the tenants pictured or mentioned. 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.

CONTINUED PROGRESS ACCELERATING FOCUS TOWARDS PREMIER MULTIFAMILY INVESTMENTS

Multifamily Investment Activity

- » 4750 Wilshire Boulevard / 701 S Hudson (Los Angeles)
 - » Partial office to multifamily conversion was substantially completed
 - » Commenced initial leasing activity (10% of 68 units leased as of today)
- » 1915 Park Avenue (LA)
 - » 36-unit multifamily development expected to be complete in 3Q'25
- » 1902 Park Avenue (LA)
 - » Closed co-investment on 75-unit apartment community with international institutional investor
 - » CMCT received distribution and will earn management fee income
- » Channel House & 1150 Clay Street (SF Bay area)
 - » Combined occupancy improved to 91.6% at end of 3Q'24 (from 78.1% at end of 2023)
 - » Positioned to participate in area recovery

COMMENCED RENOVATION AT SHERATON GRAND HOTEL IN 3Q'24

- » Nearly 300 of 503 rooms renovated- expect completion around 2024 year-end
- » Renovation impacted 3Q'24 results due to several floors being offline

ACTIONS TAKEN TO STRENGTHEN BALANCE SHEET AND IMPROVE CASH FLOW

- » In advanced stages of refinancing hotel and several high-quality LA office assets
 - » Intend to use part of the proceeds to fully repay and retire recourse corporate-level credit facility.
 - » Plan to invest any remaining proceeds, along with proceeds from any future potential asset sales, principally in premier multifamily properties
- » Redeemed 4.8 million shares of preferred stock in late September 2024 with the redemption price paid in shares of CMCT's Common Stock
 - » Redemption expected to reduce annualized preferred dividends by approximately \$7.7 million per year starting in 4Q'24¹



1) Based on 12 months of dividends calculated at a 5.5% dividend rate for Series A Preferred Stock and a 7.33% dividend rate for Series A1 Preferred Stock (based on the 4.83% effective federal funds rate as of November 1, 2024).