
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of report (Date of earliest event reported): **March 18, 2016**

Commission File Number **1-13610**

CIM COMMERCIAL TRUST CORPORATION

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation or organization)

75-6446078
(I.R.S. Employer
Identification No.)

17950 Preston Road, Suite 600, Dallas, TX 75252
(Address of principal executive offices)

(972) 349-3200
(Registrant's telephone number)

Former name, former address and former fiscal year, if changed since last report: **PMC Commercial Trust**

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))
-

Item 2.02 Results of Operations and Financial Condition

The information provided in Item 7.01 of this Current Report on Form 8-K is incorporated by reference into this Item 2.01.

Item 7.01 Regulation FD Disclosure

A copy of the Company's Q4 Investor Presentation is attached to this Form 8-K as Exhibit 99.1 and is incorporated by reference herein. Additionally, the Company has posted a copy of the presentation on its Investor Relations page at <http://investors.cimcommercial.com/events.cfm>.

The information in this Current Report on Form 8-K, including Exhibit 99.1, is 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, 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 No.	Description
-------------	-------------

Exhibit 99.1	Investor Presentation Q4 2015
--------------	-------------------------------

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.

Date: March 18, 2016

CIM COMMERCIAL TRUST CORPORATION

By: /s/ David Thompson
David Thompson, Chief Financial Officer

CMCT

CIM COMMERCIAL TRUST CORPORATION

Fourth Quarter 2015 Investor Presentation



FORWARD-LOOKING STATEMENTS

The information set forth herein contains "forward-looking statements" and projections. You can identify these statements and projections by the fact that they do not relate strictly to historical or current facts or discuss the business and affairs of CIM Commercial Trust Corporation ("CMCT") on a prospective basis. Further, statements that include words such as "may," "will," "project," "might," "expect," "believe," "anticipate," "intend," "target," "could," "would," "estimate," "continue," "pursue," or "should" or the negative or other words or expressions of similar meaning, may identify forward-looking statements.

CMCT bases these forward-looking statements and projections on particular assumptions that it 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. The forward-looking statements and projections are necessarily estimates reflecting the judgment of CMCT and involve a number of risks and uncertainties that could cause actual results to differ materially from those suggested by the forward-looking statements and projections. Accordingly, no representations or warranties are made regarding any forward-looking statements or projections and there can be no assurance that the results and events contemplated by the forward-looking statements and projections contained herein will in fact transpire. As you read and consider the information herein, you are cautioned to not place undue reliance on any forward-looking statements and projections.

Forward-looking statements and projections are subject to risks, uncertainties and other factors, including those set forth in CMCT's Annual Report on Form 10-K for the fiscal year ended December 31, 2015. New factors emerge from time to time, and it is not possible for CMCT to predict all of them. Nor can CMCT assess the impact of each such factor or the extent to which any factor, or combination of factors may cause results to differ materially from those contained in any forward-looking statements or projections. CMCT undertakes no obligation to publicly update or release any revisions to forward-looking statements and projections contained herein to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events, except as required by law.

CMCT, its affiliates and their respective partners, members, equity holders, employees, officers, directors, agents, and representatives shall have no liability for any misstatement or omission of fact or any opinion expressed herein.

**CIM COMMERCIAL TRUST
(NASDAQ: CMCT)**

- **Class A and creative office in vibrant, improving urban communities**
- Diluted Shares Outstanding¹ 97.6 million
- Share Price¹ \$15.54
- Enterprise Value^{1,2} \$2.1 billion
- FV of Assets^{1,3} \$2.8 billion

Portfolio

- Quality real estate portfolio in high density, high barrier-to-entry urban markets including:
 - San Francisco Bay Area
 - Washington, DC
 - Los Angeles
- 20 Office properties with 5.6 million rentable square feet accounted for 80% of 2015 cash NOI¹

CIM Group

- Manager of CMCT
- \$18.8 billion AUM, \$11.6 billion EUM with 65+ private institutional investors⁴
- 540+ total employees¹
 - 13 principals including all of its founders
 - ~280 professionals
- Beneficial owner of 1.5 million shares of CMCT^{1,5}

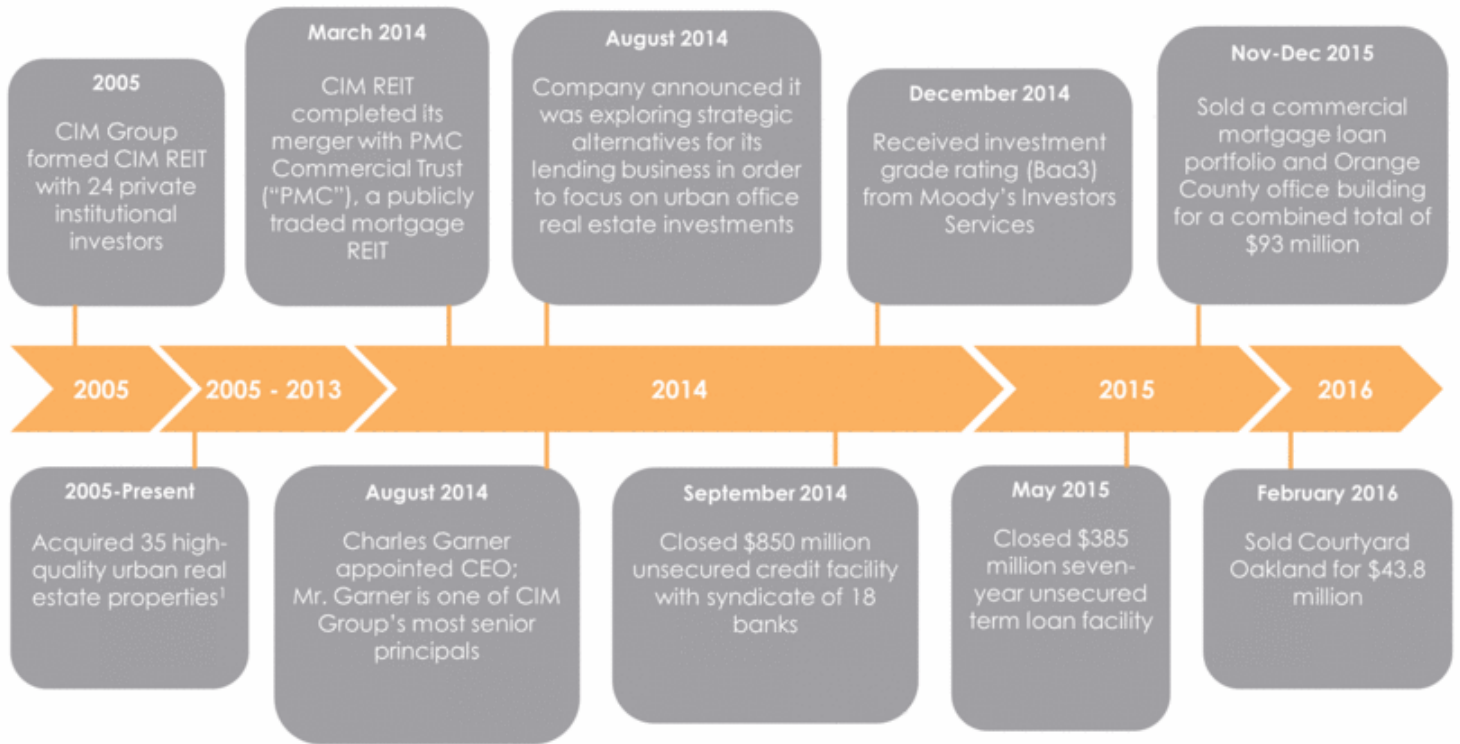
¹ As of December 31, 2015

² Enterprise value equals equity market capitalization plus net debt, in each case as of December 31, 2015

³ FV of assets reflects the fair value of real estate assets (excluding debt) plus the fair value of the lending platform less total lending liabilities

⁴ See "Assets and Equity Under Management" under Important Disclosures on page 19

⁵ Includes shares owned by Principals of CIM Group and executive officers and directors of CMCT.



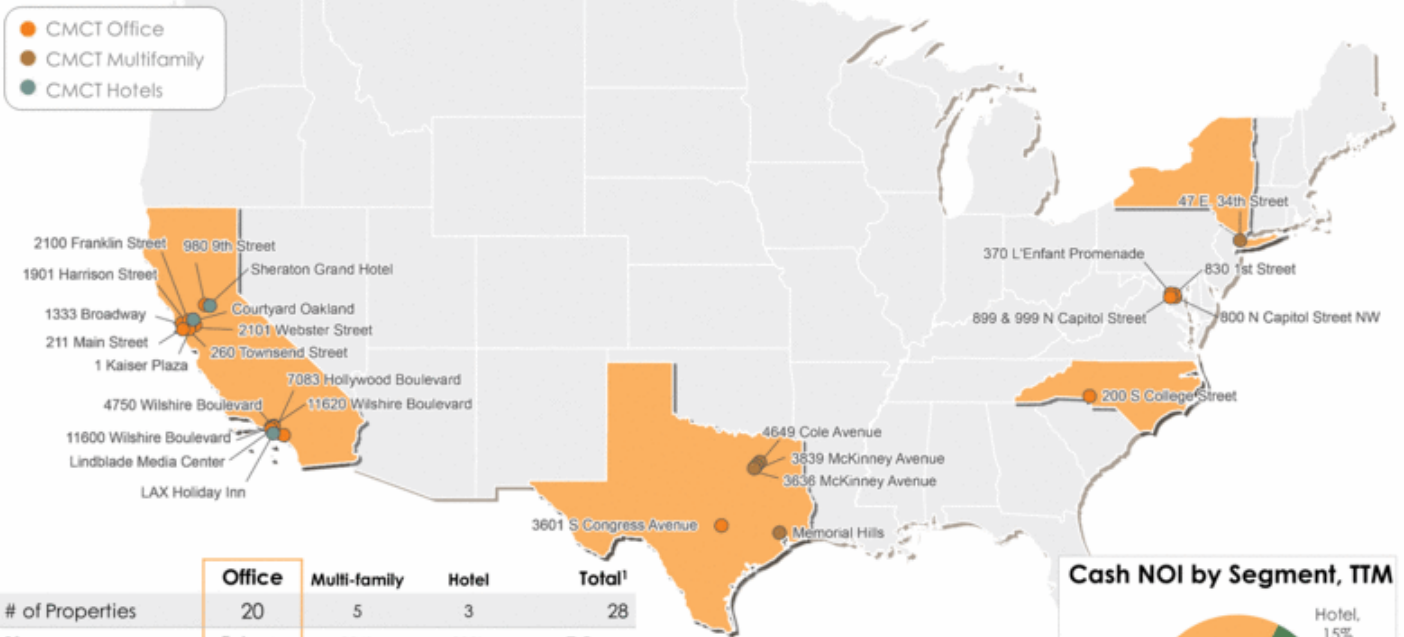
¹ Includes hotel sold in 2010, office building sold in 2015 and hotel sold in 2016

NAV/Share Focus + Urban Office + Large-Scale Platform + Ability to Move Growth Needle

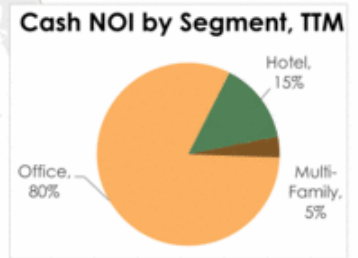
<p>Coastal Urban Class A and Creative Office Investments</p>	<ul style="list-style-type: none"> ▪ Invested in high barrier-to-entry sub-markets where CIM Group anticipates outsized rent growth ▪ San Francisco Bay Area, Washington D.C. and Los Angeles accounted for 83% of TTM office cash NOI¹
<p>Same Store Growth Opportunity</p>	<ul style="list-style-type: none"> ▪ Lease-up (office 87.9% leased and 86.9% occupied)¹ ▪ Below market leases increasing to market ▪ Value-add/development
<p>Resources & Expertise of Premier Institutional Manager</p>	<ul style="list-style-type: none"> ▪ Large scale platform with vertically-integrated team ▪ Proprietary "Qualified Community" methodology ▪ Disciplined, relative-value investor with sightlines across all major U.S. urban markets
<p>Investment Sourcing Capabilities</p>	<ul style="list-style-type: none"> ▪ Manager's extensive sourcing capabilities: <ul style="list-style-type: none"> ▪ ~280 professionals ▪ 60%+ of CIM Group's real estate investments sourced off-market since inception¹
<p>Conservative Capital Structure</p>	<ul style="list-style-type: none"> ▪ Net debt to enterprise value of 26%¹ ▪ Average leverage of 19% as a private fund²

¹ As of December 31, 2015

² Leverage is defined as debt over total assets at fair value. "Average leverage of 19% as a private fund" is determined by calculating the average of the leverage of CIM REIT at the end of each of the years prior to the merger of CIM REIT with PMC. Average leverage of CIM REIT may not be indicative of the future leverage of CMCT.



	Office	Multi-family	Hotel	Total ¹
# of Properties	20	5	3	28
Sf	5.6mm	826k	803k	7.2mm
Units/Keys	NA	930	1,070	-
Occupancy ¹	86.9%	92.4%	82.1%	-
Avg. Rent/ADR ²	\$36.75	\$1,942	\$132.61	-
TTM NOI (millions)¹	\$102.8	\$6.8	\$19.4	\$129.0



Note: All NOI figures contained herein are based on cash NOI unless otherwise noted. Cash NOI is defined as property level GAAP basis NOI adjusted to exclude straight line rent revenue/expense and amortization of intangible assets/liabilities

¹ Based on cash NOI: As of or through 12-months ended December 31, 2015

² For office, represents gross monthly base rent per square foot under leases commenced as of December 31, 2015, 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 per unit. Annualized rent for certain office properties includes rent attributable to retail. For multifamily, 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. Hotel average daily rate represents average for 2015.

Targeting Same Store Office and Multifamily Cash NOI CAGR of 6% - 8% Through 2020

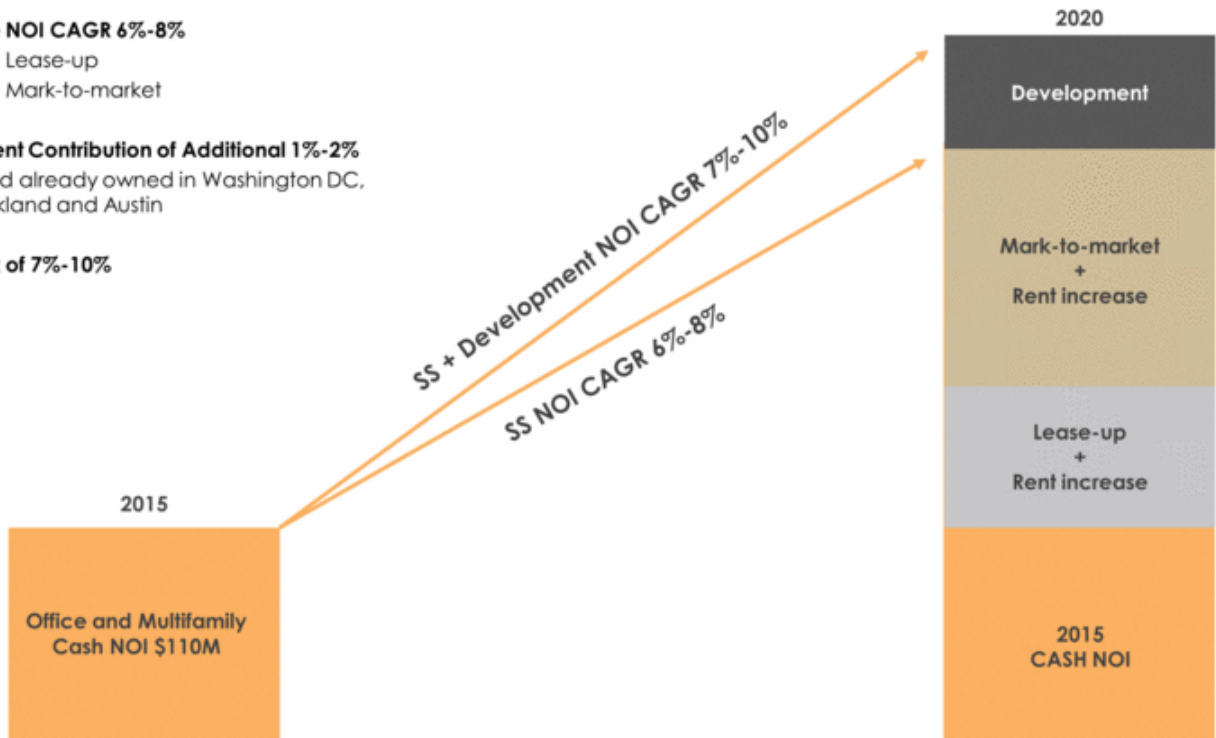
Same Store NOI CAGR 6%-8%

- 1/3 Lease-up
- 2/3 Mark-to-market

Development Contribution of Additional 1%-2%

- Land already owned in Washington DC, Oakland and Austin

Total CAGR of 7%-10%



Please see Important Disclosures on page 2

Established	<ul style="list-style-type: none"> Established in 1994 as a partner for investors seeking to capitalize on U.S. urbanization
Experience	<ul style="list-style-type: none"> Since inception, CIM Group has owned or currently has under development¹ <ul style="list-style-type: none"> 14.0 million square feet of office 4.8 million square feet of retail 12,600 residential units 6,500 hotel rooms
Office Locations	<ul style="list-style-type: none"> Headquartered in Los Angeles Offices in New York City, San Francisco Bay Area, Washington DC Metro Area and Dallas
Strategies	<ul style="list-style-type: none"> Core/Stabilized Equity Value-Add Equity Opportunistic Equity Debt Infrastructure



432 Park Avenue (New York)



Dolby Theatre (Los Angeles)



11 Madison Avenue (New York)



800 North Capitol (Washington, DC)

¹ As of December 31, 2015. Residential Units include both condo and apartment units.

The examples above have been selected to generally illustrate the investment philosophy of CIM, and may not be representative of future investments. Past performance is not a guarantee of future results.

CIM Group Competitive Advantages

<p>Seasoned, Vertically-Integrated Team</p>	<ul style="list-style-type: none"> ▪ Full-service investment manager <ul style="list-style-type: none"> ▪ Research, investment, acquisition and finance ▪ Development, leasing and management
<p>“Qualified Community” Methodology</p>	<ul style="list-style-type: none"> ▪ Sector-agnostic focus: <ul style="list-style-type: none"> ▪ Market values that are below long-term intrinsic values; or ▪ Underserved or improving areas with dedicated resources that should lead to outsized rent growth
<p>Disciplined Underwriting</p>	<ul style="list-style-type: none"> ▪ CIM underwrites prospective investments using multiple scenarios ▪ Employs current and long-term market cap rates and interest rates ▪ Returns are primarily driven by improved asset and community performance, not cap rate compression or financial engineering

CMCT Benefits From CIM Group's Large Scale Platform
Deal sourcing + Capital markets + Operational expertise



Richard Ressler
CIM Group Principal and CMCT Chairman of the Board

- Co-founder of CIM Group in 1994 and chairs the firm's Investment and Asset Management Committees
- Founder and President of Orchard Capital Corp., a firm that provides consulting and advisory services to companies in which Orchard Capital or its affiliates invest
- Chairman of the board of J2 Global, Inc. (NASDAQ "JCOM")
- Served as Chairman and CEO of JCOM from 1997 to 2000
- Co-founded and served as Vice Chairman of Brooke Group Limited, the predecessor of Vector Group, Ltd. (NYSE "VGR")
- Previously worked at Drexel Burnham Lambert, Inc. and began his career as an attorney with Cravath, Swaine and Moore, LLP
- B.A. from Brown University, and J.D. and M.B.A. degrees from Columbia University



Charles Garner
CMCT Chief Executive Officer and CIM Group Principal

- CEO of CMCT and serves on CIM Group's Investment and Asset Management Committees
- Prior to joining CIM, worked closely with the firm in various capacities since 1996, including originating and managing Federal Realty Investment Trust's partnership with CIM
- Has been involved in billions of dollars of real estate transactions including the acquisition, joint venture investment, disposition and equity and debt financing of more than 100 properties
- Began career as a C.P.A. at PricewaterhouseCoopers and has held various transactional positions with Federal Realty, Walker & Dunlop and The Stout & Teague Companies
- B.S. degree in Management from Tulane University's A.B. Freeman School of Business



Avi Shemesh
CIM Group Principal and CMCT Board Member

- Co-Founder and a Principal of CIM Group
- Responsible for the day-to-day operations of CIM Group, including strategic initiatives, property management and leasing and investor relations
- Head of CIM's Investments Group and serves on the firm's Investment and Asset Management Committees



David Thompson
CMCT Chief Financial Officer and CIM Group Principal

- Prior to joining CIM in 2009, spent 15 years with Hilton Hotels Corporation, most recently as Senior Vice President and Controller responsible for worldwide financial reporting, financial planning and analysis, risk management, internal control and technical accounting compliance
- Tenure at Hilton included both SEC compliance as a public company and reporting as a private equity portfolio company
- Began career as a C.P.A. at Arthur Andersen & Co.



Shaul Kuba
CIM Group Principal and CMCT Board Member

- Co-Founder and a Principal of CIM Group
- Responsible for the day-to-day operations of CIM Group, including leading the development group and sourcing new investment transactions
- Serves on the firm's Investment and Asset Management Committees
- Active real estate investor for over 24 years



Terry Wachsner
CIM Group Principal, Head of Property Management

- Prior to joining CIM in 2005, was Director of Asset Services for Continental Development Corporation
- Prior to Continental, was Executive Managing Director for Kennedy-Wilson Properties, Ltd. where he was responsible for the operations and leasing of a 75 million square foot national portfolio of office, retail, industrial, and apartments
- From 1980 to 1998, headed up Heitman Properties, Ltd. as President of Property Management

APPENDIX



As of 12/31/2015

Property	Market	Office and Retail Rentable Square Footage	Multi-family Units	Hotel Rooms
1 Kaiser Plaza	Oakland, CA	531,477		
2101 Webster Street	Oakland, CA	472,636		
1901 Harrison Street	Oakland, CA	272,161		
1333 Broadway	Oakland, CA	239,835		
2100 Franklin Street	Oakland, CA	216,666		
211 Main Street	San Francisco, CA	415,120		
260 Townsend Street	San Francisco, CA	65,760		
11620 Wilshire Boulevard	Los Angeles, CA	192,742		
4750 Wilshire Boulevard	Los Angeles, CA	143,361		
7083 Hollywood Boulevard	Los Angeles, CA	82,180		
11600 Wilshire Boulevard	Los Angeles, CA	54,980		
Lindblade Media Center	Los Angeles, CA	32,428		
370 L'Enfant Promenade	District of Columbia	407,321		
999 N Capital Street	District of Columbia	321,544		
899 N Capital Street	District of Columbia	314,317		
800 N Capital Street	District of Columbia	312,610		
830 1st Street	District of Columbia	247,337		
200 S. College Street (BB & T Center)	Charlotte, NC	567,578		
980 9th Street & 1010 8th Street	Sacramento, CA	483,271		
3601 S Congress Avenue (Penn Field)	Austin, TX	182,484		
Total Office Portfolio		5,555,808		
4649 Cole Avenue	Dallas, TX		334	
3636 McKinney Avenue	Dallas, TX		103	
3839 McKinney Avenue	Dallas, TX		75	
4200 Scolland Street	Houston, TX		308	
47 E 34th Street	New York, NY		110	
Total Multifamily Portfolio			930	
Sheraton Grand Hotel	Sacramento, CA			503
LAX Holiday Inn	Los Angeles, CA			405
Courtyard Oakland ¹	Oakland, CA			162
Total Hotel Portfolio				1,070

¹ Sold in February 2016



- CIM believes that its community qualification process provides it with a significant competitive advantage when making urban real estate investments.
- Since 1994, CIM has qualified 103 communities in high barrier-to-entry sub-markets and has invested in 50 of the communities. The qualification process generally takes between 6 months and 5 years and is a critical component of CIM's investment evaluation.
- CIM examines the characteristics of a market to determine whether the district justifies the extensive efforts CIM undertakes in reviewing and making potential investments in its Qualified Communities. The communities are located in both primary and secondary urban centers, which can encompass (1) transitional urban districts and growth markets adjacent to CBDs and/or (2) well-established, thriving urban areas including major CBDs.

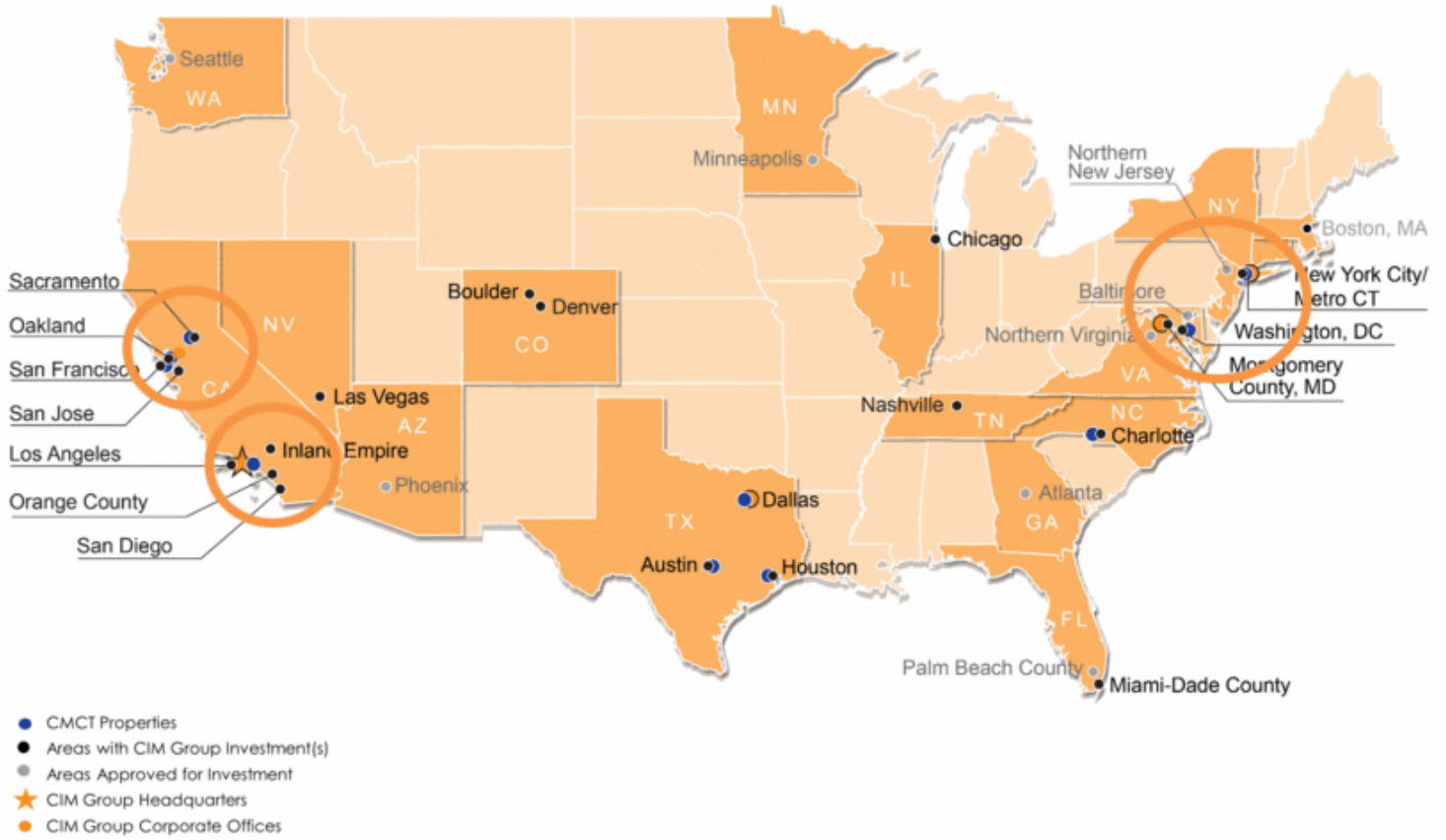
Qualification Criteria

Transitional Urban Districts

- Improving demographics
- Broad public support for CIM's investment approach
- Evidence of private investment from other institutional investors
- Underserved niches in the community's real estate infrastructure
- Potential to invest a minimum of \$100 million of opportunistic equity within five years

Thriving Urban Areas

- Positive demographic trends
- Public support for investment
- Opportunities below intrinsic value
- Potential to invest a minimum of \$100 million of opportunistic equity within five years



	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2015	2014	2015	2014
	(In thousands, except per share amounts) (Unaudited)			
REVENUES:				
Rental and other property income	\$ 63,802	\$ 60,961	\$ 252,994	\$ 240,892
Expense reimbursements	3,614	2,612	13,394	10,954
Interest and other income	458	1,679	2,039	4,307
	<u>67,874</u>	<u>65,252</u>	<u>268,427</u>	<u>256,153</u>
EXPENSES:				
Rental and other property operating	34,123	35,853	133,178	126,874
Asset management and other fees to related parties	7,364	6,671	29,319	25,222
Interest	6,245	5,418	22,785	19,073
General and administrative	1,973	2,307	8,370	7,332
Transaction costs	344	1,017	1,382	1,563
Depreciation and amortization	17,794	17,455	72,361	69,047
	<u>67,843</u>	<u>68,721</u>	<u>267,395</u>	<u>249,111</u>
Bargain purchase gain	-	-	-	4,918
Gain on sale of real estate	3,092	-	3,092	-
INCOME (LOSS) FROM CONTINUING OPERATIONS	<u>3,123</u>	<u>(3,469)</u>	<u>4,124</u>	<u>11,960</u>
DISCONTINUED OPERATIONS:				
Income from operations of assets held for sale	3,174	4,056	15,128	12,638
Gain on disposition of assets held for sale	5,151	-	5,151	-
NET INCOME FROM DISCONTINUED OPERATIONS	<u>8,325</u>	<u>4,056</u>	<u>20,279</u>	<u>12,638</u>
NET INCOME	11,448	587	24,403	24,598
Net income attributable to noncontrolling interests	(6)	(112)	(11)	(220)
NET INCOME ATTRIBUTABLE TO STOCKHOLDERS	<u>\$ 11,442</u>	<u>\$ 475</u>	<u>\$ 24,392</u>	<u>\$ 24,378</u>
BASIC AND DILUTED INCOME PER SHARE:				
Continuing operations	\$ 0.03	\$ (0.04)	\$ 0.04	\$ 0.12
Discontinued operations	\$ 0.09	\$ 0.04	\$ 0.21	\$ 0.13
Net income	<u>\$ 0.12</u>	<u>\$ 0.00</u>	<u>\$ 0.25</u>	<u>\$ 0.25</u>
WEIGHTED AVERAGE SHARES OF COMMON STOCK OUTSTANDING:				
Basic	97,590	97,582	97,588	97,173
Diluted	<u>97,590</u>	<u>97,583</u>	<u>97,588</u>	<u>97,176</u>
FUNDS FROM OPERATIONS (FFO)				
Net income attributable to stockholders	\$ 11,442	\$ 475	\$ 24,392	\$ 24,378
Depreciation and amortization	17,794	17,455	72,361	69,047
Gain on sale of depreciable assets	(3,092)	-	(3,092)	-
Net income attributable to noncontrolling interests	6	112	11	220
FFO	<u>\$ 26,150</u>	<u>\$ 18,042</u>	<u>\$ 93,672</u>	<u>\$ 93,645</u>

	December 31,	
	2015	2014
	(In thousands) (Unaudited)	
ASSETS		
Investments in real estate, net	\$ 1,691,711	\$ 1,715,937
Cash and cash equivalents	124,636	17,615
Restricted cash	7,267	8,861
Accounts receivable, net	10,726	10,754
Deferred rent receivable and charges, net	103,338	97,630
Other intangible assets, net	17,353	20,433
Other assets	14,150	14,653
Assets held for sale, net	128,992	208,799
TOTAL ASSETS	\$ 2,098,173	\$ 2,094,682
LIABILITIES AND EQUITY		
LIABILITIES:		
Debt	\$ 662,948	\$ 608,714
Accounts payable and accrued expenses	40,049	35,512
Intangible liabilities, net	6,086	8,657
Due to related parties	9,472	9,186
Other liabilities	29,531	23,006
Liabilities associated with assets held for sale	52,740	49,791
Total liabilities	800,826	734,866
EQUITY:		
Common stock	98	98
Additional paid-in capital	1,820,451	1,824,381
Accumulated other comprehensive income (loss)	(2,519)	-
Distributions in excess of earnings	(521,620)	(460,623)
Stockholders' equity before treasury stock	1,296,410	1,363,856
Less: Treasury stock, at cost	-	(4,901)
Total stockholders' equity	1,296,410	1,358,955
Noncontrolling interests	937	861
Total equity	1,297,347	1,359,816
TOTAL LIABILITIES AND EQUITY	\$ 2,098,173	\$ 2,094,682

As of December 31, 2015	Outstanding Principal Balance (In thousands)	Interest Rate	Maturity Date
211 Main Street	\$ 29,201	6.65%	07/15/2018
4649 Cole Avenue	23,989	5.39%	03/01/2021
3636 McKinney Avenue	9,533	5.39%	03/01/2021
3839 McKinney Avenue	6,324	5.39%	03/01/2021
4200 Scotland Street	29,744	5.18%	06/05/2021
830 1 st Street	46,000	4.50%	01/05/2027
MORTGAGES PAYABLE	144,791	5.32%	
Junior Subordinated Notes	\$ 27,070	LIBOR + 3.25%	03/30/2035
Unsecured Credit Facility ¹	107,000	Variable	09/30/2016 ²
Unsecured Term Loan Facility ³	385,000	LIBOR + 1.60% ⁴	05/08/2022
OTHER	519,070		
TOTAL DEBT	\$ 663,861		

1 CMCT's Unsecured Credit Facility is comprised of a revolving credit facility, a term loan, and a delayed draw term loan. At December 31, 2015, the interest rates applicable to the components of CMCT's Senior Unsecured Credit Facility were based on LIBOR plus an applicable spread determined by CMCT's maximum leverage ratio, as defined. At December 31, 2015, the interest rate on the unsecured credit facility was 1.57%.

2 This maturity date does not assume the exercise of the two one year extension options provided for in the credit agreement.

3 The unsecured term loan facility ranks pari passu with CMCT's \$850,000 credit facility; covenants under the term loan facility are substantially the same as those in the \$850,000 credit facility. At December 31, 2015, the interest rate was based on LIBOR plus an applicable spread determined by CMCT's maximum leverage ratio, as defined in credit agreement. With some exceptions, any prepayment of the term loan facility prior to May 2017 will be subject to a prepayment fee up to 2% of the outstanding principal amount.

4 The interest rate of the loan has been effectively converted to a fixed rate of 3.16% until May 8, 2020 through interest rate swaps.

▪ Investment Management Agreement – Tiered Asset Management Fee

Daily Average Adjusted Fair Value of Investments (\$ Million)		Quarterly Fee (%)	4Q'15
Minimum	Maximum		
-	\$500	0.2500%	\$1.3
\$500	\$1,000	0.2375%	\$1.2
\$1,000	\$1,500	0.2250%	\$1.1
\$1,500	\$4,000	0.2125%	\$2.7
\$4,000	\$20,000	0.1000%	N/A
Total			\$6.3

▪ 4Q'15 Example (in millions):

4Q'15 avg. adjusted fair value of investments¹ **\$2,810**
 Excludes the lending platform (book value of \$76 million)

▪ Master Services Agreement

- Base Service Fee: \$0.3 million quarterly² for management and administration services
- Allocated services at cost for accounting, tax, reporting, internal audit, legal, compliance, risk management, IT, human resources and corporate communications (\$0.8 million in 4Q'15)

¹ The appraised value of real estate assets was \$2.66 billion as of December 31, 2014. The appraised value of real estate assets was \$2.71 billion as of December 31, 2015. Average adjusted fair value of investments includes adjustments for acquisitions, dispositions, capital expenditures, working capital, unrealized gains and losses and other adjustments.
² Subject to an annual escalation by a specified inflation factor

Assets and Equity Under Management

- Assets Under Management ("AUM")**, or Gross AUM, represents (i)(a) for real assets, the aggregate total gross assets ("GAV") at fair value, including the shares of such assets owned by joint venture partners and co-investments, of all of CIM's advised accounts (each an "Account" and collectively, the "Accounts") or (b) for operating companies, the aggregate GAV less debt, including the shares of such assets owned by joint venture partners and co-investments, of all of the Accounts (not in duplication of the assets described in clause (i)(a)), plus (ii) the aggregate unfunded commitments of the Accounts, as of September 30, 2015. The GAV is calculated on the same basis as the September 30, 2015 unaudited financial statements prepared in accordance with U.S. generally accepted accounting principles on a fair value basis ("Book Value"), other than as described below with respect to CIM REIT. The only investment currently held by CIM REIT consists of shares in the Company; the Book Value of CIM REIT is determined by assuming the underlying assets of the Company are liquidated based upon management's estimate of fair value. CIM does not presently view the price of the Company's publicly-traded shares to be a meaningful indication of the fair value of CIM REIT's interest in the Company due to the fact that the publicly-traded shares of the Company represent less than 3% of the outstanding shares of CIM Commercial Trust Corporation and are thinly-traded.
- Equity Under Management ("EUM")**, or Net AUM, represents the (i) aggregate NAV of the Accounts (as described below), plus (ii) the aggregate unfunded commitments of the Accounts. The NAV of each Account is based upon the aggregate amounts that would be distributable (prior to incentive fee allocations) to such Account assuming a "hypothetical liquidation" of the Account on the date of determination, assuming that: (i) investments are sold at their Book Value (as defined above); (ii) debts are paid and other assets are collected; and (iii) appropriate adjustments and/or allocations between equity investors are made in accordance with applicable documents, in each case as determined in accordance with applicable accounting guidance.