

CMCT

CIM Commercial Trust Corporation | NASDAQ: CMCT | TASE: CMCT-L

May 2020



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Free Writing Prospectus | CIM Commercial Trust Corporation Investor Presentation Q1 2020

Filed Pursuant to Rule 433 | Dated May 11, 2020 | Registration Statement No. 333-233255

CIM Commercial Trust Corporation (“CMCT”) has filed a registration statement (including a base prospectus) with the Securities and Exchange Commission (the “SEC”) for the offering of Series A Preferred Stock and Series D Preferred Stock to which this communication relates. Before you invest, you should read the [base prospectus](#), dated December 4, 2019, in that registration statement, the [prospectus supplement](#) for the Series A Preferred Stock and Series D Preferred Stock, dated January 28, 2020, as supplemented by [Supplement No. 1](#) thereto, dated April 9, 2020, and other documents CMCT has filed with the SEC for more complete information about CMCT and the offering. You may request to receive a prospectus by calling toll-free at 1-866-341-2653.

Reverse Stock Split

On September 3, 2019, CMCT effected a 1-for-3 reverse stock split (the “Reverse Stock Split”) on its common stock, par value \$0.001 per share. Unless otherwise specified, all CMCT common stock and per share of CMCT common stock amounts set forth in this presentation have been adjusted to give retroactive effect to the Reverse Stock Split.

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Forward-looking Statements

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

This presentation contains "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, including, among others, statements about CMCT's outlook for net income (loss), NOI and derivations thereof. 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 scope, severity and duration of the current pandemic of the novel coronavirus, or COVID-19, and actions taken to contain the pandemic or mitigate its impact, (ii) the potential adverse effect of the COVID-19 pandemic 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, (iii) the timing, form, and operational effects of CMCT's development activities, (iv) the ability of CMCT to raise in place rents to existing market rents, (v) fluctuations in market rents, including as a result of COVID-19, and (vi) general economic, market and other conditions. 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 our control. Although we believe that the assumptions underlying the forward-looking statements are reasonable, any of the assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this earnings release 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 us or any other person that our objectives and plans will be achieved. For a further list and description of the risks and uncertainties inherent in forward-looking statements, see CMCT's Annual Report on Form 10-K for the fiscal year ended December 31, 2019.

Forward-looking statements are not guarantees of performance or results and speak only as of the date such statements are made. CMCT undertakes no obligation to publicly update or release any revisions to its forward-looking statements, whether to reflect new information, future events, changes in assumptions or circumstances or otherwise, except as required by law.

NASDAQ: CMCT | TASE: CMCT-L

Owner and operator of Class A and creative office assets in vibrant and improving metropolitan communities

Eight office properties, one hotel and two ancillary properties¹

1.3 million rentable square feet of office and 503 hotel rooms¹

\$416 million Net Asset Value ("NAV") (\$28.49 per share)²

High barrier-to-entry, metropolitan focus

Three value-enhancing redevelopments in progress in Northern California, Los Angeles and Austin

Managed by CIM Group, L.P. ("CIM" or "CIM Group") - owner/operator of \$29.6 billion of real assets³

Insiders⁴ own ~20.5% of CMCT common stock as of May 7, 2020

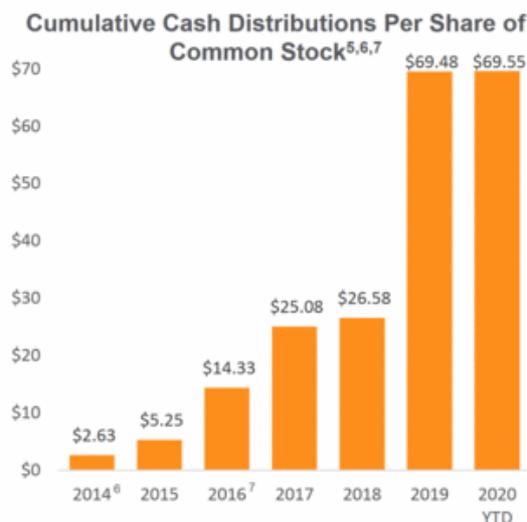


1. As of March 31, 2020.
2. As of December 31, 2019. See NAV estimate table on page 28. See Important Information on page 31.
3. As of December 31, 2019. See Important Information on page 31.
4. Includes CIM Group and its affiliates, as well as officers and directors of CMCT.

- » Maximize rent collections & occupancy
 - CMCT received ~90% of rent collections in April 2020 excluding parking
 - Offer eligible tenants access to Paycheck Protection Program through CMCT's lending division
 - Help tenants better understand the government programs that are available to them
 - Seek to maintain occupancy by balancing collections; eliminating the need to spend capital to backfill space
- » Review all costs and capital expenditures
 - Replaced base service fee (~\$1.1 million per year, subject to inflation) with an incentive fee¹
 - Incentive fee hurdle for 1Q20 would have been \$0.23 per share of common stock based on CMCT's average adjusted common stockholders' equity for such quarter
- » Bolster liquidity to execute on acquisition and investment opportunities
 - New \$10 million revolving credit facility which matures in May 2022
 - Direct access to the Federal Reserve to fund Paycheck Protection Program loans
 - Increase preferred stock fundraising efforts by temporarily increasing commissions
- » Preparing for re-opening
 - Establish controls for building ingress and egress
 - Promote social distancing with building signage
 - Minimize furniture in common areas
 - Increase janitorial services

¹ For more information, see the amendment dated May 11, 2020 to CMCT's Master Services Agreement, a copy of which is filed as an exhibit to CMCT's Form 10Q filed on May 11, 2020.

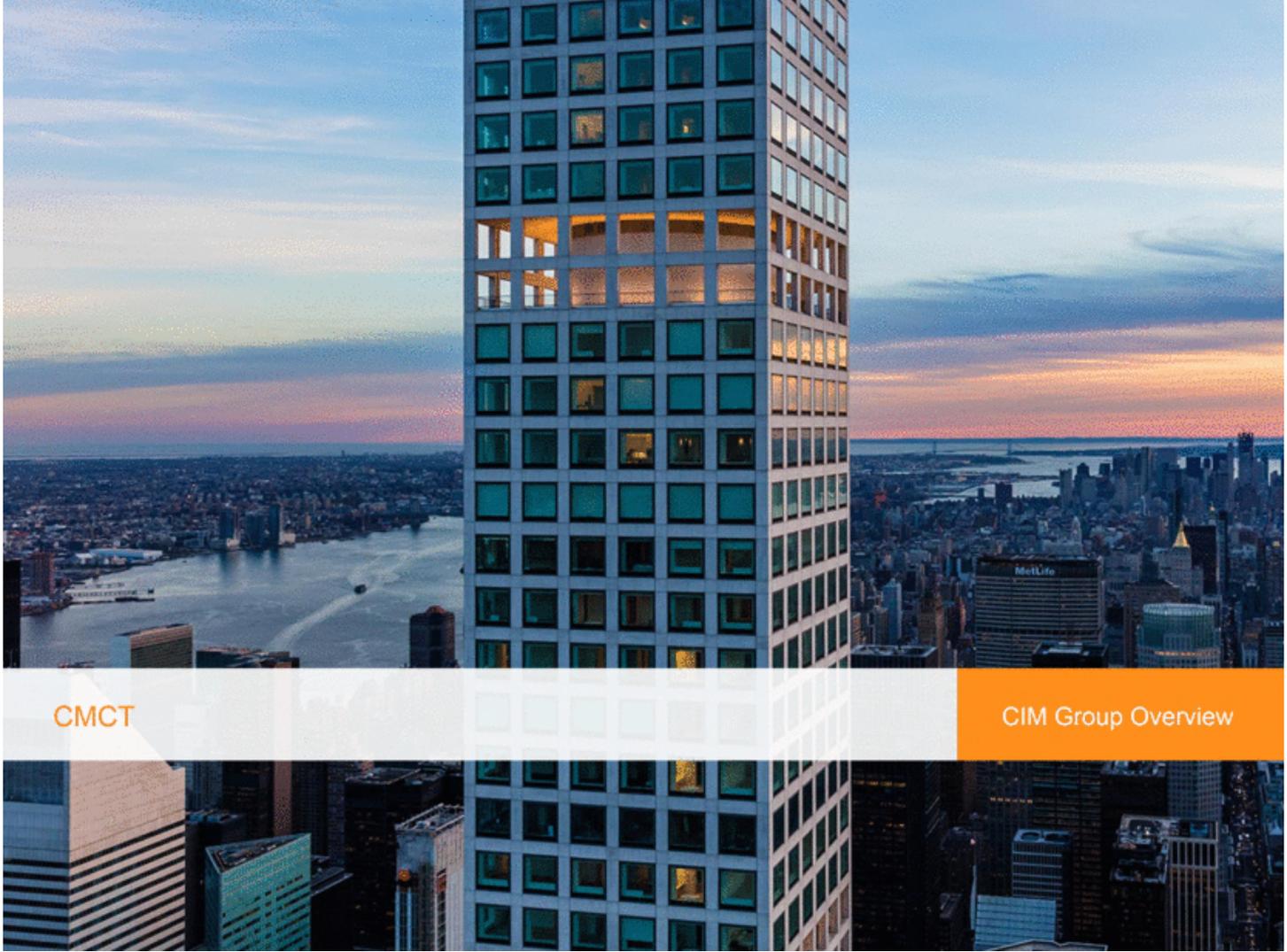
- » Active and strategic portfolio management to maximize returns to stockholders
- » CMCT has sold \$2.3 billion of assets since going public in 2014¹



1. As of March 31, 2020.
2. Total returns includes changes in stock price or NAV per share, as applicable, and includes all dividends declared and paid. With respect to CMCT, includes dividends paid on common stock from March 31, 2014 to March 31, 2020.
3. Please see the estimated net asset value table on page 29 and see "Net Asset Value (NAV)" under "Important Information" with respect to the methodology of the calculation of the NAV of CMCT on page 31.
4. "U.S. Office REITs" reflects the weighted average historical stock price and NAV performance of the companies included in the SNL US REIT Office Index as of March 31, 2020 based, for all periods indicated, on the weights attributed to each such company by such index as of March 31, 2020. The SNL US REIT Office Index is an index of certain publicly traded office REITs in the United States. The characteristics of the portfolios of assets of such companies included in "U.S. Office REITs" may differ significantly from the characteristics of CMCT's portfolio of assets. "U.S. Office REITs" may therefore not be an appropriate benchmark for the performance of CMCT. Past performance is not a guarantee of future results. The data used in this chart is derived from SNL and filings with the SEC.
5. 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. Past performance is not indicative of future results.
6. 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 March 31, 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.
7. 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.



1. Includes CIM Group and its affiliates, as well as officers and directors of CMCT.
2. Based on 14,827,410 shares of CMCT common stock outstanding as of May 7, 2020.



CMCT

CIM Group Overview

Established	Established in 1994 as an integrated owner and operator of real assets
Strategies	Real assets (infrastructure and real estate) focused in communities qualified by CIM as well as national credit (net-lease and debt) platforms
Vertically-Integrated	Multi-disciplinary expertise and in-house research, acquisition, credit analysis, development, finance, leasing and onsite property management capabilities
Organization	Approximately 1,085 employees (14 principals including all of its founders, 630 professionals) ¹
Office Locations	Headquartered in Los Angeles, CA, with offices in Chicago, IL, Dallas, TX, New York, NY, Orlando, FL, Phoenix, AZ, the San Francisco Bay Area, the Washington DC Metro Area and Tokyo, Japan
Assets Owned and Operated	\$29.6 billion ²

1. As of March 31, 2020.

2. As of December 31, 2019. See Important Information on page 31.

1

Diverse Team of In-House Professionals

- » **Led by 14 principals** (including the three original founders) with average CIM tenure of 14 years
- » **Vertically-integrated, real assets owner and operator** with expertise across in-house research, acquisition, credit analysis, development, finance, leasing and onsite property management, working across multiple markets, asset classes and strategies
- » **Investments team responsible for entire life cycle of each asset;** compensation is aligned with that of CIM's partners and co-investors

2

Commitment to Community

- » **Sector-agnostic focus** on specific metropolitan submarkets ("Qualified Communities") exhibiting:
 - Market values that are below long-term intrinsic values or
 - Underserved or transitional areas with dedicated resources that CIM believes will lead to outsized revenue growth and/or asset appreciation
- » Extensive capital deployment in Qualified Communities has **yielded long-term relationships and a proprietary origination channel**
- » Bring **goods, services, employment and support** needed for communities to be successful

3

Disciplined Approach

- » Regardless of the market cycle, CIM **employs a strict discipline** in qualifying communities as well as underwriting projects and potential acquisitions
- » CIM employs detailed **underwriting, conservative leverage and proprietary research**

CIM believes that its community qualification process provides it with a significant competitive advantage when acquiring real assets

- » Since 1994, CIM has qualified 135 communities in high barrier-to-entry markets and has owned and operated real assets in 75 of those communities¹. The qualification process generally takes between six months and five years and is a critical component of CIM's asset evaluation

Qualification Criteria	
Transitional Metropolitan Districts	Thriving Metropolitan Areas
<ul style="list-style-type: none"> » Population growth » Broad public support for CIM's approach » Evidence of private funding from other institutional owners and operators » Underserved niches in the community's real estate infrastructure » Potential to deploy a minimum of \$100 million of opportunistic equity within five years 	<ul style="list-style-type: none"> » Positive population trends » Public support for acquisitions » Opportunities below intrinsic value » Potential to deploy a minimum of \$100 million of opportunistic equity within five years

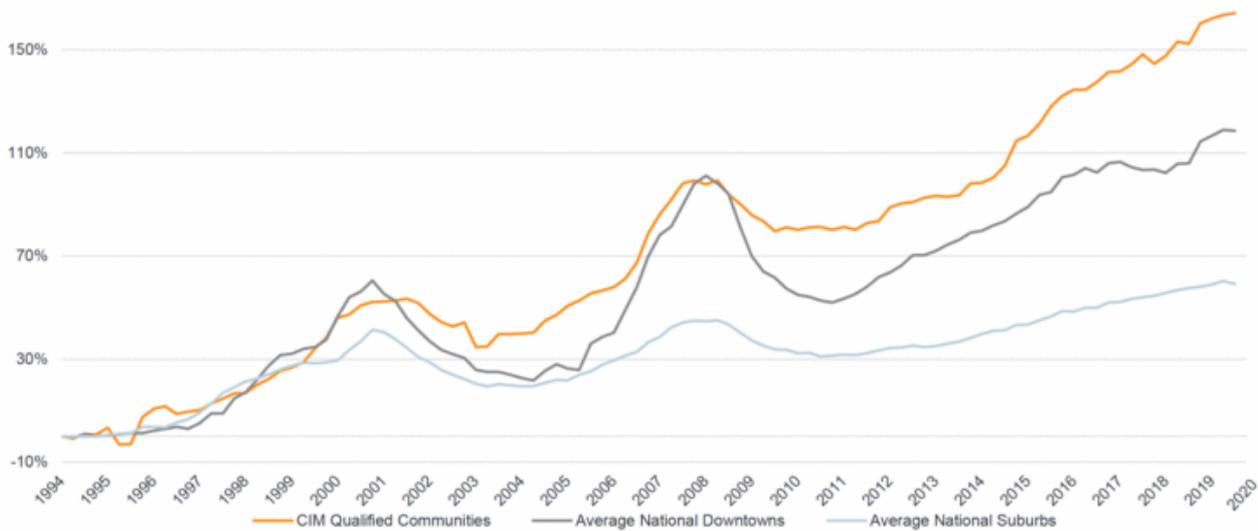


1. As of May 7, 2020.

CIM qualifies communities for acquisition (135 qualified as of May 7, 2020, 75 deployed capital). CIM Qualified Communities exhibit strong growth trends, which CIM believes will lead to outsized rental growth and/or capital appreciation.

- » Since initial acquisition, CIM's Qualified Communities have outperformed average national downtowns by approximately 43% and average national suburbs by over 173%¹

Growth in CIM Qualified Communities vs. National Downtowns vs. National Suburbs



1. Based on growth of Class A office rents, sourced from CBRE Outlook Dashboard, as of March 31, 2019. Site accessed April 2020.

CMCT Management

CIM Group Co-Founders



David Thompson
CMCT CEO

10th Year at CIM

- » Previously spent 15 years with Hilton Hotels Corporation, most recently as Senior Vice President and Controller
- » Began career as a C.P.A. at Arthur Andersen & Co.



Jan Salit
CMCT President & Secretary

6th Year at CIM

- » Previously was Chairman of the Board, CEO and Secretary of PMC Commercial Trust
- » Prior to CEO role, held Chief Operating Officer and Chief Investment Officer roles with PMC Commercial Trust (joined predecessor firm in 1993)



Nathan DeBacker
CMCT CFO

2nd Year at CIM

- » Previously was Senior Vice President and Chief Financial Officer of Cole REITs, at VEREIT
- » Began career as an auditor at Ernst & Young



Richard Ressler
CIM Group Principal
CMCT Chairman of the Board

26th Year at CIM

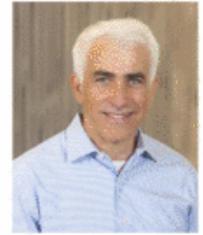
- » Founder of Orchard Capital and Chairman of Executive Committee of CIM Group, Orchard First Source Asset Management and OCV
- » Chairman of the Board of j2 Global (NASDAQ: JCOM); previously served as CEO
- » Previously worked at Drexel Burnham Lambert and began his career as an attorney with Cravath, Swaine and Moore



Avi Shemesh
CIM Group Principal
CMCT Board Member

26th Year at CIM

- » Previously Co-Founder of Dekel Development, a developer of commercial and multifamily properties in Los Angeles



Shaul Kuba
CIM Group Principal
CMCT Board Member

26th Year at CIM

- » Previously involved in a number of successful entrepreneurial real estate activities, including Dekel Development (Los Angeles commercial and multifamily developer)

CIM Group Commitment to CMCT » Insiders¹ own ~20.5% of CMCT common stock²

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

- » Tiered asset management fee based on fair value of real properties and associated assets of CMCT
 - Quarterly fee assessed as a percentage of assets:
 - <\$500 million = 0.2500%
 - \$500 million - \$1,000 million = 0.2375%
 - \$1,000 million - \$1,500 million = 0.2250%
 - \$1,500 million - \$4,000 million = 0.2125%
 - \$4,000 million - \$20,000 million = 0.1000%
- » Plus reimbursement of shared services at cost (accounting, tax, reporting, etc.)
- » Permanently eliminated ~\$1.1 million annual base service fee starting in 2Q20 and replaced with an incentive fee
- » Incentive fee is 15% 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' equity³
- » Perpetual term

1. Includes CIM Group and its affiliates, as well as officers and directors of CMCT.

2. Based on 14,827,410 shares of CMCT common stock outstanding as of May 7, 2020.

3. For more information, see the amendment dated May 11, 2020 to CMCT's Master Services Agreement, a copy of which is filed as an exhibit to CMCT's Form 10Q filed on May 11, 2020.



CMCT

CMCT Overview

Transition from Private Fund to High-Quality Public REIT



1. Shares were repurchased in three privately negotiated transactions indirectly from CIM Urban REIT. In connection with these share repurchases, CMCT paid special cash dividends totaling \$6.5 million that allowed the common stockholders that did not participate in the repurchases to receive the economic benefit of such repurchases. Special cash dividends are not included in the above amount.
 2. Amounts have been adjusted to give retroactive effect to the Reverse Stock Split.
 3. The Program to Unlock Embedded Value in Our Portfolio and Improve Trading Liquidity of Our Common Stock (the "Program") was intended to monetize stabilized assets to unlock embedded value in CMCT's portfolio that had been created since 2006. The Program included (i) the sale of 10 properties during 2019 for a combined gross sales price of \$991 million, (ii) the payment of a special dividend of \$42.00 per share of common stock on August 30, 2019, and (iii) the liquidation of CIM REIT, a CIM-operated vehicle and former indirect principal shareholder of CMCT.

Growth-Focused Portfolio (As of March 31, 2020)

Office:		Rentable Square Feet ("SF")	% Occupied	% Leased	Annualized Rent Per Occupied SF ¹
Location	Sub-Market				
Oakland, CA					
1 Kaiser Plaza	Lake Merritt	537,811	94.1%	94.1%	\$ 44.86
San Francisco, CA					
1130 Howard Street	South of Market	21,194	100.0%	100.0%	78.61
Los Angeles, CA					
11620 Wilshire Boulevard	West Los Angeles	195,480	92.4%	92.8%	45.51
4750 Wilshire Boulevard	Mid-Wilshire	141,310	21.5%	21.5%	47.92
9460 Wilshire Boulevard	Beverly Hills	97,035	86.6%	86.6%	102.25
11600 Wilshire Boulevard	West Los Angeles	56,697	92.9%	92.9%	55.87
Lindblade Media Center	West Los Angeles	32,428	100.0%	100.0%	57.57
Austin, TX					
3601 S Congress Avenue	South	183,885	97.3%	98.5%	39.54
TOTAL		1,265,840	85.8%	86.1%	\$ 50.20

Hotel:		Number of Rooms	% Occupied ²	Revenue Per Available Room (RevPAR) ³
Location	Sub-Market			
Sacramento, CA				
Sheraton Grand Hotel	Downtown/Midtown	503	65.8%	\$ 109.58

Ancillary:		Rentable Square Feet (Retail)	% Occupied (Retail)	Annualized Rent (Parking and Retail) (in thousands) ⁴
Location	Sub-Market			
Sacramento, CA				
Sheraton Grand Hotel Parking Garage & Retail	Downtown/Midtown	9,453	100.0%	\$ 2,977
Oakland, CA				
2 Kaiser Plaza	Lake Merritt	-	-	-

1. Represents gross monthly base rent, as of March 31, 2020, multiplied by 12. The amount reflects total cash rent before abatements. Where applicable, annualized rent has been grossed up by adding annualized expense reimbursements to base rent.
 2. Represents trailing three-month occupancy as of March 31, 2020, calculated as the number of occupied rooms divided by the number of available rooms.
 3. Represents trailing three-month RevPAR as of March 31, 2020, calculated as room revenue divided by the number of available rooms.
 4. Represents gross monthly contractual rent under parking and retail leases commenced as of March 31, 2020, 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.

Geographic Diversification¹
Annualized Rent by Location (Excludes Hotel and Ancillary Properties)



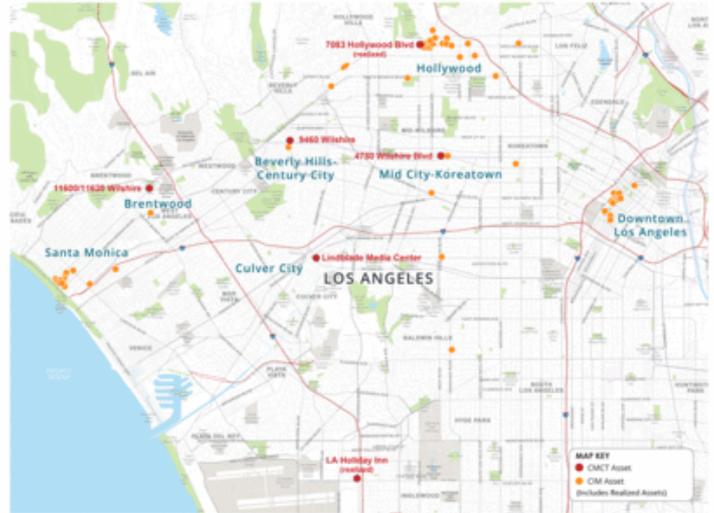
Key Los Angeles Office Themes

- 1 Tech, media and entertainment demand driving growth
- 2 Major content creators such as Netflix, Google, Apple, and Amazon Studios lease 3.1+ million SF of office and production space across West Los Angeles and Hollywood¹
- 3 High barrier-to-entry/supply constrained given regulatory environment
- 4 Affluent population base

CMCT Los Angeles Office Portfolio

- » Beverly Hills (9460 Wilshire Boulevard):
 - Severe supply constraints with significant barriers to entry; tenant demand driven by finance and entertainment
 - Adjacent to the Four Seasons Beverly Wilshire Hotel and Rodeo Drive
- » Culver City (Lindblade Media Center):
 - A preferred location for tech, entertainment and media tenants; Santa Monica office demand gravitating southeast
- » Park Mile/Hancock Park (4750 Wilshire Boulevard):
 - Centrally located; attracting tenants priced out by significant rent increases in nearby Hollywood (in which rents are approaching \$60 PSF)
- » Brentwood (11600 & 11620 Wilshire Boulevard):
 - Strong demand from executives who prefer a shorter commute; cost-effective alternative to Santa Monica
 - One block west of I-405 freeway; nearby UCLA Medical Center, St. John's Hospital and Veterans Administration Hospital provide consistent demand for medical office

1. Source: Los Angeles County Economic Development Corporation (January 2019).
2. As of December 31, 2019.

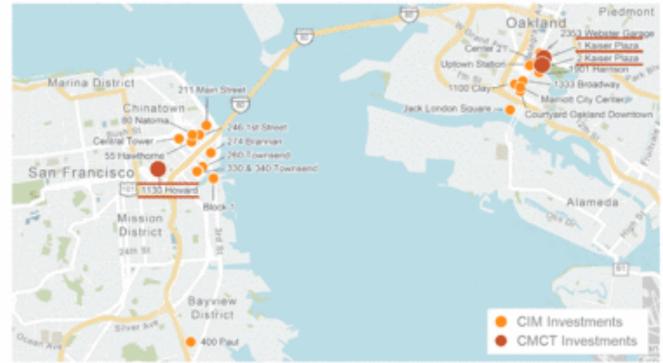


CIM Group: 60+ Los Angeles Investments Over 25 Years²

- » CIM Group is headquartered in Los Angeles
- » CIM Group's Los Angeles real estate experience:
 - 10 million+ SF of project experience across opportunistic, value-add and stabilized strategies
 - Currently owns over 20 assets valued at over \$3 billion; including nine office assets with 2.3 million SF

Favorable Office Dynamics

- 1 Relative Value vs. San Francisco Central Business District ("CBD") (Class A asking rents)¹:
 - » San Francisco - \$82.05
 - » Oakland - \$56.60
- 2 Office building development has been tempered in the East Bay, with current under construction office space equivalent to 0.3% of the market's total existing inventory¹
- 3 Proposition M: San Francisco office development limited to 875,000 square feet per year
 - » Proposition E: Effective October 2020, Prop E will further reduce new office development in San Francisco, tying new approvals to the amount of affordable housing built in the city
- 4 Class A CBD vacancy of 7.9%²



CMCT Assets	Asset Type	Rentable SF ³	Leased % ³	Annualized Rent Per Occupied SF ^{1,4}
1 Kaiser Plaza	Office	537,811	94.1%	\$44.86
2 Kaiser Plaza	Office Development			

CMCT In-Place Rent^{3,4}
\$44.86

Class A Asking Rents¹
\$56.60

A Vibrant Community

Transportation: All six BART lines and every major Bay Area highway run through Oakland

Amenities Base: Oakland has emerged as a "cool" place to live and work

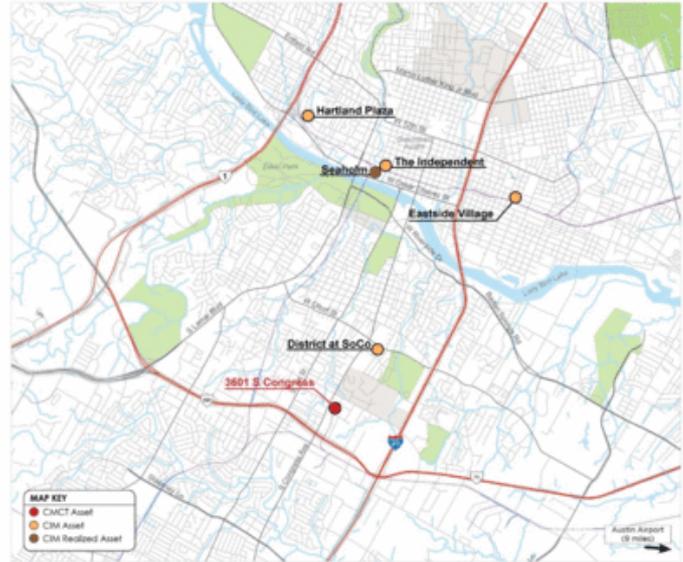
Residential Development:

- » ~10,000 new expected units in 2020-2021 (v. ~173,500 existing)¹
- » Residential Monthly Asking Rents¹
San Francisco - \$3,103 | Downtown Oakland - \$2,655

1. Source: CoStar April 2020 Market Report.
 2. Source: CBRE Q1 2020 Marketview Snapshot.
 3. As of March 31, 2020.
 4. Represents gross monthly base rent per square foot under leases commenced as of March 31, 2020, 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.

Compelling Growth Market

- 1 Diverse Employment Sources – government, education and tech
- 2 Austin is home to many large U.S. corporations including Amazon, Facebook, Apple, Cisco, eBay, GM, Google, IBM, Intel, Oracle, Paypal, 3M and Whole Foods
- 3 Sustained, rapid market office rent growth
 - Five year increase of 40% (2014-2019)¹
- 4 Vacancy
 - South Austin submarket – 5.8%¹
- 5 Population growth
 - Ten year historical growth rate of 2.6% (versus 0.7% in the U.S.)¹
 - Five year forecast growth rate of 1.5% (versus 0.5% in the U.S.)¹
- 6 Employment growth
 - Ten year historical growth rate of 2.9% (versus 0.6% in the U.S.)¹



CMCT Asset	Asset Type	Rentable SF ²	Leased % ²	Annualized Rent Per Occupied SF ^{2,3}
3601 South Congress	Office	183,885	98.5%	\$39.54

CMCT In-Place Rent^{2,3} \$39.54	Class A Asking Rents¹ \$46.39
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1. Source: CoStar April 2020 Office Market Report.
 2. As of March 31, 2020.
 3. Represents gross monthly base rent per square foot under leases commenced as of March 31, 2020, 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.

Location	Sub-Market	Potential Rentable SF	Product
Austin, TX	South	42,000	Office

3601 S. Congress Avenue Expansion - Mid-2020 Expected Completion

- » Approximately 42,000 SF add-on building to existing 183,885 SF office complex (existing property is 98.5% leased as of March 31, 2020)
- » Two-story creative office building designed to accommodate either a single user or two single-floor tenants
- » ~\$15.3 million development (\$8.9 million spent as of March 31, 2020)
- » Targeting ~8% return on cost upon stabilization



Rendering of "Building L" – Expansion to Existing Campus

3601 South Congress- Existing Buildings

Location	Sub-Market	Rentable SF	Product
Los Angeles, CA	Mid-Wilshire	141,310	Office

4750 Wilshire Boulevard - Repositioning

- » Being repositioned into vibrant, collaborative office space following the expiration of a lease agreement for 100% of the property in April 2019
- » ~\$14.5 million redevelopment (\$1.6 million spent as of March 31, 2020)¹
- » Centrally located in Park Mile / Hancock Park location with both nearby executive housing (Hancock Park) and millennial housing and lifestyle amenities (Hollywood and Miracle Mile)
- » Short drive time to Hollywood/West Hollywood (10 minutes), Beverly Hills/Culver City/Downtown LA (20 minutes) and Santa Monica (30 minutes)
- » CIM Group leased ~30,000 square feet in 2Q'19 for an annualized rent of \$47.92² per square foot representing a 73% lease spread from prior lease (4750 Wilshire is adjacent to CIM Group's headquarters)



1. The vast majority of development has been suspended due to COVID-19.
 2. Represents gross monthly base rent per square foot under leases commenced as of March 31, 2020, 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.

Location	Sub-Market	Product
Sacramento, CA	Downtown/Midtown	Hotel

Room Renovations

- » ~\$26.3 million renovation of existing hotel to drive average daily rate and increase group bookings (\$2.2 million spent as of March 31, 2020)
- » Target 15%+ return on cost
- » Expecting to renegotiate Marriott Hotel Management Agreement; switch to franchise model with separate management
- » Complete renovation of all guestrooms, food & beverage amenities, public areas, meeting rooms and amenities
- » Isolate disruption to coincide with expansion/renovation of adjacent convention center (see below)
- » Longer term, potential development of a new hotel tower, multifamily or build-to-suit office on top of owned garage and retail



Sheraton Grand

Sheraton Grand Renovation Simultaneous With Expansion/Renovation of Adjacent Sacramento Convention Center

- » \$340 million renovation/expansion of the Sacramento Convention Center
- » Adds new meeting rooms and exhibit halls
- » Scheduled to be completed in late 2020^{1,2}
- » Part of a larger project (C3) that also renovates adjacent auditorium and theater



1. Source: City of Sacramento (www.cityofsacramento.org)
 2. The vast majority of development has been suspended due to COVID-19.

Opportunity to Generate Value Through Co-Investment, Sale or Build-to-Suit

Potential Build-to-Suit

Location	Sub-Market	Potential Rentable SF	Product
Oakland, CA	Lake Merritt	425,000 – 800,000	Office

2 Kaiser Plaza (Beacon Tower)

- » Build-to-suit opportunity
- » Currently marketing development to potential anchor tenants
- » Entitled for 425,000-800,000 SF office
- » Currently utilized as surface parking lot



Rendering of Proposed 2 Kaiser Plaza (Beacon Tower), Oakland, CA



1 Kaiser Plaza – Existing Building



Bay Area

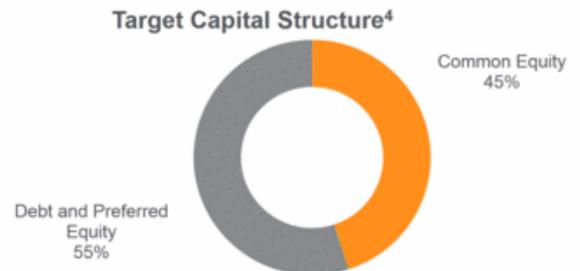
Preferred Stock Program

Series A and Series D

- » Perpetual Preferred Stock (Series A: 5.5% coupon; Series D: 5.65% coupon)
- » Continuously offered – bi-monthly issuance
- » CMCT and investor option to call/redeem five years from issuance at \$25 per share, plus accrued and unpaid dividends¹
- » Redemption payable in cash or CMCT common stock, at election of CMCT¹

Series L

- » Perpetual Preferred Stock at 5.5% coupon
- » CMCT and investor option to call/redeem beginning November 21, 2022 (or earlier in limited circumstances) at \$28.37 per share, plus accrued and unpaid dividends²
- » Redemption payable in cash or CMCT common stock, at election of CMCT²
- » In November 2019, CMCT repurchased 2,693,580 shares at a price of \$29.12 per share (of which \$1.39 reflects the amount of accrued and unpaid dividends as of November 20, 2019), as converted to and paid in Israeli New Shekels.



» Target capital structure of 45% common equity, 55% debt and preferred equity - seeks to enhance common equity returns with low relative risk

1. With respect to the Series A and Series D Preferred Stock, shares can be redeemed at the option of the holder during the first five years following the issuance date, subject to a redemption fee as a % of stated value of: 10% in years one and two, 8% in year three, 5% in year four, and 3% in year five, CMCT or the holder may redeem without a fee. After year five, there is no redemption fee. Series A redemptions during the first year following the date of issuance must be paid in cash.
 2. With respect to the Series L Preferred Stock, as a general matter, shares can only be redeemed from and after the fifth anniversary of the date of original issuance.
 3. Represents gross proceeds from issuances through March 31, 2020, calculated as the number of shares issued net of redemptions, and, with respect to the Series L Preferred Stock, net of 2019 repurchases, multiplied by the stated value per share; proceeds are not net of commissions, fees, allocated costs or discount, as applicable.
 4. Common equity based on fair value (see page 28 for the actual components of our capital structure as of December 31, 2019). Debt and preferred equity based on their respective stated value.

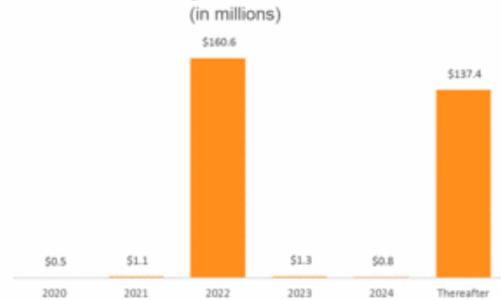
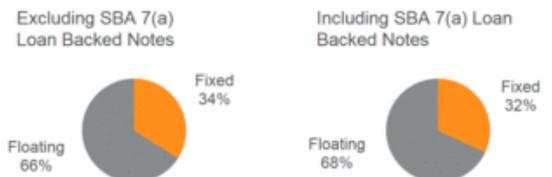
Debt & Preferred Summary (March 31, 2020)¹

Mortgages	Interest structure (fixed/variable etc.)	Interest Rate	Maturity/ Expiration Date	Loan balance (in millions)
1 Kaiser Plaza	Fixed	4.14%	7/1/2026	\$ 97.1
Total Mortgages		4.14%		\$ 97.1

Other Debt				
SBA 7(a) Loan-Backed Notes ²	Variable	LIBOR+ 1.40%	3/20/2043	\$ 18.0
Total Other Debt				\$ 18.0

Corporate Debt				
Revolving Credit Facility ³	Variable	LIBOR+ 1.55% ³	10/31/2022	\$ 159.5
Junior Subordinated Notes	Variable	LIBOR+ 3.25%	3/30/2035	27.1
Total Corporate Debt				\$ 186.6
Total Debt				\$ 301.7

Preferred Stock	Interest structure (fixed/variable etc.)	Coupon	Maturity/ Expiration Date	Outstanding (in millions)
Series A	Fixed	5.50%	N/A	\$ 120.7 ⁴
Series D	Fixed	5.65%	N/A	0.2 ⁵
Series L	Fixed	5.50%	N/A	152.8 ⁶
Total Preferred Stock				\$ 273.5
Total Debt + Preferred Stock				\$ 575.2

Debt Maturity Schedule (March 31, 2020)¹Fixed Debt vs. Floating Debt (March 31, 2020)¹

- Excludes: (a) \$10,138,000 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.
- In May 2018, we completed a securitization of the unguaranteed portion of certain of our SBA 7(a) loans receivable with the issuance of \$38,200,000 of unguaranteed SBA 7(a) loan-backed notes. 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 our SBA 7(a) loans receivable. The notes mature on March 20, 2043, with monthly payments due as payments on the collateralized loans are received. Based on the anticipated repayments of our collateralized SBA 7(a) loans, at issuance, we estimated the weighted average life of the notes to be approximately 2 years.
- In October 2018, we entered into a revolving credit facility with a bank syndicate pursuant to which CMCT can borrow up to a maximum of \$250,000,000, subject to a borrowing base calculation. The revolving credit facility is secured by deeds of trust on certain properties. Outstanding advances under the revolving credit facility bear interest at (i) the base rate plus 0.55% or (ii) LIBOR plus 1.55%. The revolving credit facility matures in October 2022 and provides for one one-year extension option under certain conditions. The Company borrowed an additional \$50,000,000 on the revolving credit facility on April 3, 2020. As of May 7, 2020, approximately \$14,900,000 was available for future borrowings.
- Outstanding Series A Preferred Stock represents total shares issued as of March 31, 2020 of 4,851,367, less redemptions of 24,513 shares, times the stated value of \$25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount.
- Outstanding Series D Preferred Stock represents total shares issued as of March 31, 2020 of 5,980 times the stated value of \$25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount.
- Outstanding Series L Preferred Stock represents total shares issued as of March 31, 2020 of 5,387,160, times the stated value of \$28.37 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount.



1. Includes CIM Group and its affiliates, as well as officers and directors of CMCT.
2. Based on 14,827,410 shares of CMCT common stock outstanding as of May 7, 2020.



CMCT

Appendix



Estimated Net Asset Value

(As of December 31, 2019)

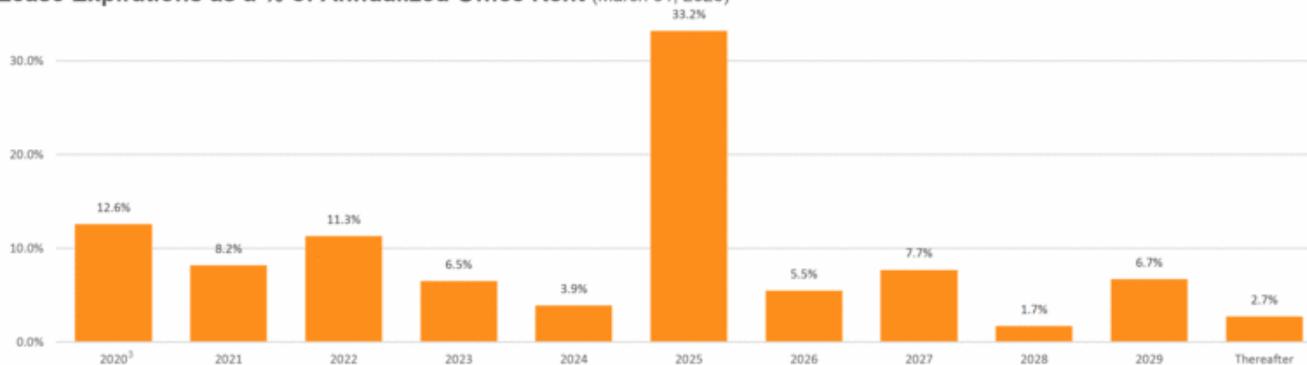
(\$ in millions, except for shares and per share amounts) (Unaudited)

Estimated NAV	Estimated NAV Per share of common stock outstanding	
Investments in real estate - at fair value	\$	912.8
Loans receivable - at fair value		72.7
Debt ¹		(299.5)
Cash and other assets, net of other liabilities		(4.8)
Noncontrolling interests		(0.7)
Redeemable Series A Preferred Stock ²		(111.7)
Redeemable Series L Preferred Stock ³		(152.8)
Estimated NAV attributable to common stockholders	\$	416.0
Shares of Common Stock outstanding		14,602,149

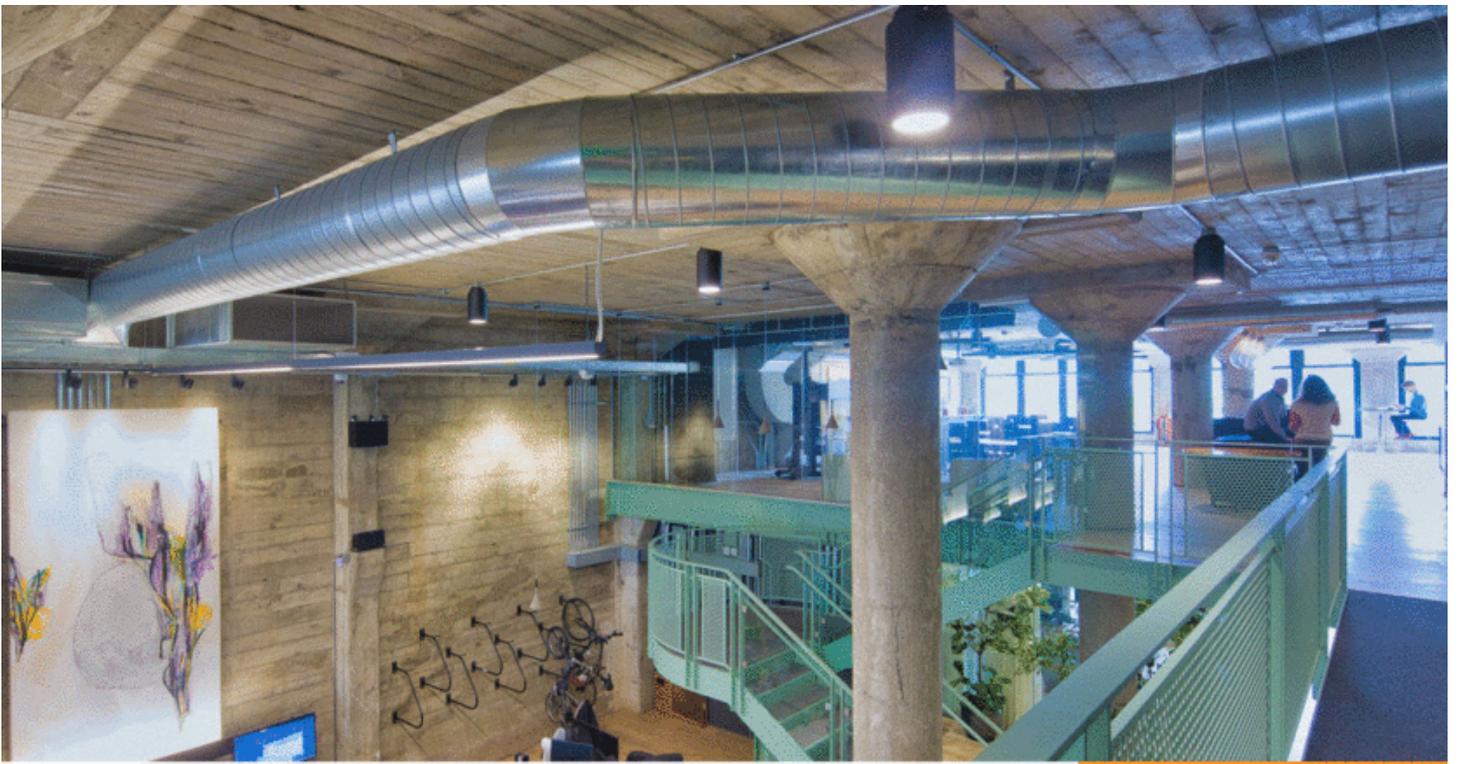
1. Represents outstanding mortgage debt, junior subordinated notes, SBA 7(a) loan-backed notes, and borrowings on our revolving credit facility, at face value. Excludes secured borrowings on government guaranteed loans, which are included in other liabilities, cash and other assets.
2. Outstanding Series A Preferred Stock represents total units outstanding as of December 31, 2019 of 4,484,376, less redemptions of 16,861 shares, multiplied by the stated value of \$25.00 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount as applicable.
3. Outstanding Series L Preferred Stock represents total shares outstanding as of December 31, 2019 of 5,387,160 multiplied by the stated value of \$28.37 per share. Gross proceeds are not net of commissions, fees, allocated costs or discount as applicable.

Top Five Tenants (March 31, 2020)

Tenant	Property	Lease Expiration	Annualized Rent (in thousands) ¹	% of Annualized Rent	Rentable Square Feet	% of Rentable Square Feet
Kaiser Foundation Health Plan, Inc.	1 Kaiser Plaza	2025-2027 ²	\$ 15,933	29.2%	366,777	29.0%
MUFG Union Bank, N.A.	9460 Wilshire Boulevard	2029	3,507	6.4%	27,569	2.2%
3 Arts Entertainment, Inc.	9460 Wilshire Boulevard	2026	2,151	3.9%	27,112	2.1%
Westwood One, Inc.	Lindblade Media Center	2025	1,867	3.4%	32,428	2.6%
CIM Group, L.P.	Various	2020-2030	1,865	3.4%	40,724	3.2%
Total for Top Five Tenants			25,323	46.3%	494,610	39.1%
All Other Tenants			29,201	53.7%	591,605	46.7%
Vacant			-	0.0%	179,625	14.2%
Total Office			\$ 54,524	100.0%	1,265,840	100.0%

Lease Expirations as a % of Annualized Office Rent (March 31, 2020)¹

1. Represents gross monthly base rent, as of March 31, 2020, 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.
2. Prior to February 28, 2023, the tenant may terminate up to 140,000 square feet of space in the aggregate (of which no more than 100,000 rentable square feet may be terminated with respect to the rentable square feet expiring in 2027) in exchange for a termination penalty. From and after February 28, 2023, with respect to the rentable square feet expiring in 2025, and February 28, 2025, with respect to rentable square feet expiring in 2027, the tenant has the right to terminate all or any portion of its lease with CMCT, effective as of any date specified by the tenant in a written notice given to CMCT at least 15 months prior to the termination, in each case in exchange for a termination penalty, the amount of which is dependent on a variety of factors, including but not limited to the date of the termination notice, the amount of the square feet to be terminated and the location within the building of the space to be terminated.
3. Includes 17,045 square feet of month-to-month leases, as of March 31, 2020.



CMCT

Important Information



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. AOO includes total gross assets at fair value, with real assets presented on the basis described in "Book Value" below and operating companies presented at gross assets less debt, as of the Report Date (as defined below) (including the shares of such assets owned by joint venture partners and co-investments), plus binding unfunded commitments. AOO also includes the \$0.3 billion of AOO attributable to CIM Compass Latin America (CCLA), which is 50% owned and jointly operated by CIM. AOO for CMMT Partners, L.P. (CMMT) (which represents assets under management), a perpetual-life real estate debt fund, is \$1.0 billion as of the Report Date.

Report Date is defined to mean as of December 31, 2019.

Book Value for each investment generally represents the investment's book value as reflected in the applicable fund's unaudited financial statements as of the Report Date prepared in accordance with U.S. generally accepted accounting principles on a fair value basis. These book values generally represent the asset's third-party appraised value as of the Report Date, but in the case of CIM's Cole Net-Lease Asset strategy, book values generally represent undepreciated cost (as reflected in SEC-filed financial statements).

Equity Owned and Operated (EOO) represents the NAV (as defined below) before incentive fee allocation, plus binding unfunded commitments, which is \$18.1 billion as of the Report Date, inclusive of \$0.3 billion of EOO attributable to CCLA (as described above) and \$0.9 billion of EOO for CMMT (which represents equity under management). For calculating the Book Value for CIM IV, the underlying assets of CMCT are assumed to be liquidated based upon the third-party appraised value of such assets. CIM does not view the price of CMCT's publicly-traded shares to be a meaningful indication of the fair value of CIM IV's interest in CMCT due to the fact that the publicly-traded shares of CMCT are thinly-traded.

Net Asset Value (NAV) represents the distributable amount based on a "hypothetical liquidation" assuming that on the date of determination that: (i) investments are sold at their Book Values; (ii) debts are paid and other assets are collected; and (iii) appropriate adjustments and/or allocations between equity partners are made in accordance with applicable documents, as determined in accordance with applicable accounting guidance.