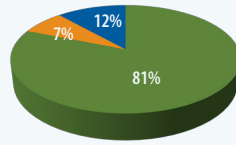


## CIM Real Estate Finance Trust, Inc.

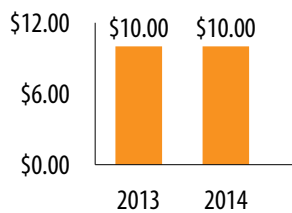
Total Assets	\$6,688.0 Million
Real Estate Assets	\$5,423.6 Million
Cash	\$486.4 Million
Securities	\$0.0 Million
Other	\$778.0 Million



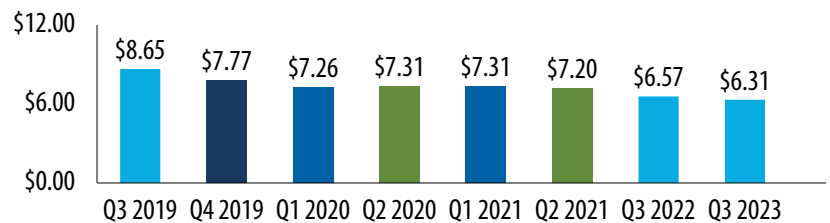
Cash to Total Assets Ratio	7.3%
Asset Type	Retail
Number of Properties	194 Properties, 346 Loans
Square Feet/Units/Rooms/Acres	6.2 Million Square Feet
Percent Leased	99.8%
Weighted-Average Lease Term Remaining	10.9 Years
LifeStage	Maturing
Investment Style	Core
Weighted-Average Shares Outstanding	437,339,532

Formerly Known As	Cole Credit Property Trust IV, Inc.
Initial Offering Date	January 26, 2012
Offering Close Date	February 25, 2014
Most Recent NAV per Share (As of September 30, 2023)	\$6.31
Reinvestment Price per Share (Effective November 14, 2023)	\$6.31
Cumulative Capital Raised during Offering (Including DRIP)	\$2,964.3 Million

### Historical Price

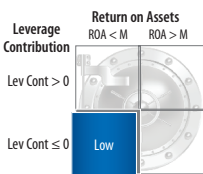


### Historical NAVs

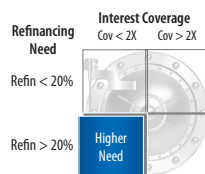


### Performance Profiles

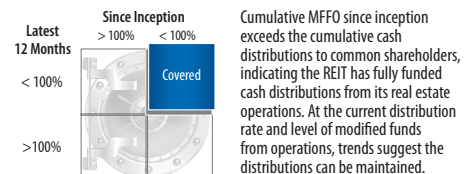
#### Operating Performance



#### Financing Outlook

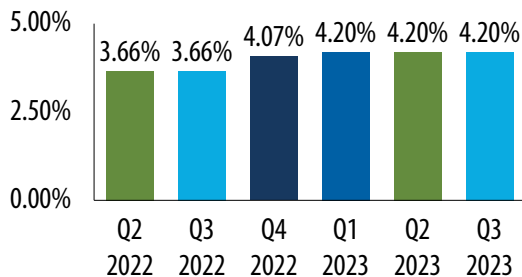


#### Cumulative MFFO Payout

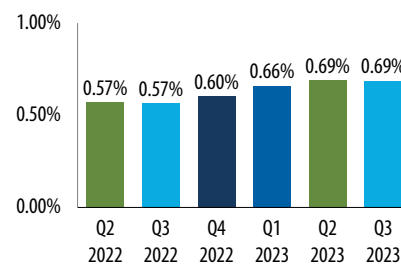


**Summary:** The REIT's return on assets was 1.62% over the last 12 months, below the median ROA for all nontraded REITs for the previous four quarters of 5.02%. It had a negative leverage contribution due to its 6.40% average cost of debt and 60.9% debt ratio. 21.7% of the REIT's debt matures before 2025 with 81.4% of all debt at variable rates, indicating some refinancing need and significant interest rate risk. Its YTD 2023 interest coverage ratio at 1.4X is below the 2.0X benchmark. Since inception the REIT has paid out 57% of MFFO in cash distributions excluding DRIP, and this rate was 61% for the last four quarters, a sustainable cash distribution payout rate.

### Historical Distribution

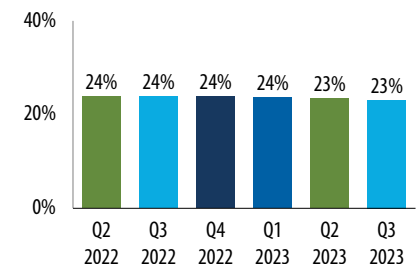


### Total Distributions per \$ of Total Assets\*



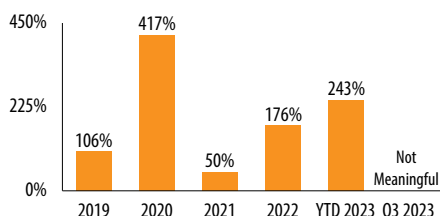
\* New Metric

### DRIP to Total Distributions Ratio\*



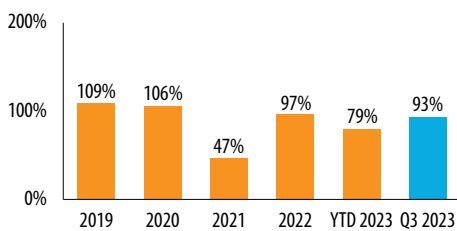
\* New Metric

### Historical FFO Payout Ratio



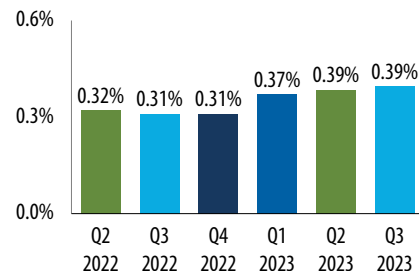
YTD Distributions Paid Including DRIP .....\$137,296,000  
YTD FFO.....\$56,493,000

### Historical MFFO Payout Ratio



YTD Distributions Paid Including DRIP .....\$137,296,000  
YTD MFFO.....\$172,788,000

### Redemptions

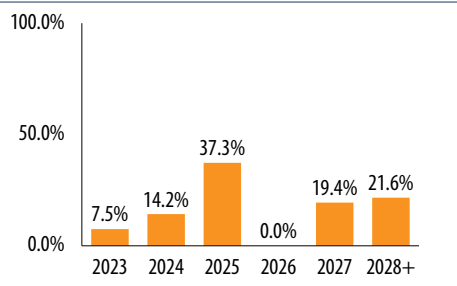


### Debt Breakdown

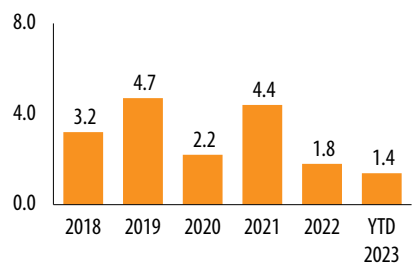


Debt to Total Assets Ratio	60.9%
Total	\$4,072.1 Million
Fixed	\$758.5 Million
Variable	\$3,313.6 Million
Avg. Wtd. Rate	6.40%
Loan Term	3.0 Years

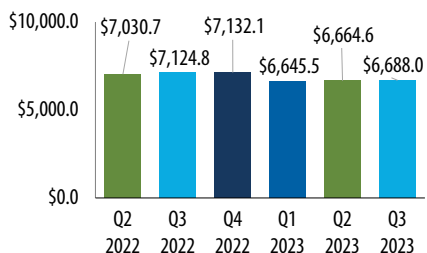
### Debt Repayment Schedule



### Interest Coverage Ratio

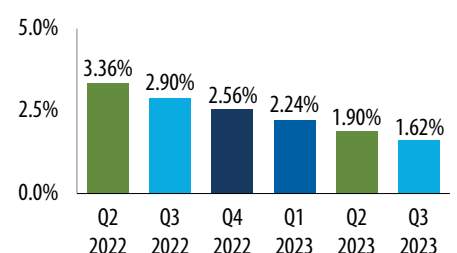


### Total Assets (\$ Million)\*



\* New Metric

### Return on Assets\*



\* New Metric

### Contact Information

[www.cimgroup.com](http://www.cimgroup.com)

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Phoenix, AZ 85016

866-341-2653

### Source of Distributions, Trends and Items of Note

- On September 21, 2021, the Company entered into a merger agreement with CIM Income NAV, Inc. ("INAV") in a stock-for-stock transaction where INAV merged into a wholly-owned subsidiary of the Company. On December 16, 2021, the merger was completed. Class D, Class T, Class S, and Class I shares of INAV were converted into 2,574, 2,510, 2,508, and 2,622 shares of the Company's common stock, respectively.
- As of September 30, 2023, the Company owned 194 properties, which consisted of 180 retail properties, nine office properties, and five industrial properties, representing 18 industry sectors and comprising approximately 6.2 million rentable square feet of commercial space located in 37 states, with a net book value of \$1.1 billion. As of September 30, 2023, the Company owned condominium developments with a net book value of \$106.5 million.
- As of September 30, 2023, the Company's loan portfolio consisted of 346 loans with a net book value of \$4.1 billion, and investments in real estate-related securities of \$639.1 million.
- During the nine months ended September 30, 2023, the Company disposed of 186 properties for an aggregate gross sales price of \$913.5 million. Additionally, during the nine months ended September 30, 2023, the Company sold 14 condominium units for a gross sales price of \$43.1 million.
- During the nine months ended September 30, 2023 and 2022, the Company did not acquire any properties.
- During the nine months ended September 30, 2023, as part of the Company's quarterly impairment review procedures, the Company recorded impairment charges of \$11.6 million related to five properties due to sales prices or revised cash flow estimates that were less than their respective carrying values. Additionally, during the nine months ended September 30, 2023, one condominium unit was deemed to be impaired and its carrying value was reduced to its estimated fair value, resulting in impairment charges of \$156,000.
- The Company suspended the distribution reinvestment plan and share redemption plan as of August 30, 2020. On March 25, 2021 the Board reinstated the distribution reinvestment plan and share redemption plan, effective April 1, 2021.
- On November 9, 2023, the Board established an updated estimated per share NAV of the Company's common stock, using a valuation date of September 30, 2023, of \$6.31 per share. Commencing on November 14, 2023, distributions are reinvested in shares of the Company's common stock under the DRIP at a price of \$6.31 per share and \$6.31 per share serves as the most recent estimated per share NAV for purposes of the share redemption program.
- The Company did not report MFFO for Q3 2023 in the 10-Q. The MFFO figures reported above were estimated by Blue Vault based on IPA Guidelines and adjustments provided by the Company.
- During the nine months ended September 30, 2023, the Company paid distributions of \$137.296 million, including \$32.117 million issued through the distribution reinvestment plan. Distributions were funded from net cash provided by operating activities.