

CIM

Enhancing Communities Since 1994

CIM Group Overview



4700 Wilshire Boulevard, Los Angeles, California 90010 | 323.860.4900 | www.cimgroup.com

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our three investment platforms provide opportunities across the risk-return spectrum.



Real Estate

\$19.1B

Projects span multiple real estate sectors and incorporate equity investment strategies across the risk-return spectrum including core, value-add, opportunistic and ground-up development approaches.



Credit

\$8.1B

Net-lease real estate occupied by credit tenants and commercial real estate debt where CIM leverages its experience as an owner, operator and developer to inform lending assumptions.



Infrastructure

\$2.5B

Focused on investments in renewable energy, digital infrastructure, water and waste management, transportation and social infrastructure projects.

We identify communities in both transitional and thriving areas that we believe are most likely to benefit from our efforts, then we strive to create value and enhance the lives of the people in those communities through real estate and infrastructure.

Through more than 25 years of investing in communities, CIM has refined a distinct and repeatable process to identify locations for investment. Before making an investment in such areas, we apply rigorous research to qualify the areas as Qualified Communities.

Community qualification takes between six months and five years. The process combines quantitative expertise, such as demographic data and historical analysis, with a qualitative, on-the-ground understanding of a community's needs and potential. Since 1994, CIM has identified 135 Qualified Communities and invested in 75.

Qualified Community Criteria:

1. Improving market dynamics
2. Public commitment to improving the community
3. Private investment
4. Areas underserved by real estate and infrastructure
5. Potential for at least \$100 million of opportunistic equity investments within five years



CIM's Qualified Communities



¹) As of 9/30/21. 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 coinvestors, whether or not CIM has discretion, in each case without duplication.



CIM Group

Since 1994, CIM has led more than \$60 billion of projects in metropolitan communities across the Americas.¹

CIM's broad in-house expertise includes decades of research, acquisitions, credit analysis, development, leasing and property management. Our experience with real assets located in densely populated communities, infrastructure, net-lease assets and other associated credit strategies share an investment principle of helping strengthen local economies.

What sets us apart? We believe the answer is trifold: our team's extensive **in-house expertise**, our commitment to **enhancing communities** and our **disciplined approach**.

Team

Our vertically-integrated team's expertise ranges from research and acquisition to development, leasing and property management across all types of real estate and infrastructure.

Community

We support and enhance communities through real estate and infrastructure projects that provide employment, goods and services to help communities thrive long-term.

Discipline

We employ a disciplined approach to each project, emphasizing prudent research, underwriting and leverage as we strive to work in the best interests of our stakeholders.

27

Years in Business

135

Qualified Communities

975+

Employees

9

Corporate Offices

1) As of 9/30/21. Represents the total gross value of the properties acquired by CIM on behalf of various investment programs, including real estate and infrastructure, and includes \$22 billion of CIM net-lease REIT investments.

CIM Creating Value.
Enhancing Communities.

www.cimgroup.com