



CANTOR FITZGERALD INCOME TRUST, INC.

A PUBLICLY REGISTERED, NON-TRADED REAL ESTATE INVESTMENT TRUST¹

DATE: 3/19/26

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by prospectus. You should read the prospectus in order to understand fully all of the implications and risks of this offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Attorney General of the State of New York nor any other state or federal securities regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy of the prospectus. Any representation to the contrary is unlawful. All information contained in this material is qualified in its entirety by the terms of the current prospectus.

¹We elected to be taxed as a Real Estate Investment Trust ("REIT") beginning in the taxable year ending December 31, 2017. Our failure to qualify as a REIT would result in higher taxes, may adversely affect our operations, would reduce the amount of income available for distribution and would limit our ability to make distributions to our shareholders.

We may change our investment objectives, policies and strategy at any time without shareholder consent. There is no assurance that we will be able to invest in our targeted investments. Diversification does not eliminate risk and does not assure better performance.

There is no guarantee of distributions. Distributions may be paid from sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return.

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An Important Note Before We Begin



The performance of Cantor Fitzgerald, L.P. is not indicative of performance of Cantor Fitzgerald Income Trust, Inc. ("Cantor Fitzgerald Income Trust" or "CF Income Trust"). Cantor Fitzgerald Income Trust and Cantor Fitzgerald, L.P. are separate companies. An investor purchasing shares in Cantor Fitzgerald Income Trust's public offering is making an investment in Cantor Fitzgerald Income Trust, not in Cantor Fitzgerald, L.P.

Cantor Fitzgerald, or Cantor, refers to Cantor Fitzgerald, L.P., its subsidiaries, including Cantor Fitzgerald & Co., and its affiliates including BGC Group, Inc. (NASDAQ: BGC) and Newmark (NASDAQ: NMRK).

Our affiliation with Cantor may not lead to investment opportunities for us. Cantor Fitzgerald Income Trust may compete with other companies affiliated with Cantor for investment opportunities.

Cantor Fitzgerald Income Trust has not been rated by any rating agency.

This presentation contains forward-looking statements about our business, including, in particular, statements about our plans, strategies and objectives. You can generally identify forward-looking statements by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue" or other similar words. You should not rely on these forward-looking statements because the matters they describe are subject to known and unknown risks, uncertainties and other unpredictable factors, many of which are beyond our control. Our actual results, performance and achievements may be materially different from that expressed or implied by these forward-looking statements.

Current publication: 3/19/26

1. We have a limited operating history and limited assets. This is a “blind pool” offering and we have not identified specific investments to acquire with the proceeds of this offering.
2. This is a “best efforts” offering and if we raise substantially less than the maximum offering, we may not be able to invest in a diverse portfolio of stabilized income-producing commercial real-estate, debt secured by commercial real estate and real estate-related assets.
3. The transaction price may not accurately represent the value of our assets at any given time and the actual value of your investment may be substantially less. The transaction price generally will be based on our most recently disclosed monthly net asset value (“NAV”) of each class of common stock (subject to material changes) and will not be based on any public trading market. In addition, the transaction price will not represent our enterprise value and may not accurately reflect the actual prices at which our assets could be liquidated on any given day, the value a third party would pay for all or substantially all of our shares, or the price at which our shares would trade on a national stock exchange. Further, our board of directors may amend our NAV procedures from time to time.
4. The amount and timing of distributions we may make is uncertain. Distributions have been and may continue to be paid from sources other than cash flow from operations, including, without limitation, from borrowings, the sale of assets, or offering proceeds. The use of these sources for distributions may decrease the amount of cash we have available for new investments, share repurchases and other corporate purposes, and could reduce your overall return.
5. There is no public trading market for our common stock and repurchase of shares by us will likely be the only way to dispose of your shares. We are not obligated to repurchase any shares under our share repurchase plan and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased. In addition, repurchases will be subject to available liquidity and other significant restrictions. Further, our board of directors may modify, suspend or terminate our share repurchase plan. As a result, our shares should be considered as having only limited liquidity and at times may be illiquid.
6. All of our executive officers, some of our directors and other key real estate professionals are also officers, directors, managers and key professionals of our advisor, our dealer manager or other entities affiliated with Cantor, which we refer to as the Cantor Companies. As a result, they face conflicts of interest, including significant conflicts created by our advisor’s compensation arrangements with us and other Cantor-advised programs and investors.
7. We may change our investment policies without stockholder notice or consent, which could result in investments that are different from those described in this prospectus.
8. If we fail to qualify as a REIT, it would adversely affect our operations and our ability to make distributions to our stockholders.
9. The current outbreak of the novel coronavirus, or COVID-19, or the future outbreak of any other highly infectious or contagious diseases, could adversely impact or cause disruption to our financial condition and results of operations. Further, the spread of the COVID-19 outbreak could cause severe disruptions in the U.S. and global economy, may further disrupt financial markets and could potentially create widespread business continuity issues.

Global Financial Services Firm with Fully-Integrated Real Estate Capabilities



FOUNDED IN 1945

A global financial services firm with significant real estate, capital markets, research and investment expertise



14,000+ EMPLOYEES

More than 14,000 employees worldwide



160 OFFICES WORLDWIDE

Cantor Fitzgerald maintains more than 160 offices in 22 countries



INVESTMENT GRADE

Maintains an investment-grade credit rating by Standard & Poor's and Fitch



1 OF 25 PRIMARY DEALERS

One of 25 primary dealers of U.S. government securities

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The securities of Cantor Fitzgerald Income Trust have not been rated by any rating agency.

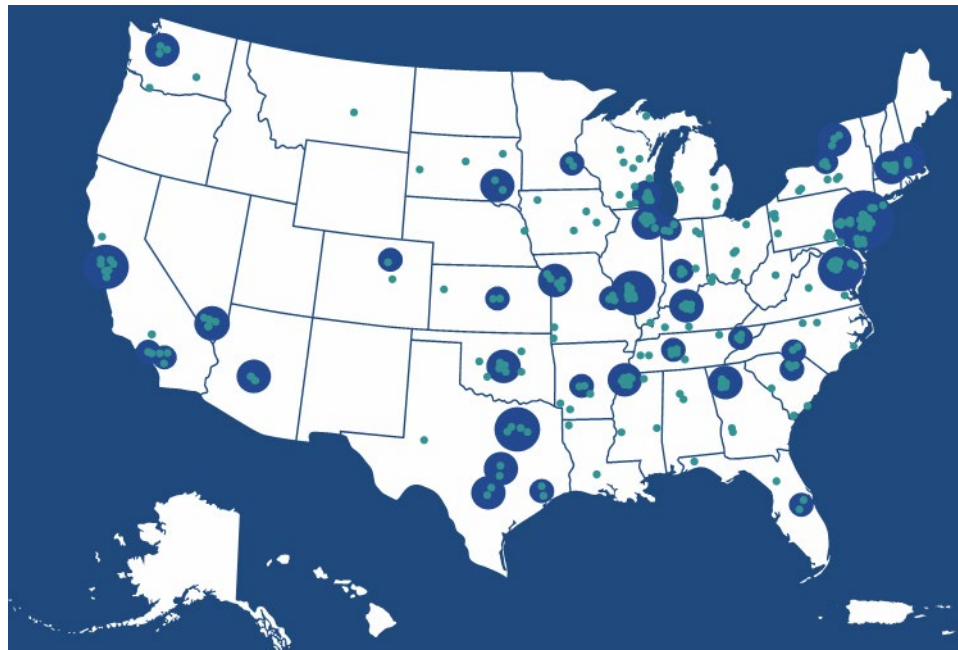
Cantor Fitzgerald in Real Estate

\$141 Billion in Real Estate-Related Transactions in 2025

A powerful alignment of vertically integrated affiliate companies including Newmark and BGC, offers real-time access to vast commercial real estate data helping to put us at the nexus of every phase of a transaction — from buying and selling to financing some of the world's leading properties.



2025 Year-in-Review



real estate-related transactions¹ in **47 States**

\$66 Billion in real estate brokerage

\$75 Billion of real estate financed

Over 500 Million square feet managed

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¹Includes originated debt and non-originated debt placement transactions.

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CANTOR FITZGERALD INCOME TRUST, INC. ("CF INCOME TRUST")

EXECUTIVE SUMMARY

Institutional Real Estate Investment Opportunities for Income-Focused Investors¹

STRATEGY²

CF Income Trust intends to invest in a diversified portfolio focusing primarily on:



Real Estate: Stabilized, income-producing commercial real estate (“CRE”) properties, primarily located in the U.S.

- Office • Industrial • Multifamily • Retail • Other

Real Estate Debt: Mortgage and mezzanine capital secured by stabilized, income-producing CRE properties which may provide additional sources of income and diversification.

- First Mortgage • Subordinated Mortgage • Mezzanine Capital

INVESTMENT OBJECTIVES

Capital Preservation | Income Generation | Appreciation



CF Income Trust may selectively acquire and hold real estate-related securities to support the overall investment objectives of the company.

STRUCTURE²

Type: Non-listed, monthly-valued perpetual Real Estate Investment Trust (“REIT”)

- **Distributions:** Monthly³ subject to board declaration
- **Tax Reporting:** Single Form 1099-DIV

- **Liquidity:** Monthly⁴
- **Leverage:** Modest

¹ Institutional investors may invest in real estate on substantially different terms and conditions than retail investors.

² See Offering Details on slide 30.

³ There is no guarantee of distributions. Distributions have and may continue to be paid from other sources other than cash flow from operations, including offering proceeds, which reduce investor’s overall return. Distributions paid with respect to Class D Shares, T Shares and Class S Shares will be reduced by the ongoing distribution fee payable with respect to such classes of shares.

⁴ Repurchases are limited to 5% per quarter and 2% per month of the combined NAV of all classes of shares as of the last calendar day of the previous calendar quarter or month, respectively; the program may be modified, suspended or terminated at any time upon ten days prior written notice to stockholders.

Select CF Income Trust Investments



Eisai Inc.
Nutley, NJ



Landings at Conroe
Conroe, TX



Amazon Last Mile Distribution Facility
Cleveland, OH



Boston Scientific Corporation
Santa Clarita, CA



De Anza Plaza Apple Inc.
Cupertino, CA



Daimler Trucks North America
Fort Mill, SC



Summerfield
Landover, MD



Martin-Brower Cold Storage and Distribution Facility
Phoenix, AZ



Station at MacArthur
Irving, TX



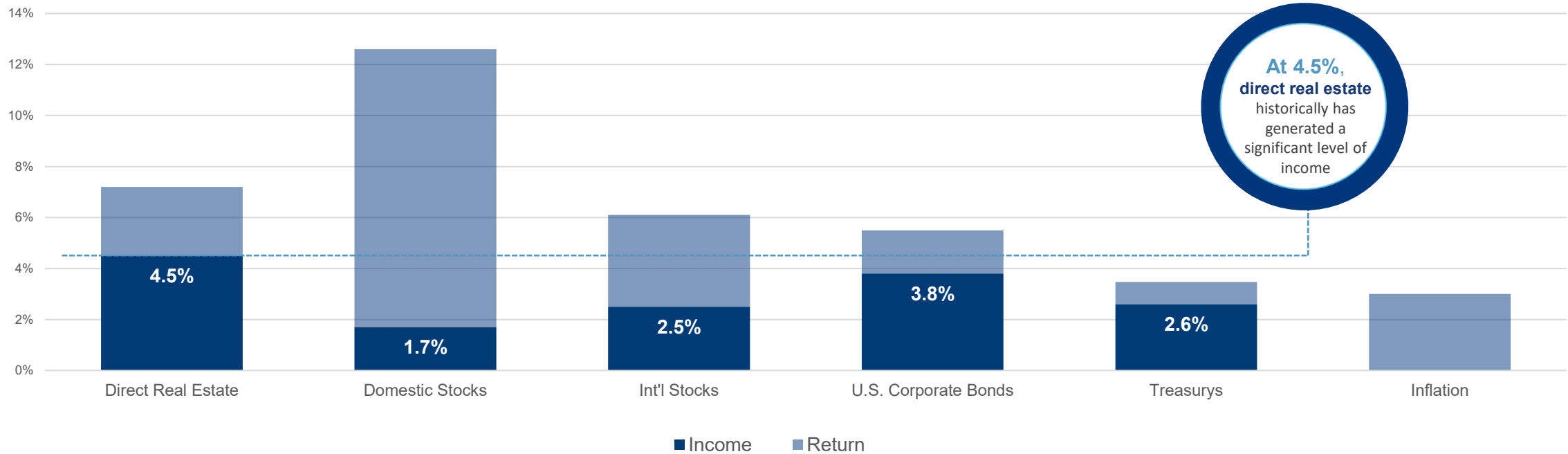
U.S. COMMERCIAL REAL ESTATE

PERFORMANCE AND ROLE IN PORTFOLIO CONSTRUCTION

Competitive Total Return

Performance of Direct Real Estate Compared to Other Growth and Income-Oriented Investments

(December 2015 through December 2025 - 10 years)



**At 4.5%,
direct real estate**
historically has
generated a
significant level of
income

Sources: Performance measured using: Direct Real Estate – NCREIF Fund Index - Open-End Diversified Core Equity, Domestic Stocks – SPDR Dow Jones Industrial ETF Trust (DIA), International Stocks – Dodge & Cox International Stock Fund (DODFX), U.S. Corporate Bonds – iShares iBoxx \$ Investment Grade Corporate Bond ETF (LQD). Treasuries – iShares 7-10 Year Treasury Bond ETF (IEF). Inflation measured by Consumer Price Index from the U.S. Bureau of Labor Statistics, average of ten years of annual rate of inflation measured ending December 2025.

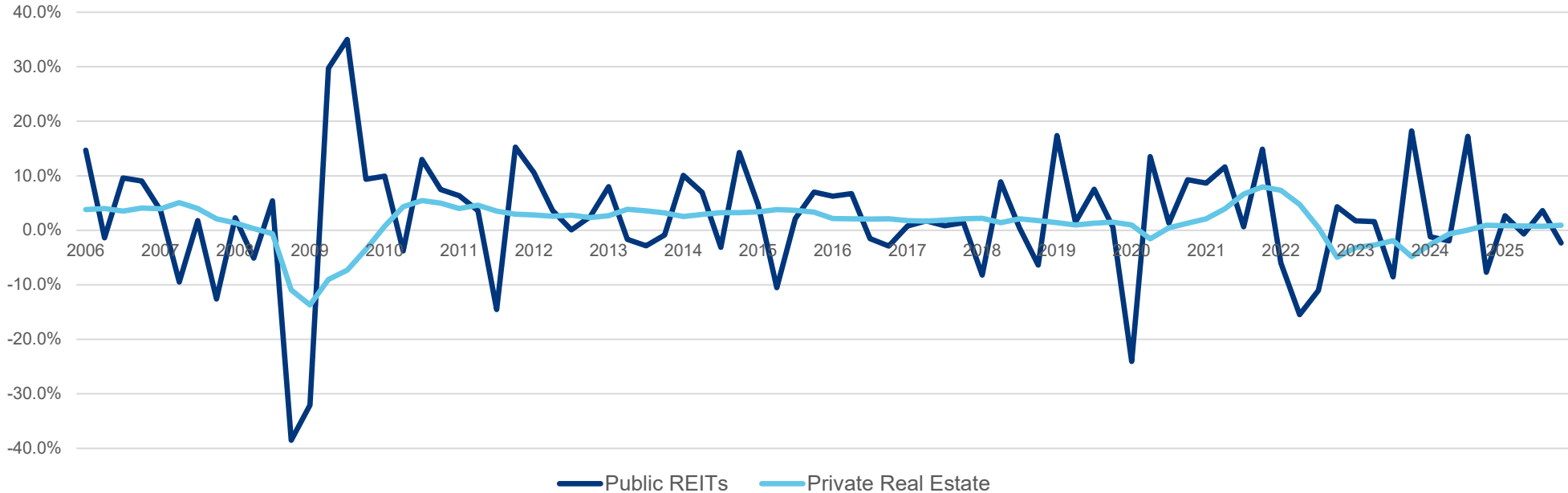
An investment in Cantor Fitzgerald Income Trust is not a direct investment in real estate and has material differences from a direct investment in real estate, including those related to fees and expenses, liquidity and tax treatment. Cantor Fitzgerald Income Trust's share price is subject to less volatility because its per share NAV is based on the value of real estate assets it owns and is not subject to market pricing forces as is the price of public REITs. Although Cantor Fitzgerald Income Trust's share price is subject to less volatility, the value of real estate may fluctuate and may be worth less than was initially paid for it. Cantor Fitzgerald Income Trust's shares are significantly less liquid than public REITs, and are not immune to fluctuations. Private real estate is represented by the NCREIF ODCE and reflects the total returns of diversified, private core, open-end funds including leverage and fund expenses, but excluding management and advisory fees. The term core typically reflects lower risk investment strategies, utilizing low leverage and generally represented by equity ownership positions in stable U.S. operating properties. Funds are weighted equally, regardless of size. While funds used in this benchmark have characteristics that differ from Cantor Fitzgerald Income Trust (including differing management fees and leverage), Cantor Fitzgerald Income Trust's management feels that the NCREIF ODCE is an appropriate and accepted index for the purpose of evaluating the total returns of direct real estate funds. Investors cannot invest in this index. Comparisons shown are for illustrative purposes only and do not represent specific investments. Cantor Fitzgerald Income Trust has the ability to utilize higher leverage than is allowed for the funds in the NCREIF ODCE, which could increase Cantor Fitzgerald Income Trust's volatility relative to the Index. Additionally, an investment in Cantor Fitzgerald Income Trust is subject to certain fees that are not contemplated in the NCREIF ODCE.

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Private Real Estate vs. Public REITs

Returns from Private Real Estate Have Historically Been More Stable Compared to Publicly Traded REITs

Q1 2006 – Q4 2025



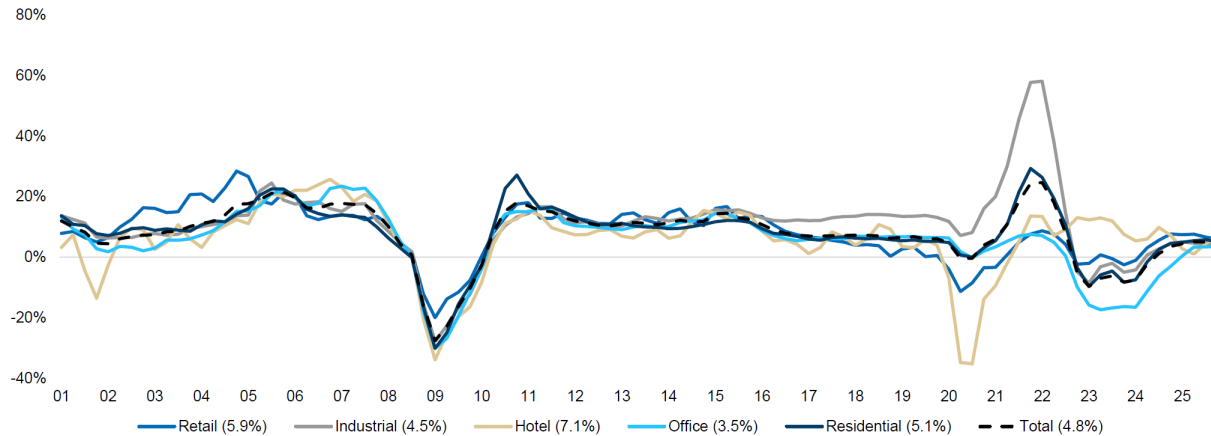
Indices measured: Private Real Estate – NCREIF Fund Index Open-End Diversified Core (ODCE) Returns, Public REITs – Vanguard Real Estate Index Fund ETF Shares (VNQ).

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Core Real Estate has Generated Uncorrelated Returns Through Various Economic Cycles

NCREIF National Property Index Quarterly Annualized Total Return
Q1 2001 – Q4 2025



Sources: NCREIF, Newmark Research.

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Historical Return Correlations
Ten Year Period Ending Q4 2025

	10Y Treasury	U.S. Corp. Inv. Grade	Global Equities	DJIA	Publicly Traded REITs	Private Real Estate
Private Real Estate	-23%	-42%	-29%	-26%	-10%	100%
Publicly Traded REITs	16%	70%	81%	82%	100%	
Dow Jones Industrial	-12%	57%	92%	100%		
Global Equity Developed Market	-10%	55%	100%			
U.S. Corporate Investment Grade	68%	100%				
10Y Treasury	100%					

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CANTOR FITZGERALD INCOME TRUST, INC.

PORTFOLIO METRICS AND PERFORMANCE

SUMMARY

\$1.1 Billion (43 Properties)
Consolidated Real Estate Assets¹

\$702 Million
Real Estate Assets, Less Non-Controlling Interests²

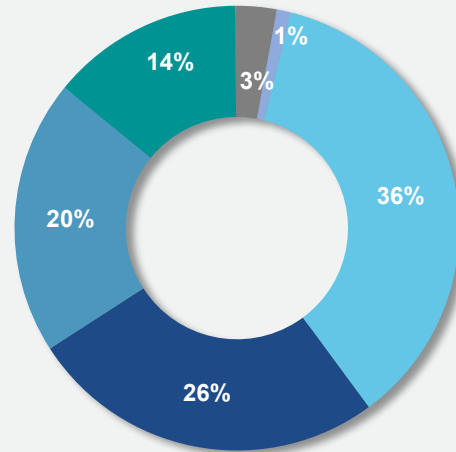
4.8 Million
Square Feet³

96.0%
Occupancy⁴

7.7 Years
Lease Duration⁵

58.4%
Net Debt to Total Capitalization⁶

PROPERTY TYPE⁷



- Multifamily
- Single Tenant Office
- Distribution/Logistics
- Necessity Retail
- Life Sciences
- Data Center

KEY TENANTS

Apple Inc.



A Subsidiary of
Amazon.com Inc.



MARS
Petcare



DAIMLER
TRUCK



As of February 28, 2026

¹ Represents real estate assets as reported in Supplement No. 12 dated March 18, 2026 and not adjusted for CF Income Trust's ownership percentage.

² Represents real estate assets as reported in Supplement No. 12 dated March 18, 2026 and adjusted for CF Income Trust's ownership percentage.

³ Total Square footage is not adjusted for Cantor Fitzgerald Income Trust, Inc. ("CF Income Trust's") current ownership percentage.

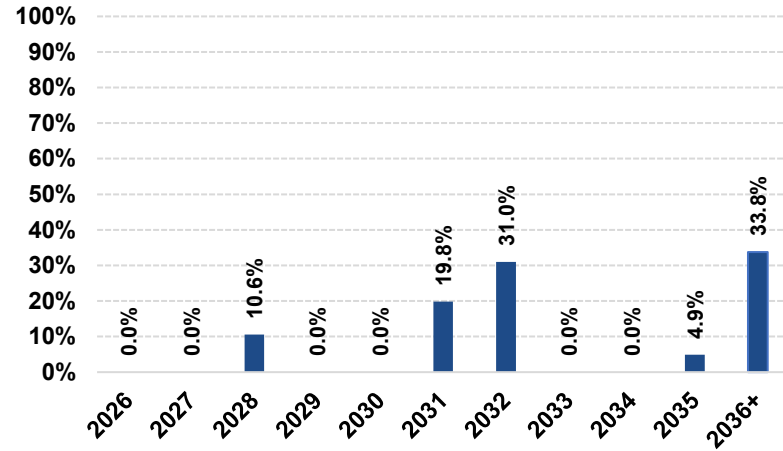
⁴ Occupancy is weighted based on each asset's fair value used in determining our NAV. For our distribution/logistics, retail, life sciences, and office investments, occupancy includes all leased square footage as of the date indicated. For our multifamily investments, occupancy is defined as the percentage of units leased on the date indicated.

⁵ Based on each asset's fair value used in determining our NAV excluding multifamily investments.

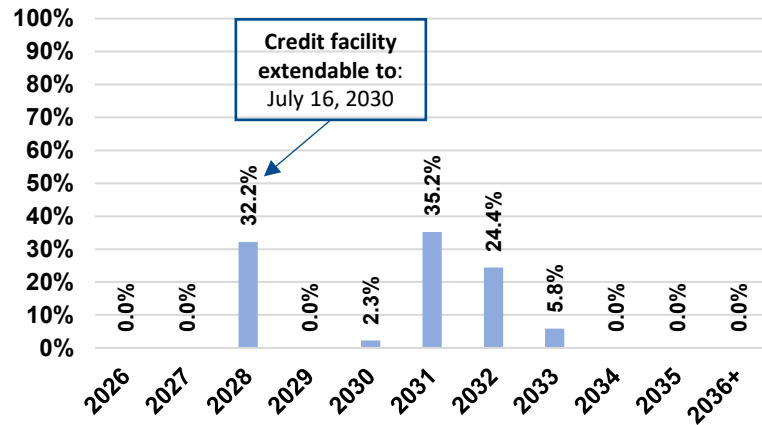
⁶ Net debt is as of September 30, 2025, and is calculated as loans payable less cash. Capitalization represents investments in real estate and real estate-related assets as of September 30, 2025.

⁷ Unless otherwise noted, calculated based on each asset's fair value used in determining our NAV as of February 28, 2026.

Lease Expirations^{1,3}



Debt Maturities²

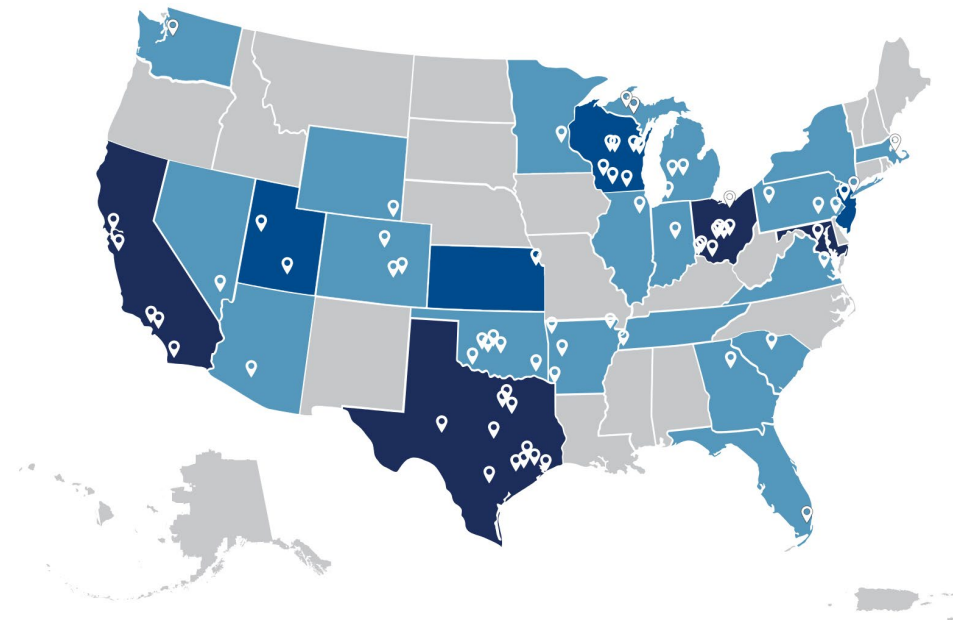


LEASE DURATION³
7.7 YEARS

Percentage of Portfolio

- 0.01% - 5.0%
- 5.01% - 10.00%
- 10.01% - Above

GEOGRAPHIC BREAKDOWN¹



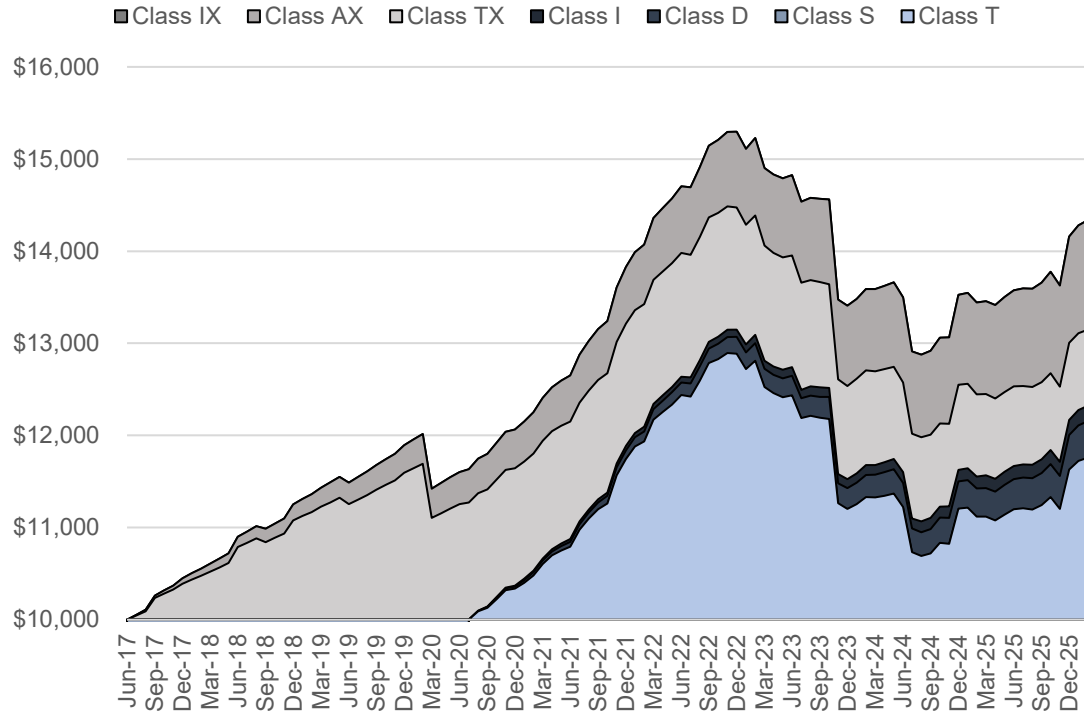
¹ Unless otherwise noted, calculated based on each asset's fair value used in determining our NAV as of February 28, 2026

² Calculated using principal balances as of February 28, 2026. Adjusted for CF Income Trust's current ownership percentage of the underlying positions

³ Based on each asset's fair value used in determining our NAV excluding multifamily investments

Hypothetical Growth of \$10,000

(Assuming Reinvestment of Distributions)



The growth of hypothetical \$10,000 reflects a hypothetical \$10,000 investment and assumes reinvestment of distributions and capital gains. Fund expenses, including management fees and other expenses, were deducted.

Share Class Metrics

(as of February 28, 2026)

Share Class	Net Asset Value	Annualized Dist. Rate ¹	% Taxed as Ord. Inc. in 2021-2025
Class I	\$20.19	5.00%	0%
Class T (no sales load)	\$20.18	5.00%	0%
Class T (with sales load)	\$20.18	5.00%	0%
Class S (no sales load)	\$20.18	4.15%	0%
Class S (with sales load)	\$20.18	4.15%	0%
Class D	\$20.19	4.75%	0%
Class TX	\$20.18	5.00%	0%
Class AX	\$20.19	5.00%	0%
Class IX	\$20.19	5.00%	0%

Note: The table is categorized into 'CURRENT' (Classes I, T, S, D) and 'ORIGINAL' (Classes TX, AX, IX) in the source document.

¹ Annualized net distribution is based off the most recent declared distribution and assumes the daily rate derived from the most recently declared distribution per share per month is maintained for one year, less any applicable distribution fees. With respect to each share class, the rate shown is the annualized amount divided by the most recent prior quarter's net asset value. There is no guarantee of distributions. In the period from June 30, 2025 through September 30, 2025, 100% of distributions were funded from cash flows from operations.

HYPOTHETICAL SCENARIO

\$100,000 INVESTMENT

(assuming an investor who currently owns the 1 share)

Real Estate Investment Trusts (REITs)

Exempt from corporate taxation if they distribute at least 90% of taxable income to shareholders.

Depreciation and Return of Capital

A portion of a REIT's distributions may be considered a nontaxable return of capital. This not only reduces the shareholder's taxable income in the year the distribution is received but also defers taxes on that portion until the asset is sold for a gain.

\$100,000
Invested

\$5,000
(5.00% Annual
Distribution Rate)

0%
Ordinary Income

VOID CORRECTED

PAYER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.		1a Total ordinary dividends <div style="border: 2px solid #0070C0; padding: 5px; text-align: center; font-weight: bold;">\$ 0</div>		OMB No. 1545-0110 Form 1099-DIV (Rev. January 2024) For calendar year _____	
PAYER'S TIN		1b Qualified dividends \$		Dividends and Distributions Copy 1 For State Tax Department	
RECIPIENT'S TIN		2a Total capital gain distr. \$			
RECIPIENT'S name		2b Unrecap. Sec. 1250 gain \$			
Street address (including apt. no.)		2c Section 1202 gain \$			
City or town, state or province, country, and ZIP or foreign postal code		2d Collectibles (28%) gain \$		2e Section 897 ordinary dividends \$	
Account number (see instructions)		2f Section 897 capital gain \$			
11 FATCA filing requirement <input type="checkbox"/>		3 Nondividend distributions <div style="border: 2px solid #0070C0; padding: 5px; text-align: center; font-weight: bold;">\$ 5,000</div>		4 Federal income tax withheld \$	
12 Exempt-interest dividends \$		5 Section 199A dividends \$		6 Investment expenses \$	
13 Specified private activity bond interest dividends \$		7 Foreign tax paid \$		8 Foreign country or U.S. possession	
14 State		9 Cash liquidation distributions \$		10 Noncash liquidation distributions \$	
15 State identification no.		12 Exempt-interest dividends \$		13 Specified private activity bond interest dividends \$	
16 State tax withheld \$		14 State		15 State identification no.	

Form **1099-DIV** (Rev. 1-2024)
www.irs.gov/Form1099DIV
Department of the Treasury - Internal Revenue Service

This sales and advertising literature does not constitute tax advice. Because each investor's tax position is different, you should consult with your tax advisor. Other investments may offer tax advantages. An accelerated depreciation schedule does not guarantee a profitable return on investment.

¹Assuming the maximum ordinary tax bracket of 37%, the above scenario would result in an after-tax yield of approximately 3.2%.



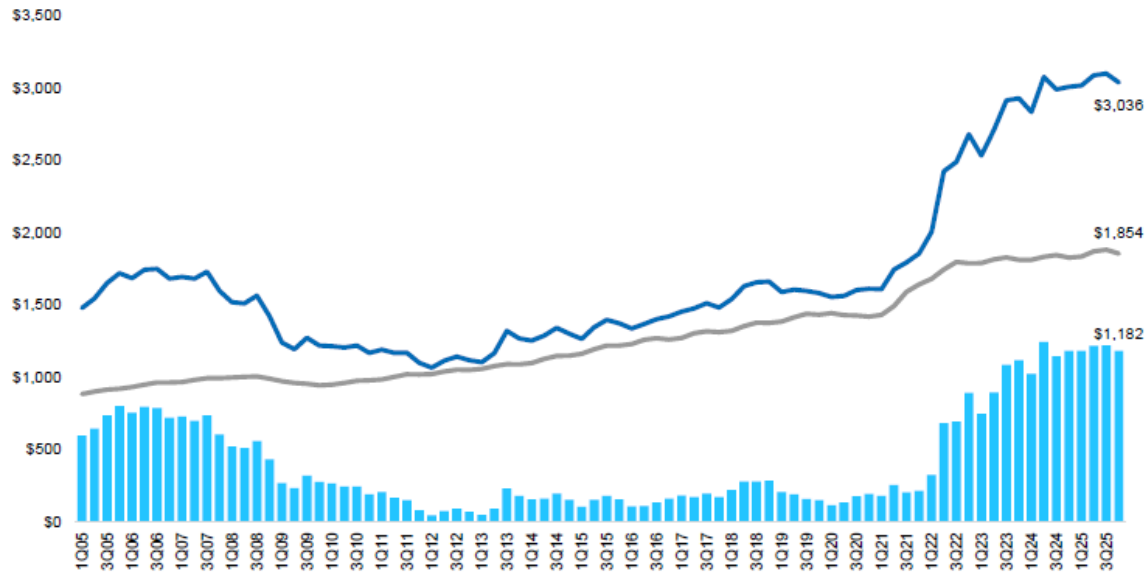
CF INCOME TRUST INVESTMENT STRATEGY

SECTOR REVIEW AND INVESTMENT HIGHLIGHTS

Housing Affordability Driving U.S. Homeownership Down and the Number of Renters Up

Cost of Homeownership Compared to Renting

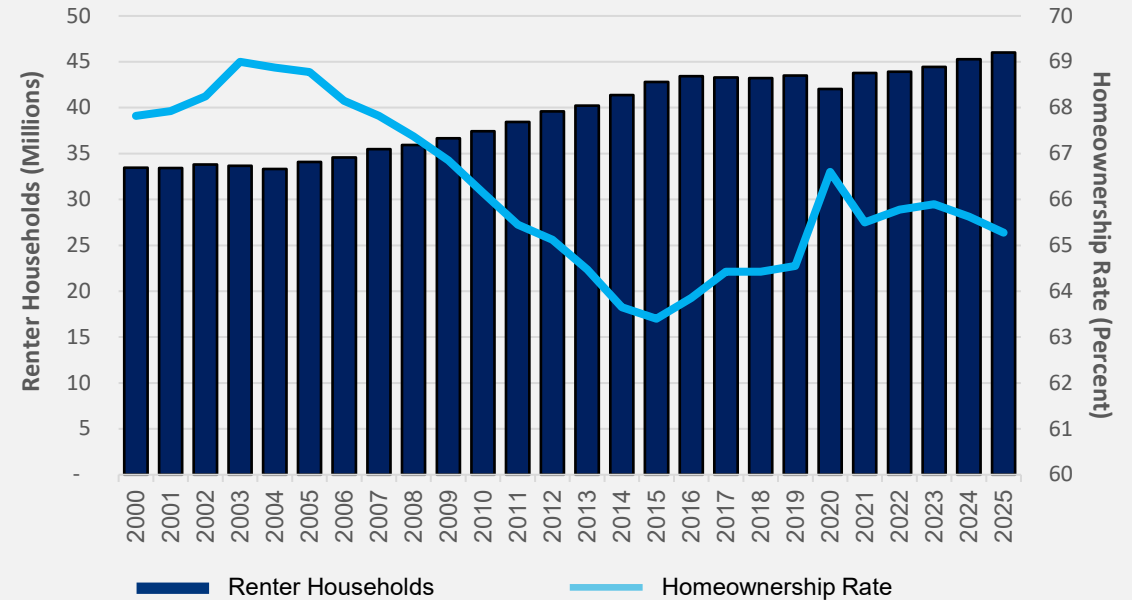
2005 – 2025



Source: Newmark Research, RealPage, Atlanta Federal Reserve (February 2, 2026)

U.S. Renter vs. Owner

2000 – 2025



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, December 31, 2025

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The Station at MacArthur Apartment Community

LAS COLINAS SUBMARKET
IRVING, TX (DALLAS-FORT WORTH MSA)

PURCHASE PRICE

\$106.0 Million¹

PROPERTY TYPE

Class A Multifamily

YEAR BUILT

1994

NUMBER OF UNITS

444

AVERAGE UNIT SIZE

1,031



INVESTMENT HIGHLIGHTS

- **High-Quality Stabilized Asset** – 304 units were fully renovated recently, 100% of the units include a direct-access garage, and 81% of the units offer a townhome floor plan.
- **Desirable Location within Strong Market** – Dallas Fort Worth ranked as one of the top ten metros for employment and population growth over the past decade and is poised for continued growth.
- **Positive Rental Market Fundamentals** – As of Q2 2020, the Dallas Fort Worth metro area had the highest demand for apartment units in the country.
- **Experienced Operator** – Founded in 2010, CAF is a Dallas Fort Worth based real estate management firm which manages 54 properties (17,000 units) in Texas and 38 properties in the Dallas MSA.

*In select units

¹Cantor Fitzgerald Income Trust, Inc. acquired, through its operating partnership, beneficial interests representing 15% of the Station DST which owns the fee simple interest in The Station at MacArthur. Price shown is reflective of purchase price for the 100% of the asset.

The Residences at Pearland Town Center

PEARLAND, TX

PURCHASE PRICE

\$40.3 Million¹

PROPERTY TYPE

Class - A Multifamily

NUMBER OF UNITS

234

AVERAGE UNIT SIZE

939

YEAR BUILT

2008 & 2011, Renovated in 2022



INVESTMENT HIGHLIGHTS

- **High-Quality Stabilized Asset** – The 234-unit apartment is uniquely positioned within Pearland Town Center, a walkable and well-occupied open-air lifestyle center and feature spacious interiors and attractive finishes. Community amenities include a clubhouse, business center, fitness center, media room, coffee bar, two resort-style swimming pools, a picnic and grilling area, and a community park with a pavilion.
- **Opportunity to Add Value** – The Property was partially renovated in 2022 and contains a mix of renovated and classic units. The Sponsor believes the Property would benefit from additional renovations.
- **Positive Rental Market Fundamentals** – The population within three-miles of the Property is 83,386 and is projected to grow at an approximate 0.8% annual rate for 2022-2027, double the 2022 national average.³

¹ Cantor Fitzgerald Income Trust, Inc. originally acquired, through its operating partnership, beneficial interests representing 5% of the CF Pearland Multifamily DST which owns the fee simple interest in The Residences at Pearland. Price shown is reflective of the purchase price for the 100% of the asset.

² 93.0% leased per CoStar

³ CoStar

The Archer in Acworth ACWORTH, GA

PURCHASE PRICE
\$83.5 Million¹

PROPERTY TYPE
Class - A Multifamily

NUMBER OF UNITS
316

AVERAGE UNIT SIZE
997 SF

YEAR BUILT
2021



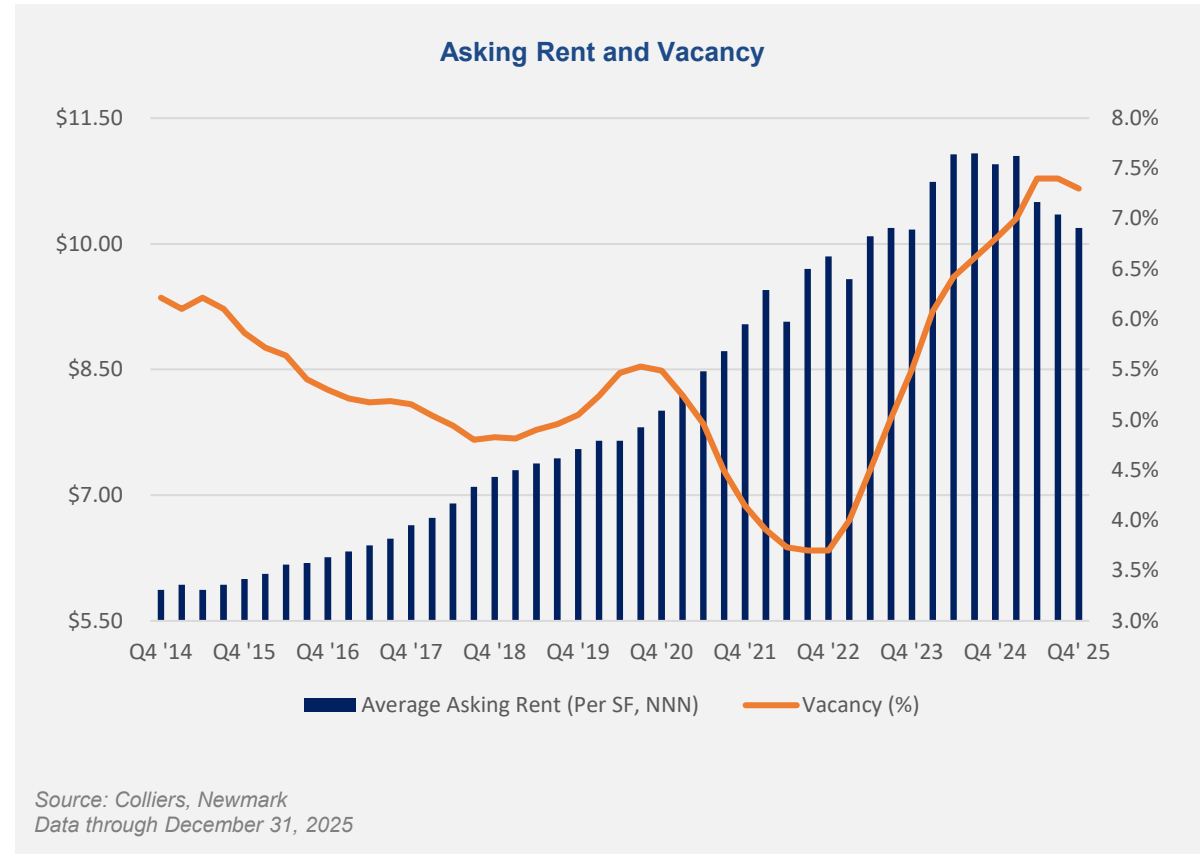
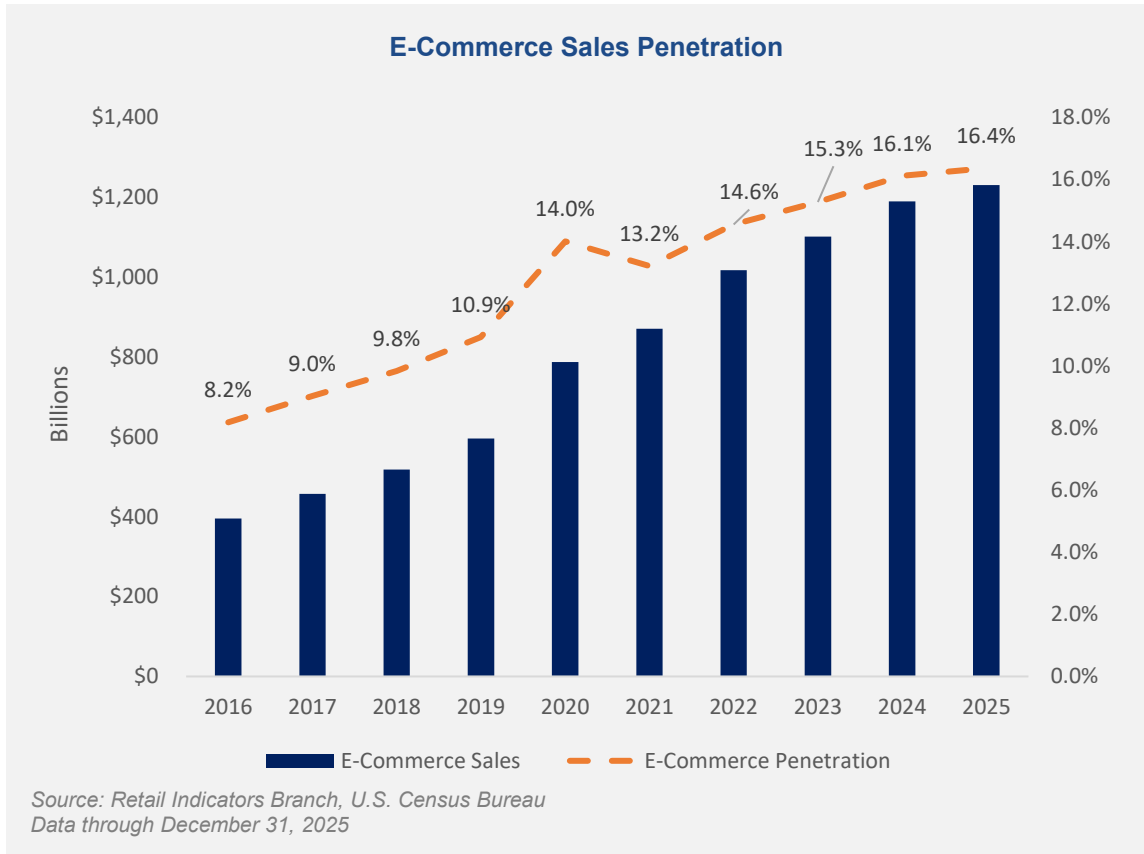
INVESTMENT HIGHLIGHTS

- **High-Quality Stabilized Asset** – The Property is a Class - A apartment community completed in 2021 with spacious interiors and high-end finishes. Community amenities include a well-appointed clubhouse, fitness center, resort-style swimming pool with cabanas, fire pit, dog park, outdoor kitchen/grilling area, and controlled access.
- **Well Located Within Desirable Market** – The Property is located in Acworth, Georgia approximately 30 miles northwest of downtown Atlanta. The Property is located proximate to Bartow and Cobb counties' largest employers, premier shopping and fine dining in historic downtown Acworth, and recreational events at nearby Lake Acworth/Lake Allatoona.
- **Positive Rental Market Fundamentals** – Population growth for 2023-2028 within three miles of the Property is projected at an approximate 0.6% annual rate, above the 2022 national average.²

¹ Cantor Fitzgerald Income Trust, Inc. currently owns 0% of the CF Archer Multifamily DST which owns the fee simple interest in The Archer in Acworth. However, CF Income Trust has a contingent fair market value option to acquire the asset no earlier than the second anniversary of the completion or termination of the offering. Price shown is reflective of the purchase price for the 100% of the asset.

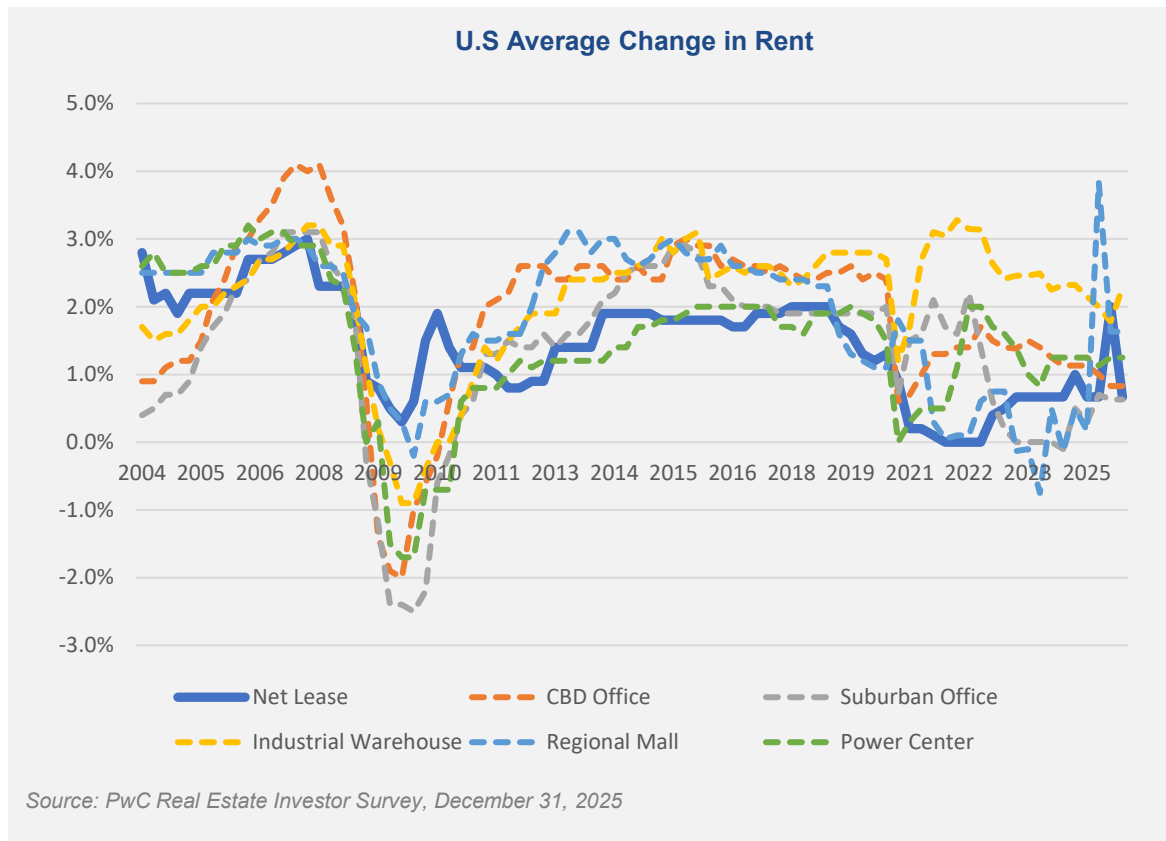
² Appraisal

Logistics and E-Commerce Demand Creates Growth in Domestic Industrial Rents



An investment in Cantor Fitzgerald Income Trust is not a direct investment in real estate, and is subject to certain fees and expenses, as well as certain risks specifically applicable to an investment in non-traded REITs, which may adversely impact the value of the investment. For more information, please refer to the prospectus.

Net Lease Investments May Offer More Predictable Cash Flows through Various Economic Environments



- Potential to mitigate volatility associated with market disruptions and economic recessions
- Minimal on-going capital requirements with expenses borne by tenant
- Typically escalating rents provide potential inflation hedge and generate growth in cash flow



An investment in Cantor Fitzgerald Income Trust is not a direct investment in real estate, and is subject to certain fees and expenses, as well as certain risks specifically applicable to an investment in non-traded REITs, which may adversely impact the value of the investment. For more information, please refer to the prospectus.

Eisai Inc.

NUTLEY, NJ

PURCHASE PRICE

\$131.7 Million¹

PROPERTY TYPE

Class-A Office Building

TENANT BUSINESS SECTOR

Life Sciences

SQUARE FOOTAGE

332,818 (Building), 1.84 Acres (Site),
1,506 (Parking Spaces)

YEAR COMPLETED

1965, Renovated in 2021

LEASE

Triple Net (NNN)

LEASE EXPIRATION

December 31, 2038



INVESTMENT HIGHLIGHTS

- **High Quality Headquarters Property** - The Property serves as the North American headquarters for Eisai Co., Ltd. (“Eisai”), a leading global research and development-based pharmaceutical company headquartered in Japan. The company was established in 1941 and is publicly traded on the Tokyo Stock Exchange (TSE: ESALY).
- **Investment Grade Tenant** - The Property is 100% leased to the Tenant through December 2038 (approximately 15 years of remaining lease term²) with 2.0% annual rent escalations.
- **Located in Greater New York City Life Sciences Corridor** - The Property is located within the master planned ON3 life science campus, which currently includes 635,000 square feet of R&D/education space (including Seton Hall-Hackensack Meridian School of Medicine, Quest Diagnostics and Ralph Lauren) and is anticipated to ultimately feature 1.1 million square feet of office/R&D/and medical space, 1.1 million square feet of residential space, 180,000 square feet of retail amenities, a 180-room mid-rise hotel, and 20 acres of green space.³

¹ Cantor Fitzgerald Income Trust, Inc. originally acquired, through a joint venture with its sponsor, beneficial interests representing 10% of the CF ON3 Life Sciences Parent DST which owns the fee simple interest in the property. CF Income Trust has a contingent fair market value option to acquire the asset no earlier than the second anniversary of the completion or termination of the offering. Price shown is reflective of the purchase price for the 100% of the asset.

² As of April 30, 2023

³ <https://on3nj.com/vision/>

De Anza Plaza Apple Inc.

CUPERTINO, CA

PURCHASE PRICE

\$63.8 Million

PROPERTY TYPE

Class A, Two Building Office Complex, Leasehold Interest

TENANT BUSINESS SECTOR

Technology

SQUARE FOOTAGE

30,406 (10001 Building)

53,553 (10101 Building)

YEAR COMPLETED

1985 and 1986

LEASE

Triple Net (NNN)

LEASE EXPIRATION

July 31, 2031

RENT ESCALATIONS

3.0% Annual Rent Escalations and Two Five-Year Renewal Options at 95% Fair Market Value



INVESTMENT HIGHLIGHTS

- **Well-Located in California's Silicon Valley** – The Property consists of 2 buildings on 1.84 acres and is located in the heart of Silicon Valley where office inventory is limited and in high demand.
- **Investment Grade Tenant** – Apple Inc. (NASDAQ: APPL), the tenant under the lease, is an American multinational technology company that specializes in consumer electronics, computer software, and online services., and maintains an investment grade credit rating from S&P ('AA+') and Moody's ('Aa1').
- **Long-Term Triple-Net Lease** – Approximately 5.5 years with extension options and scheduled increases.

Boston Scientific Corporation

SANTA CLARITA (VALENCIA), CA
(LOS ANGELES COUNTY)

PURCHASE PRICE

\$92.0 Million¹

PROPERTY TYPE

Class-A Office Building

TENANT BUSINESS SECTOR

Life Sciences

SQUARE FOOTAGE

180,415 (Building), 40.5 Acres (Site),
528 (Parking Spaces)

YEAR COMPLETED

2006

LEASE

Triple Net (NNN)

LEASE EXPIRATION

December 31, 2035



INVESTMENT HIGHLIGHTS

- **High Quality Headquarters Property** - The property serves as the global headquarters for Boston Scientific's Neuromodulation division, which develops implantable electronic technologies that help patients manage chronic pain and neurological conditions.
- **Investment Grade Tenant** - Boston Scientific (NYSE: BSX), the tenant under the lease, is a leading life sciences company with a market capitalization of over \$82.5 billion², and maintains an investment grade credit rating from S&P ('BBB'), Moody's ('Baa2') and Fitch ('BBB+')³.
- **Well-Located in Greater Los Angeles Life Sciences Corridor** - The property is located within the Southern California Innovation Park, which consists of 160 acres containing 15 buildings primarily leased to other life sciences tenants.

¹ Cantor Fitzgerald Income Trust, Inc. originally acquired, through a joint venture with its sponsor, beneficial interests representing 10% of the CF Valencia Life Sciences DST which owns the fee simple interest in the property. CF Income Trust has a contingent fair market value option to acquire the asset no earlier than the second anniversary of the completion or termination of the offering. Price shown is reflective of the purchase price for the 100% of the asset.

² As of December 14, 2023

³ As of December 1, 2023

Daimler Trucks North America Regional Headquarters

FORT MILL, SC (CHARLOTTE MSA)

PURCHASE PRICE

\$40.0 Million

PROPERTY TYPE

Class A Office

TENANT BUSINESS SECTOR

Automotive

SQUARE FOOTAGE

150,164

YEAR BUILT

February 2008

LEASE

Triple Net (NNN)

LEASE EXPIRATION

12/31/2028

RENT ESCALATIONS

2% Annually



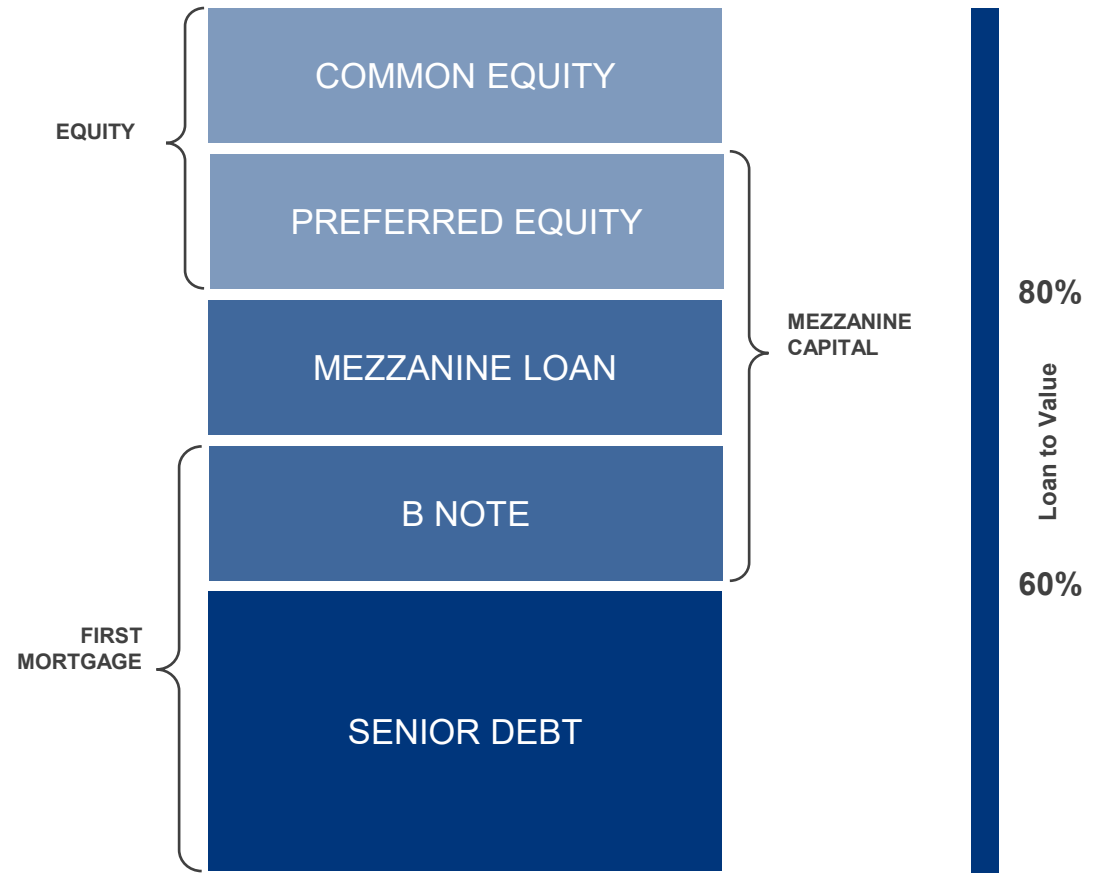
INVESTMENT HIGHLIGHTS

- **Premier Tenant** – Daimler Trucks is the world's largest truck manufacturer.
- **Strategic Office Location** - Regional headquarters located near five of the company's manufacturing facilities.
- **Long-Term Triple-Net Lease with Annual Escalations**
- **Exceptional Location** – Strong office market within the growing Charlotte MSA.

Market Volatility has Created Attractive Investment Opportunities Across the Capital Stack

Both mortgage and mezzanine capital investments offer competitive risk-adjusted returns.

- **Mortgage:** Loan secured by a lien on a commercial property
 - **Senior Debt:** Senior mortgage
 - **B Note:** Junior mortgage
- **Mezzanine Loan:** Debt secured by the equity of the property-owning entity. Most junior form of debt that is senior to Equity. Debt and equity-like characteristics.
- **Preferred Equity:** Senior to common equity and subordinate to debt investments. Often structured with debt-like features including a coupon and term.



Strategy	We intend to invest primarily in stabilized, income-producing commercial real estate primarily located in the U.S.
Structure	Publicly registered, non-traded, perpetual life NAV REIT
Portfolio Allocation	We will seek to invest: (a) at least 80% of our assets in properties and real estate-related debt; and (b) up to 20% of our assets in real estate-related securities
Sponsor / Advisor	Cantor Fitzgerald Investors, LLC / Cantor Fitzgerald Income Trust Advisors, LLC
Maximum Offering Size	\$1.25 Billion
Offering Price¹	Generally equal to our prior month's NAV per share for such class as of the last calendar day of such month, plus applicable selling commissions and dealer manager fees
Minimum Investment	\$2,500 in Class D, Class S and Class T Shares / \$1,000,000 in Class I Shares
Distribution Frequency²	Monthly – Subject to board declaration
Distribution Reinvestment Plan (DRP)	Up to \$250 million (Monthly, shares purchased at NAV)
Suitability Requirements	\$250,000 net worth or \$70,000 net worth and \$70,000 annual gross income Higher suitability in certain states; please consult the prospectus
Tax Reporting	Form 1099-DIV
Share Repurchase Plan³ (as a percentage of NAV, pro-rata redemptions, monthly availability)	<ul style="list-style-type: none"> • Monthly repurchases will be made at the transaction price, which is generally equal to our prior month's NAV • Shares not held for at least one year will be repurchased at 95% of that month's transaction price • Overall limit of 2% of NAV per month and 5% of NAV per calendar quarter • Shares redeemed at transaction price in case of death or qualifying disability

¹We may offer shares at a price that we believe reflects the NAV per share of such stock more appropriately than the prior month's NAV per share, including by updating a previously disclosed offering price, in cases where we believe there has been a material change (positive or negative) to our NAV per share since the end of the prior month.

²There is no guarantee of distributions. Distributions have and may continue to be paid from other sources other than cash flow from operations, including offering proceeds, which reduce investor's overall return. Distributions paid with respect to Class D Shares, T Shares and Class S Shares will be reduced by the ongoing distribution fee payable with respect to such classes of shares.

³Repurchases are limited to 5% per quarter and 2% per month of the combined NAV of all classes of shares as of the last calendar day of the previous calendar quarter or month, respectively; the program may be modified, suspended or terminated at any time upon ten days prior written notice to stockholders.

Available on the following platforms:  **AIX**
Alternative Investment Exchange

 **altigo**
ALTERNATIVE INVESTMENTS IN GOOD ORDER

CAIS 

SHARE CLASS-SPECIFIC FEES	CLASS I	CLASS D	CLASS S	CLASS T
Availability¹	Advisory, Institutional and Fiduciary Accounts		Brokerage Accounts	
Upfront Selling Commissions^{2, 3}	(0.00%)	(0.00%)	(3.50%)	(3.00%)
Upfront Dealer Manager Fee^{2, 3}	(0.00%)	(0.00%)	(0.00%)	(0.50%)
Ongoing Distribution Fee² (per annum, payable monthly)	0.00%	0.25%	0.85%	0.65% Advisor 0.20% Dealer

ADVISOR FEES	
Management Fees	0.75% per annum of NAV, payable monthly
Performance Participation	5.0% of the annual total return, subject to a 5% annual hurdle amount, a high-water mark and catch-up

No Acquisition⁴ or Financing Fees

¹ Select broker-dealers may have different suitability standards, may not offer all share classes, and/or may offer CF Income Trust at a higher minimum initial investment.

² We will cease paying the stockholder servicing fee with respect to any shares held in a stockholder's account at the end of the month in which the dealer manager in conjunction with the transfer agent determines that total upfront selling commissions, dealer manager fees and stockholder servicing fees paid with respect to such shares would exceed 8.75% (or, in the case of Class T shares sold through certain participating broker-dealers, a lower limit as set forth in any applicable agreement between the dealer manager and a participating broker-dealer at the time such Class T shares were issued) of the gross proceeds from the sale of such shares (including the gross proceeds of any shares issued under our distribution reinvestment plan with respect thereto).

³ Calculated as a percentage of transaction price.

⁴ Cantor Fitzgerald Income Trust will also incur customary acquisition expenses in connection with the acquisition and/or origination of its investments. Actual amounts will be dependent upon actual expenses incurred and, therefore, cannot be determined at this time.

<p>POSITIONING</p> <ul style="list-style-type: none"> • 96.0% occupancy rate³ • 100% net lease rent collection since inception • Moderate leverage • Primarily long term fixed-rate debt 	<p>DIVERSIFICATION¹</p> <ul style="list-style-type: none"> • Diversified by property type, tenant, industry, lease duration and geography
<p>VALUATION</p> <ul style="list-style-type: none"> • Typically, entire portfolio is valued over the course of a year utilizing an independent third-party. • Transparency through independent, third-party pricing and monthly NAV 	<p>TAX EFFICIENT DISTRIBUTIONS²</p> <ul style="list-style-type: none"> • 5.00% of NAV per share annualized gross distribution, reset quarterly (not inclusive of applicable distribution fees) • Annualized distribution rate: 5.00% for T Shares, 5.00% for I Shares, 4.75% for D Shares, 4.15% for S Shares, 5.00% for TX Shares, 5.00% for IX Shares, and 5.00% for AX Shares. • 0% taxable in 2021, 2022, 2023, 2024, and 2025 utilizing component depreciation

All data as of February 28, 2026, except "Balance Sheet".

¹Diversification is not a guarantee of future results or performance.

²Annualized gross distribution is based off the most recent declared distribution and assumes the daily rate derived from the most recently declared distribution per share per month is maintained for one year. There is no guarantee of distributions. In the period from September 30, 2025 through December 31, 2025, 100% of distributions were funded from cash flows from operations.

³Occupancy is weighted based on each asset's fair value used in determining our NAV. For our industrial, retail and office investments, occupancy includes all leased square footage as of the date indicated. For our multifamily investments, occupancy is defined as the percentage of units leased on the date indicated.



FINANCIAL PROFESSIONALS INQUIRIES:

Cantor Fitzgerald & Co.

110 E. 59th St.
New York, NY 10022
1-855-9-CANTOR (22-6867)
cfsupport@cantor.com
cfincometrust.com

INVESTORS:

If you are interested in investing in Cantor Fitzgerald Income Trust, please contact your financial advisor or visit www.cfincometrust.com

ALL OTHER INQUIRIES

Cantor Fitzgerald Income Trust, Inc.

110 E. 59th St.
New York, NY 10022
1-855-9-CANTOR (22-6867)

Securities distributed by Cantor Fitzgerald and Co.

Cantor Fitzgerald Asset Management

Cantor Fitzgerald & Co. (Member FINRA/SIPC), the Dealer Manager for the offerings discussed herein.