

CANTOR FITZGERALD INCOME TRUST, INC.

CANTOR

PORTFOLIO UPDATE

Portfolio Metrics

As of December 31, 2025

\$1.1 Billion (46 Investments)
CONSOLIDATED REAL ESTATE ASSETS¹

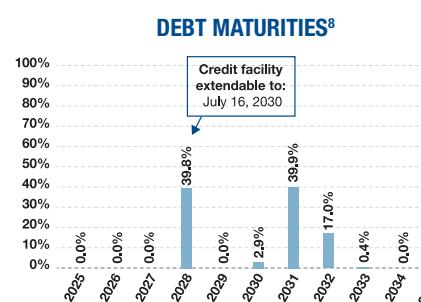
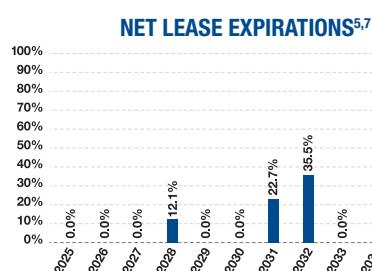
\$561 Million (44 Investments)
REAL ESTATE ASSETS, LESS NON-CONTROLLING INTERESTS²

4.8 Million
TOTAL PROPERTY SQUARE FOOTAGE³

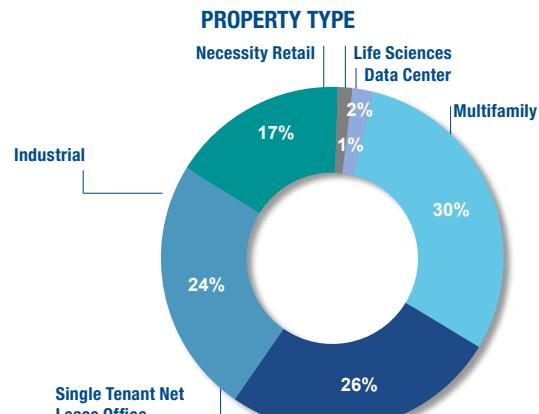
95.0%
OCCUPANCY⁴

7.2 Years
LEASE DURATION⁵

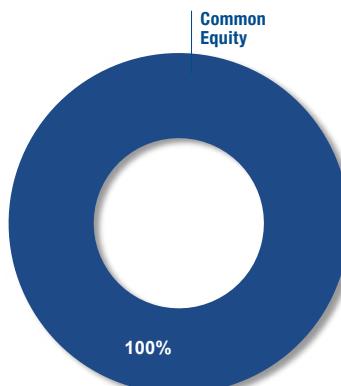
58.4%
NET DEBT TO TOTAL CAPITALIZATION⁶



Portfolio Composition⁷



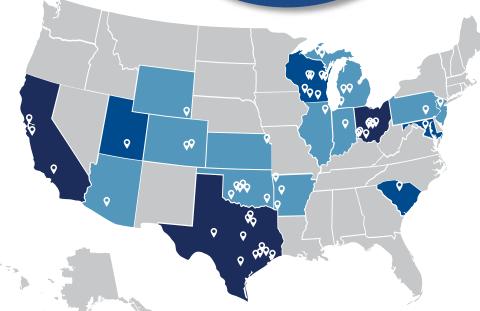
INVESTMENT TYPE



Geographic Breakdown⁷

PERCENTAGE OF PORTFOLIO

- 📍 10.01% and Up
- 📍 5.01% - 10.00%
- 📍 0.01% - 5.00%



Performance Summary

As of December 31, 2025

NAV

NET DISTRIBUTION AMOUNTS⁹

TAXABLE INCOME

Share Class	Net Asset Value	Annualized Distribution Rate ¹	% Taxed as Ord. Inc. in 2021-2024
Class I	\$20.10	4.91%	0%
Class T (With Sales Load)	\$20.09	4.06%	0%
Class T (No Sales Load)	\$20.09	4.06%	0%
Class S (With Sales Load)	\$20.09	4.06%	0%
Class S (No Sales Load)	\$20.09	4.06%	0%
Class D	\$20.10	4.66%	0%
Class TX	\$20.09	3.91%	0%
Class AX	\$20.10	4.91%	0%
Class IX	\$20.10	4.91%	0%

¹With Sales Load" assumes payment of the full upfront sales charge at initial subscription.

Past performance is historical and not a guarantee of future results.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. The offering is made only by the prospectus.

¹Represents real estate assets (investment in real estate and investments in real estate-related assets) as reported in Supplement No. 10 dated January 16, 2026 and not adjusted for CF Income Trust's ownership percentage.

²Represents real estate assets (investment in real estate and investments in real estate-related assets) as reported in Supplement No. 10 dated January 16, 2026 and adjusted for CF Income Trust's ownership percentage.

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

⁴Occupancy 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.

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

⁶Net 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.

⁷Unless otherwise noted, calculated based on each asset's fair value used in determining our NAV as of December 31, 2025.

⁸Calculated using principal balances as of December 31, 2025. Adjusted for CF Income Trust's current ownership percentage of the underlying positions.

⁹Annualized 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 available monthly net asset value. There is no guarantee of distributions. In the period from June 30, 2025 through September 30, 2025, 100% of distributions of distributions were funded from cash flows from operations.

¹⁰See next page for further information regarding our performance calculations. Class IX, AX, and TX shares are no longer being offered as of July 2020, and as such, no investor has experienced fully-loaded monthly or YTD returns for these classes.

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