

# CANTOR FITZGERALD INCOME TRUST, INC.



## PORTFOLIO UPDATE

### Portfolio Metrics

As of December 31, 2025

**\$1.1 Billion** (46 Investments)  
CONSOLIDATED REAL ESTATE ASSETS<sup>1</sup>

**\$561 Million** (44 Investments)  
REAL ESTATE ASSETS, LESS NON-CONTROLLING INTERESTS<sup>2</sup>

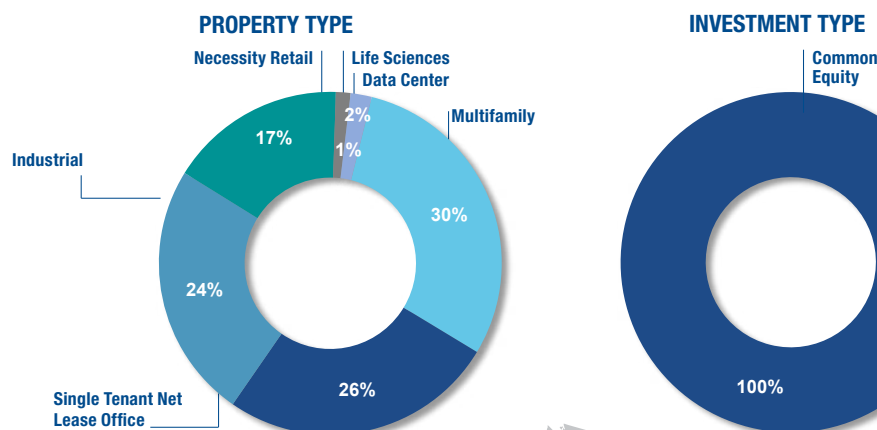
**4.8 Million**  
TOTAL PROPERTY SQUARE FOOTAGE<sup>3</sup>

**95.0%**  
OCCUPANCY<sup>4</sup>

**7.2 Years**  
LEASE DURATION<sup>5</sup>

**58.4%**  
NET DEBT TO TOTAL CAPITALIZATION<sup>6</sup>

### Portfolio Composition<sup>7</sup>



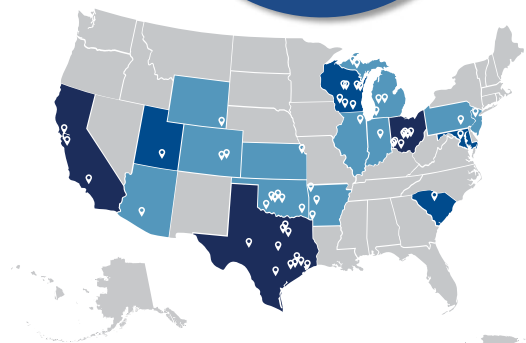
### Geographic Breakdown<sup>7</sup>

#### PERCENTAGE OF PORTFOLIO

10.01% and Up

5.01% - 10.00%

0.01% - 5.00%



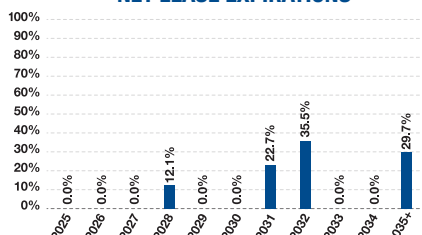
### Performance Summary

As of December 31, 2025

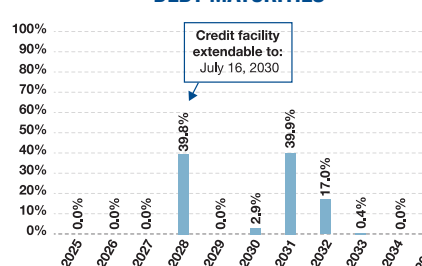
	NAV	NET DISTRIBUTION AMOUNTS <sup>9</sup>		TAXABLE INCOME
		Annualized Distribution Rate <sup>1</sup>	% Taxed as Ord. Inc. in 2021-2024	
CURRENT	Share Class	Net Asset Value		
	Class I	\$20.10	4.91%	0%
	Class T (With Sales Load)	\$20.09	4.06%	0%
	Class T (No Sales Load)	\$20.09	4.06%	0%
	Class S (With 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%
ORIGINAL	Class IX	\$20.10	4.91%	0%

<sup>1</sup> "With Sales Load" assumes payment of the full upfront sales charge at initial subscription. Past performance is historical and not a guarantee of future results.

### NET LEASE EXPIRATIONS<sup>5,7</sup>



### DEBT MATURITIES<sup>8</sup>



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.

<sup>1</sup> Represents 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.

<sup>2</sup> Represents 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.

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

<sup>4</sup> Occupancy 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.

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

<sup>6</sup> 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.

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

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

<sup>9</sup> 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 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.

<sup>10</sup> See 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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