

CANTOR FITZGERALD INCOME TRUST, INC.




INVESTOR FACT SHEET



CF INCOME TRUST PROVIDES INSTITUTIONAL REAL ESTATE INVESTMENT OPPORTUNITIES FOR INCOME-FOCUSED INVESTORS¹

Cantor Fitzgerald Income Trust, Inc. — (“CF Income Trust”) — is a publicly registered, non-traded, monthly-valued perpetual real estate investment trust (“REIT”)² designed to potentially deliver tax-advantaged distributions³ and structured for transparency and an alignment of interests with investors.⁴

Investment Objectives⁵

 Capital Preservation	 Income Generation	 Appreciation
A diversified portfolio of high-quality commercial real estate and real estate-related debt investments may help preserve capital	CF Income Trust primarily focuses on investing in stabilized, income-producing properties and originating interest bearing loans secured by real estate	Real estate held with a long-term view has the potential to offer appreciation over time through growth in the company's Net Asset Value

Investment Strategy



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

• Multifamily • Office • Industrial • 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



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

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

² We elected to be taxed as a 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.

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.

⁴ 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 and as a result face significant conflicts of interest.

⁵ We may change our investment objectives, policies and strategies at any time without stockholder 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.

⁶ Cantor Fitzgerald refers to Cantor Fitzgerald, L.P., its subsidiaries, including Cantor Fitzgerald & Co., and its affiliates including BGC Partners (NASDAQ: BGCP) and Newmark Knight Frank (NASDAQ: NMRK). The performance of Cantor Fitzgerald, L.P. is not indicative of the performance of Cantor Fitzgerald 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. Past performance does not guarantee future results.

⁷ The securities of CF Income Trust have not been rated by any rating agency.

Cantor Fitzgerald⁶ – A 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



150 OFFICES WORLDWIDE

Cantor Fitzgerald maintains more than 150 offices in 22 countries



13,000+ EMPLOYEES

More than 13,000 employees worldwide



INVESTMENT GRADE⁷

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



1 OF 24 PRIMARY DEALERS

One of only 24 primary dealers of U.S. government securities

Offering Details

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 (inclusive of DRP shares)
Offering Price⁸	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 Frequency⁹	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 Plan¹⁰ (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

SHARE CLASS-SPECIFIC FEES	Class I	Class D	Class S	Class T
Availability¹¹	Advisory, Institutional and Fiduciary Accounts		Brokerage Accounts	
Upfront Selling Commissions^{12,13}	(0.00%)	(0.00%)	(3.50%)	(3.00%)
Upfront Dealer Manager Fee^{12,13}	(0.00%)	(0.00%)	(0.00%)	(0.50%)
Ongoing Distribution Fee¹² (per annum, payable monthly)	0.00%	0.25%	0.85%	0.65% Advisor 0.20% Dealer

ADVISOR FEES	
Management Fees	1.20% per annum of NAV, payable monthly
Performance Participation	12.5% of the annual total return, subject to a 5% annual hurdle amount and a high water mark

⁸ We 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.

⁹ 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.

¹⁰ 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.

¹¹ 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.

¹² We will cease paying the distribution 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 distribution 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).

¹³ Calculated as a percentage of transaction price.

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. This literature must be preceded or accompanied by a current prospectus. As such, a copy of the current prospectus

must be made available to you in connection with this offering and should be read in order to fully understand 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. The achievement of any goals is not guaranteed.

RISK FACTORS

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 are unable to raise substantial funds, then we will be more limited in our investments.
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 NAV of each class of common stock (subject to material changes as described above) 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. 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.

8. 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.

9. If we fail to qualify as a REIT, it would adversely affect our operations and our ability to make distributions to our stockholders.

10. 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.

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