

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549
FORM 8-K
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934
Date of Report (Date of Earliest Event Reported): June 23, 2026

Hines Global Income Trust, Inc.

(Exact name of registrant as specified in its charter)

Commission file number: 000-55599

Maryland
*(State or other jurisdiction of incorporation
or organization)*

80-0947092
(I.R.S. Employer Identification No.)

845 Texas Avenue
Suite 3300
Houston, Texas
(Address of principal executive offices)

77002-1656
(Zip code)

(888) 220-6121
(Registrant's telephone number, including area code)

Not Applicable
Former name or former address, if changed since last report

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act: None.

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2).

Emerging Growth Company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 7.01 Regulation FD Disclosure

On July 13, 2026, Hines Interests Limited Partnership (“Hines”) issued a press release related to the acquisitions of 405 Colorado and Wicker Park Commons by Hines Global Income Trust, Inc. (the “Company”). A copy of such press release is furnished as Exhibit [99.1](#) to this Current Report on Form 8-K. The information in this Item 7.01 of this Current Report on Form 8-K, including the press release attached as Exhibit [99.1](#) hereto, is furnished pursuant to Item 7.01 and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of Section 18. The information in this Item 7.01 of this Current Report on Form 8-K, including the exhibit furnished herewith, shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act, regardless of any general incorporation language in any such filing.

Item 8.01 Other Items

Recent Acquisitions

The Company acquired Wicker Park on June 23, 2026. Wicker Park is a retail property located in Chicago, Illinois. The property is comprised of approximately 183,308 square feet of net rentable area that is currently 95% leased. The contract purchase price of Wicker Park was approximately \$70.0 million exclusive of transaction costs and closing prorations. The seller is not affiliated with the Company or its affiliates.

The Company acquired 405 Colorado on July 9, 2026. 405 Colorado is an office property located in Austin, Texas. The property is comprised of approximately 205,803 square feet of net rentable area that is currently 100% leased. The contract purchase price of 405 Colorado was approximately \$151.0 million exclusive of transaction costs and closing prorations. The seller is not affiliated with the Company or its affiliates.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release of Hines, dated July 13, 2026
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Hines Global Income Trust, Inc.

July 13, 2026

By: /s/ A. Gordon Findlay
Name: A. Gordon Findlay
Title: Chief Accounting Officer, Treasurer
and Secretary



For Immediate Release
July 13, 2026

News Release

For Further Information, Contact:
Hines Press Office
pressoffice@hines.com

HINES GLOBAL INCOME TRUST BACKS TROPHY OFFICE RECOVERY WITH AUSTIN ACQUISITION

Diversified real estate investment trust selectively buys trophy U.S. office, paired with necessity-based retail

(HOUSTON) – Hines, a leading global real assets investment manager, today announced that Hines Global Income Trust, Inc. (“Hines Global Income Trust” or “HGIT”) has acquired two assets in the United States: **405 Colorado** in Austin, Texas, and **Wicker Park Commons** in Chicago, Illinois.

The acquisitions align with HGIT’s strategy of building a diversified portfolio of stabilized assets with the potential to provide durable income. HGIT is selectively buying U.S. office again, focusing on trophy office assets with strong occupancy, while pairing that conviction with necessity-based retail income.

“We’re investing where we see the potential for strong alignment between income durability and attractive pricing,” said **Alfonso Munk**, Global Co-Head of Investment Management at Hines. “We believe the U.S. office recovery is underway, with demand concentrated in fully leased trophy assets. In office, our strategy involves selectively acquiring best-in-class properties with strong tenants and highly visible income, while maintaining our focus on grocery-anchored retail. HGIT’s acquisition of 405 Colorado and Wicker Park Commons reflects this strategy.”

HGIT acquired the following assets:

- **405 Colorado** (Austin, Texas) – A 206,000-square-foot, Class AA boutique office tower in Austin’s central business district. The asset is 100% leased to a diversified tenant base, including JPMorgan Chase, Bain & Company, and AllianceBernstein, and has benefited from strong demand for high-quality office space and limited new supply.
- **Wicker Park Commons** (Chicago, Illinois) – A 183,000-square-foot, grocery-anchored retail center located in Chicago’s Wicker Park neighborhood. The property is 99% leased and anchored by Jewel-Osco and Lowe’s, two necessity-based retailers with long-term leases, serving one of Chicago’s most affluent and high barrier-to-entry areas.

The acquisitions come as U.S. office fundamentals have continued to improve. According to Hines Research, the market recorded 7 million square feet of net absorption over the 12 months through Q1 2026, including three consecutive quarters of positive absorption – the strongest sustained recovery in demand since the pandemic.¹

¹ Source: CoStar and Hines Research as of Q1 2026.

HGIT's portfolio, including properties that are part of HGIT's Delaware statutory trust program, has a gross asset value of approximately \$6.4 billion as of May 2026 and is diversified across geographies and property types. HGIT focuses on high-conviction sectors supported by the potential for durable income and favorable long-term fundamentals, while maintaining a disciplined approach to capital deployment.

"Fundamentals are driving performance, and opportunities today are increasingly defined by operational strength," **Munk** added. "We believe our vertically integrated platform enables disciplined execution and will allow us to capture value through active ownership."

Marketing Communication

About Hines Global Income Trust

Hines Global Income Trust is a public, non-listed real estate investment trust sponsored by Hines. It commenced operations in 2014 and invests in commercial real estate investments located in the United States and internationally. For additional information about HGIT, visit hinesglobalincometrust.com.

About Hines

Hines is a leading global real estate investment manager. We own and operate \$91.7 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 4,600 employees in 30 countries draw on our 69-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit www.hines.com and follow @Hines on social media.

¹Includes both the global Hines organization and RIA AUM as of December 31, 2025.

Forward Looking Statements

Statements in this press release, including intentions, beliefs, expectations or projections relating to the acquisitions described herein and HGIT's ability to continue to selectively acquire office properties and build its investment portfolio in a manner that meets its investment objectives and is aligned with its investment strategy, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such statements are based on current expectations and assumptions with respect to, among other things, the potential near-term and long-term performance of these properties, future economic, competitive and market conditions, the availability to HGIT of additional selective buying opportunities in the office sector, and future business decisions that may prove to be incorrect or inaccurate. Important factors that could cause actual results to differ materially from those in the forward-looking statements include the risk associated with Hines being able to successfully manage these properties, risks associated with any economic downturn globally or in the regions where the properties are located, and other risks described in the "Risk Factors" section of HGIT's Annual Report on Form 10-K for the year ended December 31, 2025, as updated by its subsequent filings with the Securities and Exchange Commission. You are cautioned not to place undue reliance on any forward-looking statements.