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): August 31, 2026

Hines Global Income Trust, Inc.

(Exact name of registrant as specified in its charter)

Commission file number: 000-55599

Maryland	80-0947092
(State or other jurisdiction of incorporation or organization)	*(I.R.S. Employer Identification No.)*
845 Texas Avenue Suite 3300 Houston, Texas	77002-1656
(Address of principal executive offices)	*(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 October 6, 2026, Hines Interests Limited Partnership ("Hines") issued a press release related to the acquisitions of 99 West Paces, Bishop Arts Portfolio and Castings Commerce Center 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 Castings Commerce Center on August 31, 2026. Castings Commerce Center is an industrial property located in Columbus, Ohio. The property is comprised of approximately 862,000 square feet of net rentable area that is currently 96% leased. The contract purchase price of Castings Commerce Center was approximately $117.0 million exclusive of transaction costs and closing prorations. The seller is not affiliated with the Company or its affiliates.

The Company acquired 99 West Paces on September 29, 2026. 99 West Paces is a residential property located in Atlanta, Georgia. The property is comprised of approximately 380,700 square feet of net rentable area that is currently 95% leased. The contract purchase price of 99 West Paces was approximately $237.8 million exclusive of transaction costs and closing prorations. The seller is not affiliated with the Company or its affiliates.

The Company acquired Bishop Arts Portfolio on September 30, 2026. Bishop Arts Portfolio is a residential and retail property located in Dallas, Texas. The residential property is comprised of approximately 438,000 square feet of net rentable area that is currently 95% leased and the retail property is approximately 49,000 square feet of net rentable area that is currently 98% leased. The contract purchase price of Bishop Arts was approximately $170.5 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:

Exhibit No.	Description
99.1	Press Release of Hines, dated October 6, 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.

October 6, 2026 By: /s/ A. Gordon Findlay

Name: A. Gordon Findlay

Title: Chief Accounting Officer, Treasurer and Secretary

Exhibit 99.1

Hines

News Release

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

For Immediate Release
October 6, 2026

HINES GLOBAL INCOME TRUST EXPANDS U.S. PORTFOLIO WITH MORE THAN $500 MILLION IN ACQUISITIONS

HGIT builds scale across high-conviction living, mixed-use and industrial sectors in three U.S. markets

(HOUSTON) – Hines, a leading global real assets investment manager, today announced that Hines Global Income Trust, Inc. ("Hines Global Income Trust" or "HGIT") is expanding its U.S. portfolio through three acquisitions totaling more than $500 million across Atlanta, Dallas, and Columbus, Ohio.

The acquisitions advance HGIT's high-conviction strategy across living, mixed-use and industrial real estate. Together, the properties expand the portfolio across three U.S. markets and provide diversified exposure to residential, retail and industrial demand.

- **99 West Paces, Atlanta:** a 312-unit luxury multifamily tower.
- **Bishop Arts Portfolio, Dallas:** a mixed-use property with 539 multifamily units and approximately 49,000-square-feet of high-street retail.
- **Castings Commerce Center, Columbus:** an 862,000-square-foot Class A industrial portfolio.

"We believe that together, these acquisitions reflect HGIT's disciplined approach to investing in high-quality assets at the right basis in markets with durable demand," said Alfonso Munk, Global Co-Head of Investment Management at Hines. "We believe they add scale and diversification across living, mixed-use and industrial, while allowing Hines to apply its local market knowledge and operating expertise to support long-term performance."

"Selectivity matters more than ever. Across living, mixed-use, and industrial, our focus is on individual buildings and submarkets where leasing, tenant demand, and supply conditions are moving in the right direction," **said Ray Lawler, Head of Americas at Hines.** "We believe these assets reflect our strategy of identifying high-quality properties where local demand, differentiated positioning, and active ownership can support long-term performance."

More on 99 West Paces

99 West Paces is located in Atlanta's Buckhead neighborhood, directly adjacent to Buckhead Village and within walking distance of premier retail, dining, and services, including Whole Foods, St. Regis, Tuxedo Park, and Cherokee Town & Country Club. Completed in 2023, the 13-story property is approximately 95% leased and offers large residences with high-quality finishes, and expansive amenities, such as a wellness club and fitness center, pet spa, coworking spaces, a sky lounge and more.

The asset expands HGIT's multifamily platform into Atlanta, with Hines Living to provide asset and property management services.

Michael Harrison and Vikram Mehra of Hines' U.S. Sunbelt team led this acquisition.

More on Bishop Arts Portfolio

The Bishop Arts Portfolio is a mixed-use urban property spread across nine buildings on nearly seven acres in Dallas' Bishop Arts District. The portfolio is approximately 95% leased across its multifamily assets and 98% leased across retail, with 22 tenants comprising a mix of restaurants, boutiques, and neighborhood-serving businesses.

Its walkable, lifestyle-oriented location offers residents, visitors, and tenants access to one of Dallas' most experiential urban districts.

Michael Harrison, Will Renner, and Corbin Eckel of Hines' U.S. Sunbelt team led this acquisition.

More on Castings Commerce Center

Castings Commerce Center is a three-building, 862,000-square-foot Class A industrial portfolio developed in 2024 and 96% leased to five tenants. The assets feature clear heights from 32 to 40 feet, a 15-year 100% real estate tax abatement, and strategic access to I-70, I-71, I-270, two Class I railroads, and Rickenbacker International Cargo Airport. With a 9.1-year WALT, the portfolio is anchored by long-term leases with two Fortune 100 companies. The acquisition further expands HGIT's Midwest industrial portfolio.

Palmer Letzerich and Fordy Gates of Hines' Industrial team led this acquisition. JLL represented the seller.

HGIT's portfolio, including properties that are part of HGIT's Delaware statutory trust program, has a gross asset value of approximately $6.89 billion as of August 31, 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.

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 assets platform, built on nearly 70 years of developer's instinct and investor's discipline. Founded in 1957, we compound value through an operator's edge – a ground-level understanding of what makes assets perform – across residential, logistics, office, data centers and infrastructure. Our 4,600 employees in 29 countries manage approximately $91 billion of assets[1] on behalf of institutional and private wealth clients, drawing on decades of proprietary knowledge to find and create value. Private ownership keeps our interests aligned with those of our clients and investors over the long term. To learn more, visit www.hines.com and follow @Hines on social media.

[1]Includes both the global Hines organization and RIA AUM as of June 30, 2026.

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.