

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 6, 2025

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 August 6, 2025, Hines Interests Limited Partnership (“Hines”) issued a press release regarding Hines Global Income Trust (“HGIT”) exceeding \$5 billion in gross asset value in its real estate portfolio. 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 9.01 Financial Statements and Exhibits.

(d) Exhibits:

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release of Hines, dated August 6, 2025
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.

August 11, 2025

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

News Release

For Immediate Release

August 6, 2025

For Further Information Contact:

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HINES GLOBAL INCOME TRUST PORTFOLIO SURPASSES \$5B IN GROSS ASSET VALUE

(Houston, Texas) – Hines, the global real estate investor, developer and manager, has announced that Hines Global Income Trust (“HGIT”) has passed \$5 billion in gross asset value, thanks to recent acquisitions, demonstrating its enthusiasm for buying opportunities in today’s market.

HGIT recently acquired three East Coast US industrial properties in May, as well as a retail park in the UK in June. As of June 30, 2025, its diversified global portfolio includes 49 assets that are 96% leased, consist of 23.2 million square feet, and are 33% leveraged.

Backed by decades of real estate expertise and with the help of Hines’ local teams, HGIT seeks to identify stable assets with strong long-term income and growth potential. Its institutional-quality portfolio is two-thirds-weighted to the industrial and living sectors, and is 69% domestic US and 31% international, based on value.

“The recent acquisitions continue to showcase Hines Global Income Trust’s ability to capitalize on opportunities across markets,” said Alfonso Munk, President of HGIT and co-head of Investment Management at Hines. “We are thrilled at the topping of \$5 billion in the portfolio and will continue to look for high quality investments to provide returns on behalf of our investors.”

Hines Global Income Trust is a Hines-backed public, non-list-ed real estate invest-ment trust. It commenced operations in 2014 and invests in commercial real estate investments in the United States and internationally.

For more information on Hines Global Income Trust, please visit hinesglobalincometrust.com.

Marketing communication

About Hines

Hines is a leading global real estate investment manager. We own and operate \$90.1 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 5,000 employees in 30 countries draw on our 68-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, 2024.