

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):

September 24, 2019

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.)

2800 Post Oak Boulevard
Suite 5000
Houston, Texas

(Address of principal executive offices)

77056-6118

(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 September 24, 2019, Hines Interests Limited Partnership ("Hines") issued a press release relating to Hines Global Income Trust, Inc.'s ("Hines Global") acquisition of Segro Logistics Park Gdańsk. 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 exhibit 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 (the "Securities Act"), or the Exchange Act, regardless of any general incorporation language in any such filing.

Item 8.01 Other Items**Acquisition of Segro Logistics Park Gdańsk**

Hines Global acquired Segro Logistics Park Gdańsk from Selp Netherlands Holdings B.V. (the "Seller") on September 24, 2019. The net purchase price was €27.3 million (approximately \$30.3 million assuming a rate of \$1.11 per EUR as of the acquisition date), exclusive of transaction costs and closing prorations. Segro Logistics Park Gdańsk is an industrial logistics property located in Gdańsk, Poland. It consists of approximately 350,000 square feet and is 100% leased to two tenants. The Seller is not affiliated with Hines Global or its affiliates.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

99.1 Press Release of Hines, dated September 24, 2019

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.

September 24, 2019

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

Press Release

September 24, 2019

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HINES GLOBAL INCOME TRUST EXPANDS ITS PORTFOLIO IN NORTHERN POLAND

(WARSAW, POLAND) Hines, the international real estate firm, is pleased to announce Hines Global Income Trust, Inc. (“Hines Global”) has acquired a modern logistics park with an area of over 30,000 square meters near Gdańsk. The property, purchased on September 24, 2019 from the investment platform The SEGRO European Logistics Partnership (“SELP”), will be managed by Hines Polska.

The logistics centre consists of two high-class warehouse buildings with a total area of 32,237 square meters. The buildings were constructed in 2013 and 2015, and are fully leased to two tenants which utilize the location to service the Tri-City area. Żabka Polska, the largest chain of small convenience stores in Poland, occupies 25,500 square meters of building space. The remaining area is leased to DB Schenker, a German global leading logistics provider specialising in comprehensive supply chain management offering not only warehousing, but also freight forwarding and transport solutions.

The investment is located in Pruszcz Gdański, in the vicinity of the Rusocin junction, providing direct access to the Tri-City ring road and A1 Motorway. The property is only 11 km away from the Gdańsk city center.

Sherri Schugart, Chief Executive Officer of Hines Global, added: “Hines Global Income Trust is excited about entering the Polish logistics market, gaining access to a strategic distribution node, and expanding our Pan-European warehouse portfolio.”

“The logistics centre in Pruszcz Gdański is distinguished by its excellent location and stable tenants. I am very glad this investment marks our presence in the Tri-City logistics market,” said **Wojciech Rumian, Vice President of the Management Board of Hines Polska.**

“The sale of the park in Gdańsk is one of the elements of our company’s strategy focusing on major warehouse markets in Poland. We are confident that Hines has made a prudent investment purchase” said **Bożena Krawczyk, Investment Director for Central Europe at SEGRO.**

During the transaction Hines was advised by the law firm Linklaters, the tax adviser Crido and the technical adviser DIL Polska Baumanagement Sp. z o.o.

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 Hines Global Income Trust, visit www.hinessecurities.com/current-offerings/hgit/.

About Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 219 cities in 23 countries. Hines has approximately \$124.3 billion of assets under management, including \$63.8 billion for which Hines provides fiduciary investment management services, and \$60.5 billion for which Hines provides third-party property-level services. The firm has 148 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,362 properties, totaling over 449 million square feet. The firm’s current property and asset management portfolio includes 514 properties, representing over 222 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world. Visit www.hines.com for more information.