

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 26, 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 26, 2019, Hines Interests Limited Partnership ("Hines") issued a press release relating to Hines Global Income Trust, Inc.'s ("Hines Global") acquisition of Łódź Urban Logistics. 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 Łódź Urban Logistics**

Hines Global acquired Łódź Urban Logistics from CC50 Fundusz Inwestycyjny Zamknięty and PG Dutch Holding I B.V. (the "Sellers") on September 26, 2019. The net purchase price was €22.8 million (approximately \$25.3 million assuming a rate of \$1.11 per EUR as of the acquisition date), exclusive of transaction costs and closing prorations. Łódź Urban Logistics is an industrial logistics property located in Łódź, Poland. It consists of 393,313 square feet and is 100% leased to five tenants. The Sellers are 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 26, 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 26, 2019

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

# Press Release

September 26, 2019

For Further Information Contact:

George Lancaster  
+1-713-966-7676  
george.lancaster@hines.com

Ewa Borkowska  
Hines Polska  
(48 22) 351 24 00  
ewa.borkowska@hines.com

## HINES GLOBAL INCOME TRUST ACQUIRES SECOND LOGISTICS FACILITY IN POLAND

(WARSAW, POLAND) Hines, the international real estate firm, is pleased to announce that Hines Global Income Trust (“Hines Global”) has acquired a logistics property in Łódź. The property is a Class A facility designed for storage and light production and will be managed by Hines Polska. Along with its acquisition in Gdansk earlier this month, this acquisition represents Hines Global’s second Polish logistics facility.

Constructed in 2019, the property contains over 36 000 square meters and is fully leased to quality commercial tenants including: Damco Poland- a MAERSK Group company, providing solutions in the field of contract logistics, transport, forwarding, sea and air freight, and Deles Polska-operating mainly in the area of packaging production. Other tenants of the property include Intelligent Logistic Solutions and Panasystem PL-a company specializing in the automotive sector, and Inter Cars-the largest distributor of spare parts for passenger cars, delivery vans and trucks in Central and Eastern Europe.

The location of the warehouse in the eastern part of Łódź guarantees tenants excellent access to urban infrastructure, the A1 motorway, as well as the junction connecting the A1 and A2 routes providing strong regional and Pan-European connectivity.

“Excellent location with access to public transport and top-class warehouse space-these are, undoubtedly, the key assets of the project, which we have just purchased on behalf of Hines Global. I am confident that the building meets the expectations of all tenants-those focused on providing deliveries within Łódź, as well as regional or national distributors,” said **Przemysław Iznerowicz, Managing Director at Hines Polska.**

“We are constantly looking for new investment opportunities and in the near future we intend to intensify our activities on the Polish market.”

The purchase of the warehouse was financed by ING Bank Śląski. During the transaction Hines Polska was advised by the law firm Dentons, 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/](http://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](http://www.hines.com) for more information.