

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):

December 12, 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 December 18, 2019, Hines Interests Limited Partnership (“Hines”) issued a press release relating to Hines Global Income Trust, Inc.’s (the “Company”) acquisition of Royal Mail Edinburgh. 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**

### **Acquisition of Royal Mail Edinburgh**

The Company acquired Royal Mail Edinburgh from RPMI Railpen (the “Seller”) on December 12, 2019. The net purchase price was £25.4 million, (approximately \$33.4 million assuming a rate of \$1.314 per GBP as of the acquisition date), exclusive of transaction costs and closing prorations. Royal Mail Edinburgh is a sorting warehouse industrial property located in Edinburgh, United Kingdom consisting of 215,745 square feet. The property is currently 100% leased to one tenant. The Seller is not affiliated with the Company or its affiliates.

## **Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits:

99.1 Press Release of Hines, dated December 18, 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.

December 18, 2019

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

## HINES GLOBAL INCOME TRUST ACQUIRES ROYAL MAIL SORTING WAREHOUSE, EDINBURGH

### *£25M deal is the third Hines Global investment in UK logistics in 2019*

**London, 18 December 2019** - Hines, the international real estate firm, is pleased to announce that Hines Global Income Trust, Inc. ("Hines Global") has acquired the Royal Mail sorting warehouse in Edinburgh from RPMI RailPen for around £25m.

The 215,745-square-foot facility, occupied by Royal Mail, is located on Edinburgh's Sighthill Industrial Estate adjacent to Hermiston Gait Retail Park to the west end of the city. The property serves as the collection and sorting point for all mail from the east side of Scotland and employs over 700 people on site.

The acquisition marks the third investment in UK logistics assets by Hines Global in 2019. Hines Global acquired a 139,387-square-foot asset in Milton Keynes, occupied by men's clothing retailer Charles Tyrwhitt, and a 270,248-square-foot distribution facility in Bristol, occupied by DSG Retail, in November 2019.

Sherri Schugart, Chief Executive Officer of Hines Global, said: "We are excited to expand Hines Global's presence in the UK logistics market by completing our third strategic logistics acquisition in the UK and our ninth acquisition worldwide this year. We continue to see attractive opportunities to acquire high quality assets in strategic markets globally."

Greg Cooper, Hines UK director of industrial and logistics, said: "The site is a key location for Royal Mail and is well positioned to serve Edinburgh and the wider east of Scotland. We continue to see value in logistics assets that benefit from close proximity to established distribution nodes and good tenants."

ACRE Capital Real Estate advised Hines Global on the deal and Knight Frank represented RPMI Railpen. RPMI Railpen (Railpen) is responsible for the safekeeping and investment of circa £30 billion on behalf of the Railways Pension Scheme's 350,000 members who are connected to the railway industry.

**ENDS**

For further information please contact:

James McEwan

+44 (0) 20 3727 1170

[James.McEwan@fticonsulting.com](mailto:James.McEwan@fticonsulting.com)

**About Hines Global**

Hines Global 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, 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, totalling 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.

Since entering Europe in 1991, Hines has grown its European platform to include offices in 16 cities as well as a presence in 47 cities in 12 countries, with €18.2 billion of assets under management in Denmark, Finland, France, Germany, Greece, Ireland, Italy, Netherlands, Poland, Spain and the United Kingdom.

Visit [www.hines.com](http://www.hines.com) for more information.