

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 8, 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 September 8, 2025, Hines Interests Limited Partnership (“Hines”) issued a press release to announce the successful completion of HREX 6 DST, a \$246.5 million DST offering. HREX 6 DST owns two Class A multifamily properties, E2 Apartments and The Alloy, both properties sourced by Hines Global Income Trust, Inc. 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 September 8, 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.

September 8, 2025

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

Hines

News Release

For Immediate Release
September 8, 2025

For Further Information, Contact:
Marisa Monte, Hines
718-702-4470
Marisa.Monte@hines.com

HINES COMPLETES \$246.5 MILLION DST OFFERING

Offering underscores Hines' steadfast commitment to the Living sector, with a particular focus on multifamily properties.

(HOUSTON) – Hines, the global real estate investment manager, today announced that Hines Private Wealth Solutions LLC has successfully completed HREX 6 DST, a \$246.5 million Delaware Statutory Trust (“DST”).

The DST includes two Class A multifamily properties, E2 Apartments and The Alloy, both of which are adjacent to a major university and within a 10-minute walk to campus. E2 Apartments, a 304,041 square-foot property with 352 units, is immediately accessible to Northwestern University. The Alloy, a 230,362-square-foot property with 275 units, is located next to the University of Maryland.

The assets were sourced by Hines Global Income Trust, Inc. (“Hines Global Income Trust” or “HGIT”), which has a \$5.15B portfolio as of July 31, 2025, and is diversified by geography and property type with a focus on dynamic sectors and markets.

“We have high conviction in the living sector—especially multifamily properties adjacent to major universities—where strong student demand and constrained supply underpin stable performance,” said Alfonso Munk, Co-Head of Investment Management at Hines. “We’re pleased to have been able to help investors achieve their 1031 goals with this offering.”

HREX 6 DST allowed qualified investors to complete a like-kind exchange of property under Internal Revenue Code Section 1031. It presented a solution to aid in the deferral of capital gains and other taxes while providing the opportunity to own two Class A multifamily properties.

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 www.hinesglobalincometrust.com.

About Hines

Hines is a leading global real estate investment manager. We own and operate \$91.8 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 4,600 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 June 30, 2025.

No Offer of Securities

This press release shall not be deemed an offer to sell, or a solicitation of an offer to purchase, any securities. No one can invest directly in the Hines Real Estate Exchange platform.