

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): November 3, 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 November 3, 2025, Hines Interests Limited Partnership (“Hines”) issued a press release to announce the successful completion of HREX 7 DST, a \$199.8 million DST offering. HREX 7 DST owns Georgia International Trade Center, a industrial property 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 November 3, 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.

November 3, 2025

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

Hines

News Release

For Immediate Release
November 3, 2025

For Further Information, Contact:
Hines Press Office
PressOffice@hines.com

HINES PRIVATE WEALTH SOLUTIONS COMPLETES MORE THAN \$1 BILLION ACROSS SEVEN DST OFFERING

\$199.8 Million HREX 7 Offering Delivered a High-Quality, Logistics Investment Opportunity to Investors Interested in a 1031 Exchange.

(HOUSTON) – Hines, the global real estate investment manager, today announced that Hines Private Wealth Solutions LLC has completed more than \$1 billion across seven Delaware Statutory Trust (“DST”) offerings from qualified investors interested in tax-advantaged investment opportunities, since the launch of the Hines Real Estate Exchange platform in 2022. Most recently, Hines Private Wealth Solutions LLC has successfully completed HREX 7 DST, a \$199.8 million offering.

HREX 7 DST includes Georgia International Trade Center, which features two Class A industrial facilities totaling 2.2 million square feet in Savannah. One facility is fully leased to a Fortune 50 home improvement retailer, and the other is fully leased to a global third-party logistics provider. The site is located approximately ten miles from the Port of Savannah, which we believe is one of the best globally connected ports in the U.S. and is the fastest growing port on the East Coast.

“The successful completion of more than \$1 billion in DST offerings reflects the strength of our platform and our ability to deliver high-quality, tax-advantaged investments,” said Alfonso Munk, Co-Head of Investment Management at Hines. “HREX 7 DST exemplifies this success and reinforces the long-term appeal of the industrial sector—particularly in a high-demand logistics corridor like Savannah.”

The assets were sourced by Hines Global Income Trust, Inc. (“Hines Global Income Trust” or “HGIT”), which has a \$5.65B portfolio as of September 30, 2025, and is diversified by geography and property type with a focus on dynamic sectors and markets.

HREX 7 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 deferment of capital gains and other taxes while providing the opportunity to own a Class A industrial asset.

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.