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): June 9, 2026

Hines Global Income Trust, Inc.

(Exact name of registrant as specified in its charter)

Commission file number: 000-55599

Maryland	80-0947092
(State or other jurisdiction of incorporation or organization)	*(I.R.S. Employer Identification No.)*
845 Texas Avenue Suite 3300 Houston, Texas	77002-1656
(Address of principal executive offices)	*(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 June 9, 2026, Hines Interests Limited Partnership ("Hines") issued a press release to announce the successful completion of the HREX 8 DST, a $145 million DST offering. HREX 8 DST owns Montrose Collective, a mixed-use 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:

Exhibit No.	Description
99.1	Press Release of Hines, dated June 9, 2026
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.
June 9, 2026	By:	/s/ A. Gordon Findlay
		Name: A. Gordon Findlay
		Title: Chief Accounting Officer, Treasurer and Secretary

Exhibit 99.1

Hines

For Immediate Release
June 9, 2026

News Release

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

HINES PRIVATE WEALTH SOLUTIONS SURPASSES $1.1 BILLION IN DELAWARE STATUTORY TRUST OFFERINGS

Eighth DST builds on continued expansion of firm's private wealth platform, featuring a best-in-class mixed-use asset in Houston

(HOUSTON) – Hines, a global real estate investment manager, today announced that Hines Private Wealth Solutions LLC has completed more than $1.1 billion across eight Delaware Statutory Trust ("DST") offerings from qualified investors, since the launch of the Hines Real Estate Exchange ("HREX") platform in 2022. This milestone further establishes the platform's scale within the firm's private wealth solutions business.

Most recently, Hines Private Wealth Solutions LLC has successfully completed HREX 8 DST, a $145 million DST offering.

HREX 8 DST owns Montrose Collective, a 189,000-square-foot, best-in-class mixed-use asset in Houston's Montrose district. The property is leased to a diverse mix of retailers and restaurants, including a Fortune 500 company, and is located in a highly supply-constrained urban submarket that has experienced approximately 35% population growth over the past decade.

"Reaching more than $1.1 billion across eight offerings underscores the strong demand from private investors for institutional-quality real estate solutions that combine income, diversification, and tax efficiency," said **Alfonso Munk**, Global Co-Head of Investment Management at Hines. "HREX 8 DST builds on this momentum, providing investors with access to a prime mixed-use asset through a structure that supports broader wealth and estate planning strategies."

The asset was sourced from Hines Global Income Trust, Inc. ("Hines Global Income Trust" or "HGIT"). Its portfolio, which has a gross asset value of approximately $6.3 billion as of April 30, 2026, is diversified by geography and property type with a focus on high-conviction sectors supported by favorable long-term fundamentals.

HREX 8 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 best-in-class mixed-use 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 hinesglobalincometrust.com.

About Hines

Hines is a leading global real estate investment manager. We own and operate $91.7 billion[1] 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 69-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.

[1]Includes both the global Hines organization and RIA AUM as of December 31, 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.