

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): January 24, 2022

**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 January 27, 2022, Hines Interests Limited Partnership (“Hines”) issued a press release related to the acquisition of Liberty Station, by Hines Global Income Trust, Inc. (the “Company”). 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**

The Company acquired Liberty Station on January 24, 2022. Liberty Station is an office property located in San Diego, California. It is approximately 187,000 square feet and is currently 93% leased. The net purchase price of Liberty Station is approximately \$120.0 million exclusive of transaction costs and closing prorations. The seller is not affiliated with the Company or its affiliates.

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

(d) Exhibits:

<u>Exhibit No.</u>	<u>Description</u>
99.1	<a href="#">Press Release of Hines, dated January 27, 2022</a>
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.

January 27, 2022

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



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## News Release

For Immediate Release  
January 27, 2022

For Further Information, Contact:  
George Lancaster, Hines  
713-966-7676  
George.lancaster@hines.com

### **HINES GLOBAL INCOME TRUST ACQUIRES LIBERTY STATION**

**(SAN DIEGO)** – Hines, a global real estate firm, announced today that Hines Global Income Trust, Inc. (“Hines Global”) has acquired Liberty Station, a 93% leased four-building, premier office campus, located in the Old Town/Point Loma submarket of San Diego, CA.

This low-rise, 187,000-square-foot office campus is situated on the waterfront within a 360-acre mixed-use, amenity-rich site with convenient access to major employment nodes and the San Diego International Airport. The site also features over 100 walkable amenities, 349 residential units, a golf club, retail shops and restaurants, the Liberty Public Market and 125 acres dedicated to parks and recreation.

“We are excited to add this niche office product in an urban, mixed-use community with walkability to restaurants, retail and entertainment to our growing portfolio,” said Eric Hepfer, managing director at Hines. “Liberty Station is a premier office campus in one of San Diego’s most robust submarkets.”

Omar Thowfeek, Hines Global managing director of investments added, “The San Diego area’s sizable labor pool for government and tech companies combined with the prime location make Liberty Station a strong long-term investment and solid addition to the Hines Global portfolio.”

The acquisition joins a \$2.7 billion portfolio that is roughly two-thirds weighted toward the industrial and living sectors. Hines Global is diversified by geography and real estate asset class with a focus on dynamic sectors and markets.

Hines has been investing and developing in the office real estate sector since 1957 with more than 540 projects in 15 countries. Globally, the firm has acquired 152 million square feet of space and developed 154 million square feet (with 39 million square feet of projects currently in design or under development) in the office sector.

### **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.hinesglobalincometrust.com](http://www.hinesglobalincometrust.com).

## **About Hines**

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 255 cities in 27 countries. Hines oversees investment assets under management totaling approximately \$83.6 billion<sup>1</sup>. In addition, Hines provides third-party property-level services to more than 367 properties totaling 138.3 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,486 properties, totaling over 492 million square feet. The firm currently has more than 171 developments underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, 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.

<sup>1</sup>Includes both the global Hines organization as well as RIA AUM as of June 30, 2021.

## **Forward Looking Statements**

Statements in this press release, including intentions, beliefs, expectations or projections relating to the acquisition described herein, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such statements are based on current expectations and assumptions with respect to, among other things, the potential long-term performance of this property, future economic, competitive and market conditions and future business decisions that may prove to be incorrect or inaccurate. Important factors that could cause actual results to differ materially from those in the forward-looking statements include the risks associated with Hines being able to successfully manage the property, risks associated with an economic downturn in the region, and other risks described in the "Risk Factors" section of Hines Global's Annual Report on Form 10-K for the year ended December 31, 2020, as updated by its other filings with the Securities and Exchange Commission. You are cautioned not to place undue reliance on any forward-looking statements.