



# Intelligent Real Estate Investments Around the Globe

**This must be read in conjunction with the prospectus in order to understand fully all of the implications and risks of an investment in Hines Global Income Trust, Inc. A copy of the prospectus must be made available to you in connection with this offering.** This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein, which can only be made by the prospectus. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has passed on or endorsed the merits of the offering of Hines Global Income Trust. Any representation to the contrary is unlawful.

Hines Interests Limited Partnership (“Hines”) is the sponsor of Hines Global Income Trust, Inc. Investors are not acquiring an interest in Hines.

# Hines

## Important Risk Considerations

Investing in shares of our common stock involves a high degree of risk. You should purchase shares only if you can afford a complete loss of your investment. Please see the "Risk Factors" section of the prospectus before purchasing our common shares. Hines Global elected to be taxed as a real estate investment trust, or REIT, for U.S. federal income tax purposes beginning with its taxable year ended December 31, 2015. Significant risks relating to your investment in our common shares include:

- Our charter does not require us to pursue a transaction to provide liquidity to our stockholders and there is no public market for our common shares; therefore, you must be prepared to hold your shares for an indefinite length of time and, if you are able to sell your shares, you will likely sell them at a substantial discount.
- This is a blind pool offering and you will not have the opportunity to evaluate the additional investments we will make prior to purchasing shares of our common stock.
- Distributions have exceeded earnings. Some or all of our distributions have been paid, and may continue to be paid, and during the offering phase, are likely to be paid at least partially from sources such as proceeds from our debt financings, proceeds from this offering, cash advances by our advisor, cash resulting from a waiver or deferral of fees and/or proceeds from the sale of assets. We have not placed a cap on the amount of our distributions that may be paid from any of these sources. If we continue to pay distributions from sources other than our cash flow from operations, we will have less funds available for the acquisition of properties, and your overall return may be reduced.
- The purchase and redemption price for shares of our common stock generally will be based on our most recently determined NAV (subject to material changes) and will not be based on any public trading market. While there will be independent appraisals of our properties performed annually, at any given time our NAV may not accurately reflect the actual then-current market value of our assets.
- There is no public market for our shares and an investment in our shares will have very limited liquidity. There are significant restrictions and limitations on your ability to have any of your shares of our common stock redeemed under our share redemption program and, if you are able to have your shares redeemed, it may be at a price that is less than the price you paid and the then-current market value of the shares. Further, our board of directors may make exceptions to, modify or suspend our share redemption program if in its reasonable judgment it deems such actions to be in our best interest and the best interest of our stockholders. Although our board of directors has the discretion to suspend our share redemption program, our board of directors will not terminate our share redemption program other than in connection with a liquidity event which results in our stockholders receiving cash or securities listed on a national securities exchange or where otherwise required by law.
- Due to the risks involved in the ownership of real estate investments, there is no assurance of any return on your investment, and you may lose some or all of your investment.
- International investment risks, including the burden of complying with a wide variety of foreign laws and the uncertainty of such laws, the tax treatment of transaction structures, political and economic instability, foreign currency fluctuations, and inflation and governmental measures to curb inflation may adversely affect our operations and our ability to make distributions. Because the performance participation allocation payable to our advisor is calculated based in part on changes in our NAV, our advisor may be entitled to a greater or lesser allocation even if the changes in NAV are due solely to foreign currency fluctuations.
- If we internalize our management functions, we could incur adverse effects on our business and financial condition, including significant costs associated with becoming and being self-managed and the percentage of our outstanding common stock owned by our stockholders could be reduced.
- We rely on affiliates of Hines for our day-to-day operations and the selection of real estate investments. We pay substantial fees and other payments to these affiliates for these services. These affiliates are subject to conflicts of interest as a result of this and other relationships they have with us and other investment vehicles sponsored by Hines. We also compete with affiliates of Hines for tenants and investment opportunities, and some of those affiliates may have priority with respect to certain investment opportunities.

This investment is not suitable for all investors. Please refer to the prospectus for the particular suitability standards required in your state. You should read the prospectus carefully for a description of the risks associated with an investment in real estate and in Hines Global.

This material contains forward-looking statements (such as those concerning investment objectives, strategies, economic updates, other plans and objectives for future operations or economic performance, or related assumptions or forecasts) that are based on our current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties, including without limitation, the risks set forth in the "Risk Factors" section of Hines Global's prospectus and this brochure. Any of the assumptions underlying the forward-looking statements could prove to be inaccurate and results of operations could differ materially from those expressed or implied. You are cautioned not to place undue reliance on any forward-looking statements. We undertake no obligation to publicly update or revise any forward-looking statements.



## Our Vision

To be the best real estate investor,  
partner and manager in the world.

Jeffrey C. Hines – CHAIRMAN & CO-CEO

*Jeffrey C. Hines*



## Hines Advantages<sup>1</sup>

- 66 years of developing, operating and investing in institutional-caliber real estate
- One of the world's largest real estate investment managers<sup>2</sup>
- \$94.6 billion in Hines assets under management<sup>3</sup>
- 100.6M SF portfolio of third-party property-level services<sup>4</sup>
- Global presence in 383 cities in 30 countries with 152 local teams
- Commitment to in-depth research and performance analysis
- Experienced leadership with an average Executive Committee member tenure of 23 years

<sup>1</sup> Hines Interests Limited Partnership ("Hines") is the sponsor of Hines Global Income Trust, Inc. ("Hines Global") Investors are not acquiring an interest in Hines. With the exception of four publicly offered programs, Hines' prior programs were conducted through privately held entities not subject to the up-front selling commissions, fees and expenses associated with Hines Global's offering or all of the laws and regulations to which public offerings are subject. A significant portion of the financial results of the private programs involve development projects. Investors should not assume that the performance of Hines' previous programs will be indicative of future results for Hines Global or any other investment available through Hines Securities. Data as of June 30, 2023.

<sup>2</sup> Source: Global Investment Managers 2023, Institutional Real Estate, Inc. Used with permission. The ranking is based on the total gross value of real estate assets under management (US\$ million as of December 31, 2022).

<sup>3</sup> Includes both the global Hines organization and RIA AUM as of June 30, 2023.

<sup>4</sup> Includes 440 properties as of June 30, 2023.

The property shown is part of the Hines Global portfolio.

# 66 Years of Real Estate Expertise<sup>1</sup>

With extensive experience in investments across the risk spectrum and all property types, Hines is one of the largest and most respected real estate organizations in the world.

## Hines Assets Under Management

\$94.6 Billion<sup>2</sup>

## Portfolio of Third-Party Property-Level Services<sup>3</sup>

100.6 Million SF<sup>4</sup>

## Asset/Property Management Portfolio

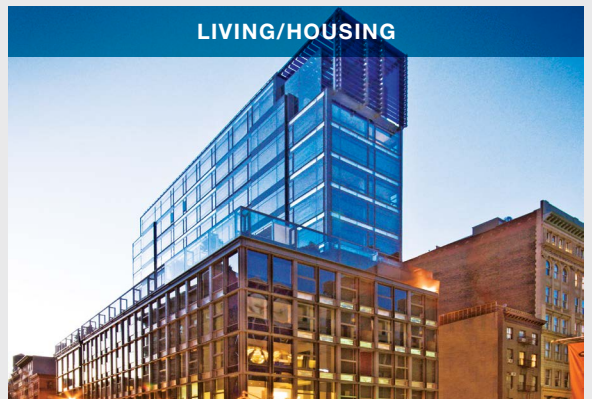
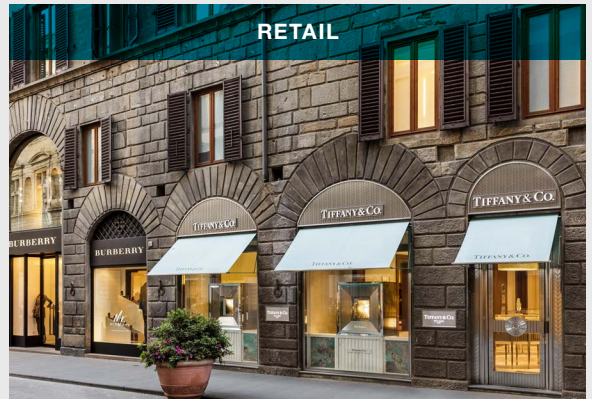
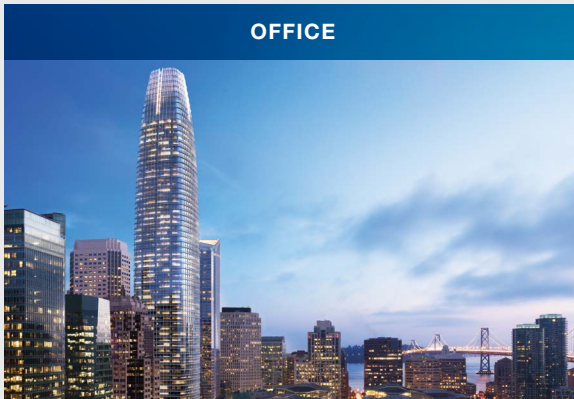
790 Properties Totaling 268+ Million SF

## Global Experience<sup>4</sup>

1,836 Projects; 681+ Million SF

## Tenant Relationships

Over 2,500+ Around the World



The properties in the photos above are not part of the Hines Global portfolio. The photos show properties that are owned by Hines, the sponsor of Hines Global. Other product types include: mixed use, land development, civic, sports, arts and cultural, data centers and medical/biotech facilities. Investors are not acquiring an interest in the properties pictured.

<sup>1</sup> Investors are not acquiring an interest in Hines. There is no guarantee that the experience of Hines will translate into positive results for Hines Global. Data as of June 30, 2023.

<sup>2</sup> Includes both the global Hines organization and RIA AUM as of June 30, 2023.

<sup>3</sup> Includes 440 properties as of June 30, 2023.

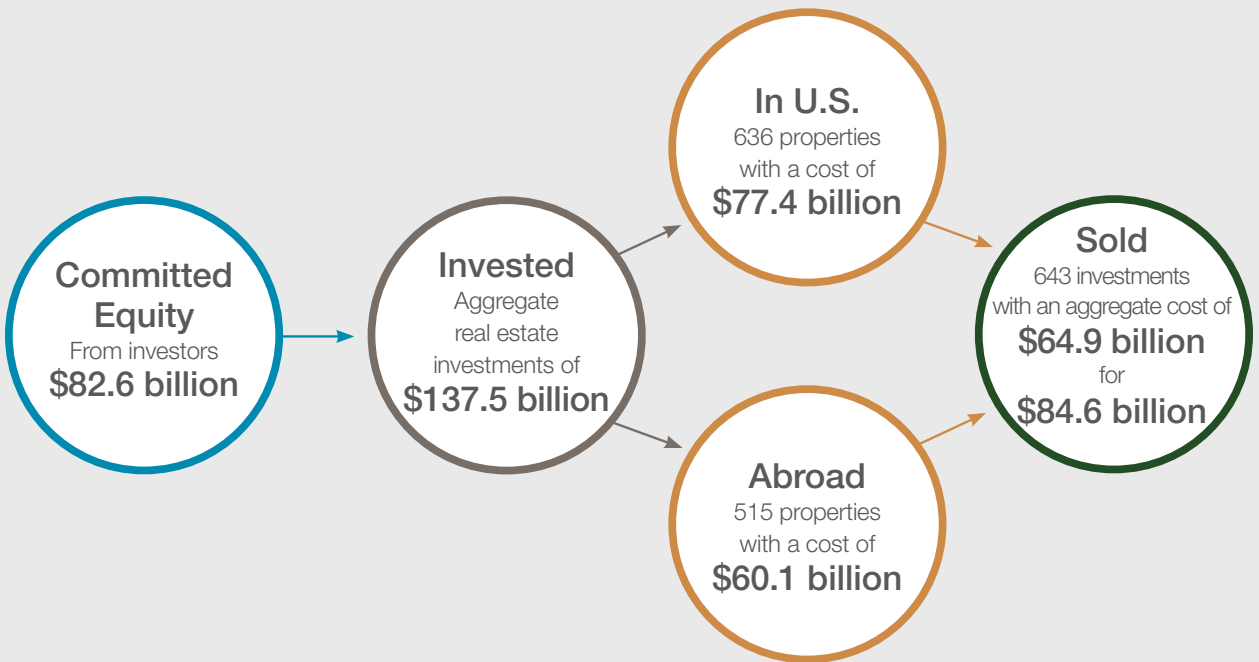
<sup>4</sup> Includes developments (under construction and completed) and closed acquisitions.

# Global Investment Management

Since 1993, Hines has sponsored **65 strategic investment funds** and **numerous one-off investment vehicles** totaling approximately \$91.5 billion in equity for global acquisition and development. Hines also co-invests with various institutional and other third-party investors, including Hines Global and two other publicly offered REITs.<sup>1</sup>

## Hines' Performance Record

Since 1993 through June 30, 2023.



## Investment Partners

Institutions ..... **300+**  
 High-Net-Worth Individuals ..... **700+**  
 Retail Investors ..... **150,000+**

According to the *Global Investment Managers 2023* report,<sup>\*</sup> Hines is one of the largest real estate investment managers globally.

<sup>\*</sup> *Global Investment Managers 2023*, Institutional Real Estate, Inc. Used with permission.

Data as of June 30, 2023, unless otherwise noted.

<sup>1</sup> With the exception of four publicly offered programs, Hines' prior programs were conducted through privately held entities not subject to the up-front selling commissions, fees and expenses associated with Hines Global's offering or all of the laws and regulations to which public offerings are subject. A significant portion of the financial results of the private programs involve development projects. Investors are not acquiring an interest in Hines. Investors should not assume that the performance of Hines' previous programs will be indicative of future results for Hines Global or any other investment available through Hines Securities.

## Acquisitions and Dispositions

Hines acquires and repositions properties to hold or to sell. Since its first acquisition in 1992, Hines has acquired **276 million+ square feet** of real estate globally across various product types.<sup>1</sup>

### Activity 1992 – 2023

	TRANSACTIONS	SQUARE FEET	VALUE
Acquisitions .....	<b>579</b>	<b>267 Million+</b>	<b>\$82.0 Billion</b>
Dispositions .....	<b>643</b>	<b>292 Million+</b>	<b>\$84.8 Billion</b>



## Hines Investment Process<sup>1</sup>

ACTION ITEMS	HINES VALUE ADD
Proprietary Research .....	Sophisticated market and trend analysis
Investment Underwriting .....	Intense market knowledge in local offices
Physical Takeover of Asset .....	Team approach led by tenured Hines professionals
Asset/Property Management ....	Demonstrated tenant retention
Leasing .....	In-house market assessment and lease-up plan
Exit Strategy .....	Market-timing hold/sell analysis

Data as of June 30, 2023.

<sup>1</sup> There is no guarantee that the experience of Hines will translate into positive results for Hines Global.

The property shown is part of the Hines Global portfolio.

# Asset/Property Management and Engineering

Hines has managed properties since its inception in 1957, establishing operational excellence as a core value. The firm directly manages **268 million+ square feet** globally.<sup>1</sup>

## Management Portfolio<sup>1</sup>

	PROPERTIES	SQUARE FEET
Asset Management .....	350 .....	168.2 Million
Third-Party Property Management .....	440 .....	100.6 Million
<b>Total</b> .....	<b>790</b> .....	<b>268.8 Million</b>



## ESG Leadership

Hines has a longtime commitment to the principles and practices behind what is now ESG, with a foundational focus on efficiency, quality and value in the built environment. Hines continues to set and advance both national and global standards for sustainability – and integrate evolving ESG processes – to provide positive solutions and long-term value for people, properties and our planet.<sup>2</sup>

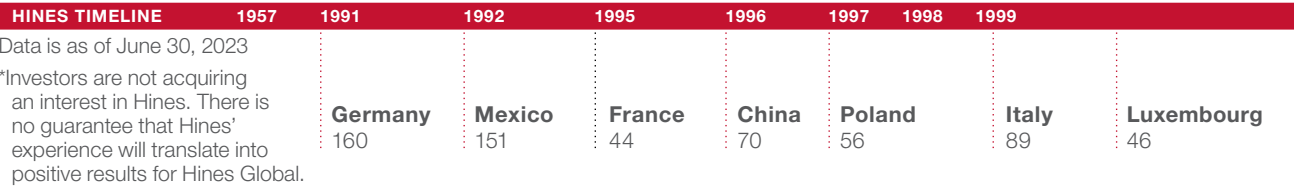
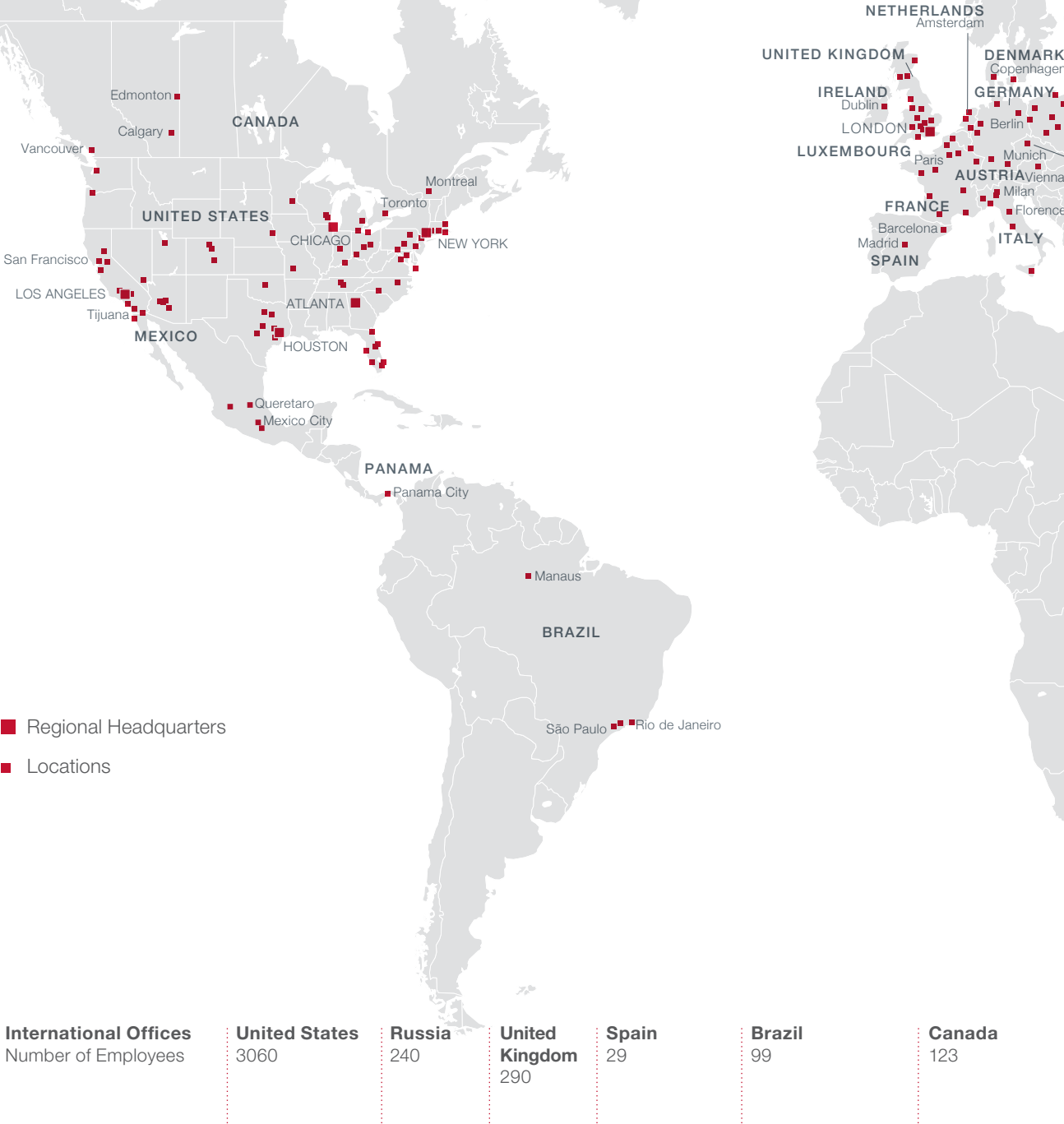
<sup>1</sup> Data as of June 30, 2023.

<sup>2</sup> There is no guarantee Hines will achieve all of its ESG objectives.

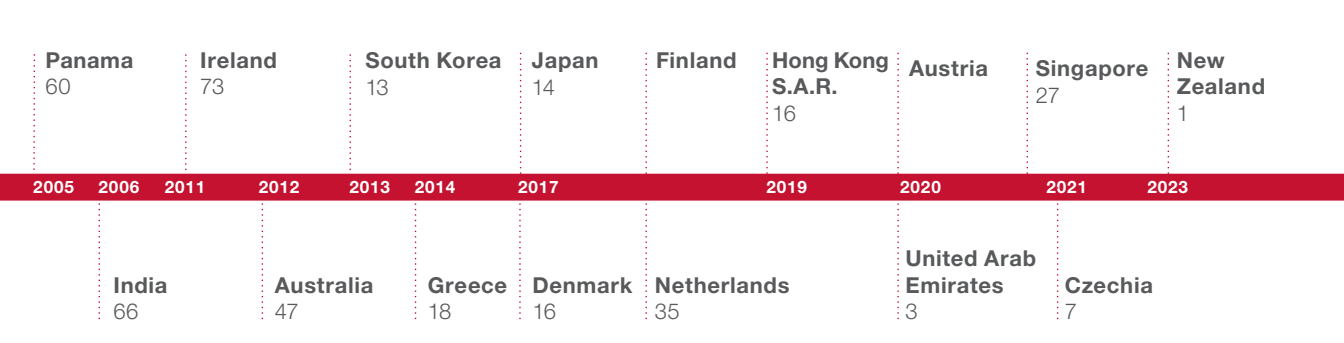
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# Hines Global Presence

Hines capitalizes on local markets with a presence in **383 cities** in **30 countries** and a workforce of approximately **4,850 employees** worldwide.\*



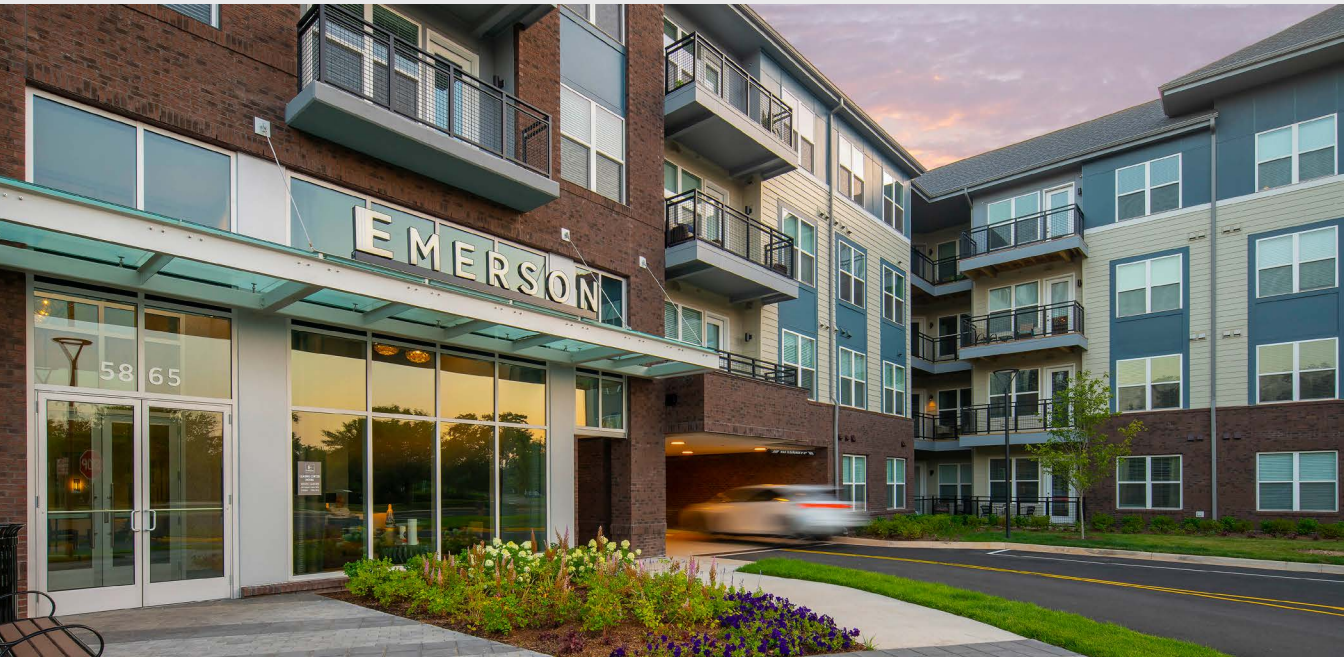




## Development

Hines' global development portfolio of **1,197 projects** totals over **405 million square feet** of top-quality real estate spanning a myriad of product types.<sup>1,2</sup>

Successful real estate assets are the product of cutting-edge development or redevelopment, innovative technologies, and streamlined management practices—all of which can create lasting value. Combined with unparalleled local market knowledge, Hines' process has empowered its global partners and clients to realize success.



## Global Development Product Types<sup>3</sup>

- Office
- Industrial
- Retail
- Residential
- Other

<sup>1</sup> Data as of June 30, 2023. There is no guarantee that the experience of Hines will translate to positive results for Hines Global. Although Hines Global is able to invest in development projects, Hines Global does not anticipate that a significant portion of the proceeds from its offering will be invested in development projects.

<sup>2</sup> Includes development projects in design, under construction and completed.

<sup>3</sup> Other product types include: hotel, mixed-use, arts and culture, educational, medical and biotech and sports facilities. The property shown is part of the Hines Global portfolio.

# Leadership and Stability

Hines is guided by one of the most experienced executive management teams in the industry.<sup>1</sup>

## Executive Tenure

	Employees	Average Tenure
Executive Committee.....	16	23 Years <sup>2</sup>
Senior Managing Directors/SVPs.....	128	21 Years
Managing Directors/VPs.....	305	12 Years

## Ownership

**Chairman & Co-CEO**  
Jeffrey C. Hines

**Co-CEO**  
Laura Hines-Pierce

## Investment Management

**C. Hastings Johnson**  
Vice Chairman

**David L. Steinbach**  
Global CIO

**Christopher D. Hughes**  
CEO, Capital Markets

**Alfonso Munk**  
CIO, Americas

**Alex Knapp**  
CIO, Europe

**Chiang Ling Ng**  
CIO, Asia

## Capital Markets

**Cameron Falconer**  
COO, Capital Markets

**Mark Earley**  
CEO, Hines Securities, Inc.

## Regions

### WEST REGION—U.S.

Douglas H. Metzler  
CEO

### SOUTHWEST REGION—U.S.

Including Mexico & Central America

Mark A. Cover  
CEO

### SOUTH AMERICAN REGION

Syl Apps  
CEO

### ASIA PACIFIC REGION

Raymond M. Lawler  
CEO

### SOUTHEAST REGION—U.S.

Including The Caribbean

Steve Luthman  
CEO

### EUROPEAN REGION

Including Middle East / North Africa

Lars Huber  
CEO

### MIDWEST REGION—U.S.

Including Canada

Steve Luthman  
CEO

### EAST REGION—U.S.

Sarah Hawkins  
CEO

### EURASIA REGION

S. Lee Timmins  
CEO

Data as of June 30, 2023 unless otherwise noted.

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<sup>2</sup> All 16 employees who are part of the Hines Executive Committee have individual tenures ranging from two to 45 years, with an average tenure in the organization of 23 years as of June 30, 2023. Also, only one of these individuals is involved in the day-to-day operations of Hines Global.

For more information about Hines Global, read the prospectus  
or talk to your financial professional

**Hines**

NOT FDIC INSURED
MAY LOSE VALUE
NO BANK GUARANTEE

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