

# Hines Global Income Trust

## PROPERTY PORTFOLIO

As of June 30, 2023



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. ("Hines Global"). 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. Any representation to the contrary is unlawful.

# HINES

# Portfolio Overview<sup>1</sup>

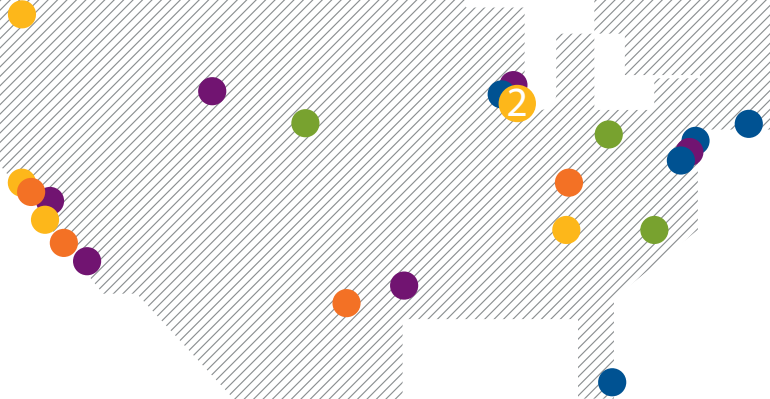
**\$3.89B<sup>2</sup>**  
total asset value

**39<sup>3</sup>**  
properties

**143**  
buildings

**16.59 million**  
square feet

**95%<sup>4</sup>**  
percentage leased



**INDUSTRIAL**  
**34%**

**LIVING**  
**29%**

<sup>1</sup> Data as of July 31, 2023.

<sup>2</sup> Property values were determined based on the estimated value of each real estate investment as of July 31, 2023, which are consistent with the values used to determine the net asset value per share of Hines Global on that date.

<sup>3</sup> Hines Global's portfolio includes, from time to time, certain properties that are part of Hines Global's DST Program. See Hines Global's prospectus for more information.

<sup>4</sup> The percentage leased and square footage are based on data as of June 30, 2023.



70%

DOMESTIC

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30%

INTERNATIONAL

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OFFICE

17%

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RETAIL

10%

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OTHER

10%

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# Central City Coventry

Coventry, United Kingdom



# Urban logistics park in premier distribution hub



## Property Details

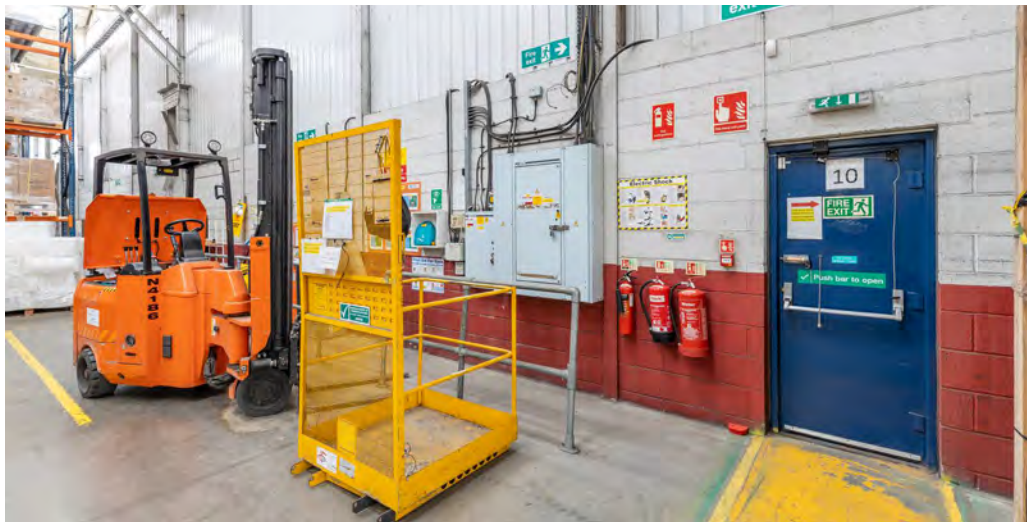
6 buildings  
399,124 square feet  
100% leased

## Transaction Details

Acquired on 3/30/2022  
Net Purchase Price: \$40.6M

## Major Tenants

ByBox  
NP Aerospace  
Pallet Network



# Eastgate Park

Prague, Czech Republic



# Urban warehouse suitable for last-mile logistics, e-commerce and parcel delivery



## Property Details

4 buildings  
420,888 square feet  
98% leased

## Transaction Details

Acquired on 10/26/2021  
Net Purchase Price: \$45.1M

## Major Tenants

Zásilkovna  
ViT Logistics  
Transconsult International S.R.O.  
100MEGA Distribution S.R.O.



# Miramar Activity Business Center

Miramar, California





# Dynamic industrial business park featuring five flex buildings

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## Property Details

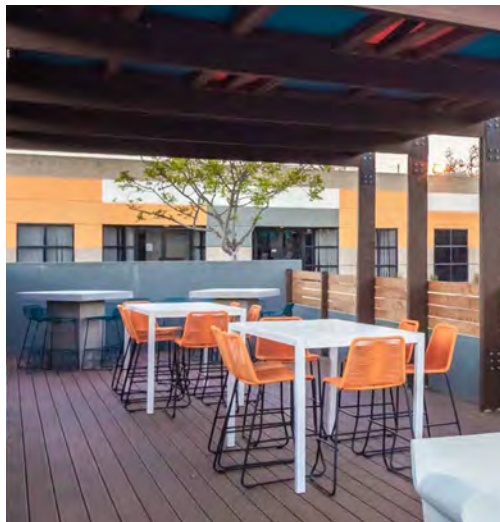
5 buildings  
163,764 square feet  
95% leased

## Transaction Details

Acquired on 6/30/2021  
Net Purchase Price: \$40.9M

## Major Tenants

Discover Echo, Inc.  
Construction Notice Services, Inc.  
Xcite Steps



# 900 Patrol Road

Jeffersonville, Indiana



# State-of-the-art, mission-critical specialty softline fulfillment center

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## Property Details

1 building  
1,015,740 square feet  
100% leased



## Transaction Details

Acquired on 5/17/2021  
Net Purchase Price: \$98.7M

## Major Tenant

A multinational technology company

# 5100 Cross Point

Coventry, United Kingdom



# High-quality logistics asset in prime location

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## Property Details

1 building  
146,652 square feet  
100% leased

## Transaction Details

Acquired on 12/22/2020  
Net Purchase Price: \$22.8M

## Major Tenant

Restore PLC



# 6000 Schertz

Schertz, Texas



# Amazon-leased e-commerce fulfillment center

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## Property Details

1 building  
1,262,294 square feet  
100% leased

## Transaction Details

Acquired on 12/11/2020  
Net Purchase Price: \$129.2M

## Major Tenant

Amazon



# Advanced Manufacturing Portfolio

Santa Clara, California







# Industrial campus located in Silicon Valley, the world's premier technology market

## Property Details

4 buildings  
417,392 square feet  
100% leased

## Transaction Details

Acquired on 8/31/2020  
Net Purchase Price: \$107M

## Major Tenants

Intevac  
Comtech Xicom  
Cleanpart SET  
Pacific Ceramics



# Wakefield Logistics

Wakefield, United Kingdom



# Storage and distribution center for adjacent Coca-Cola plant



## Property Details

1 building  
207,115 square feet  
100% leased

## Transaction Details

Acquired on 7/2/2020  
Net Purchase Price: \$25.6M

## Major Tenant

Integrated Third Party Logistics Limited



# Madrid Airport Complex

Madrid, Spain



# Aircraft and spacecraft machinery logistics facility with prime expansion opportunity

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## Property Details

6 buildings  
467,014 square feet  
100% leased

## Transaction Details

Acquired on 6/19/2020 & 4/22/2022  
Net Purchase Price: \$58.5M

## Major Tenant

Airbus Defence and Space S.A.U.



# DSG Bristol

Bristol, United Kingdom





# Distribution center for one of the largest consumer electronics retailers in Europe

## Property Details

1 building  
269,089 square feet  
100% leased



## Transaction Details

Acquired on 11/18/2019  
Net Purchase Price: \$47M

## Major Tenant

DSG Retail Limited

# Charles Tyrwhitt DC

Milton Keynes, United Kingdom





# Distribution warehouse for British menswear company



## Property Details

1 building  
145,452 square feet  
100% leased

## Transaction Details

Acquired on 11/8/2019  
Net Purchase Price: \$19.9M

## Major Tenants

Charles Tyrwhitt Shirts Limited



# Łódź Urban Logistics

Łódź, Poland



# Ideally located Class A distribution warehouse

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## Property Details

1 building  
389,229 square feet  
100% leased

## Transaction Details

Acquired on 9/26/2019  
Net Purchase Price: \$25.2M

## Major Tenants

DAMCO - a MAERSK Group Company  
Deles Group  
ILS



# Gdańsk PL II

Gdańsk, Poland



# Strategically located Class A distribution warehouse and logistics hub

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## Property Details

2 buildings  
346,996 square feet  
100% leased

## Transaction Details

Acquired on 9/24/2019  
Net Purchase Price: \$29.9M

## Major Tenants

Žabka  
DB Schenker



# ABC Westland

The Hague, Netherlands



# Logistics park focused on fresh food distribution, storage and processing



## Property Details

14 buildings  
1,597,889 square feet  
94% leased

## Transaction Details

Acquired on 5/3/2019 & 2/28/2020  
Net Purchase Price: \$142.8M

## Major Tenants

ABC Logistics  
Varekamp Coldstores  
Van der Windt



# Maintal Logistics

Frankfurt, Germany







# Well-located multi-building logistics center

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## Property Details

3 buildings  
394,975 square feet  
43% leased

## Transaction Details

Acquired on 12/31/2018  
Net Purchase Price: \$43.8M

## Major Tenants

BECHER GmbH & Co. KG  
DB Schenker



# Fresh Park Venlo

Venlo, Netherlands



# Europe's largest fresh food hub



## Property Details

25 buildings  
3,054,667 square feet  
94% leased

## Transaction Details

Acquired on 10/5/2018 & 7/9/2022  
Net Purchase Price: \$145.2M



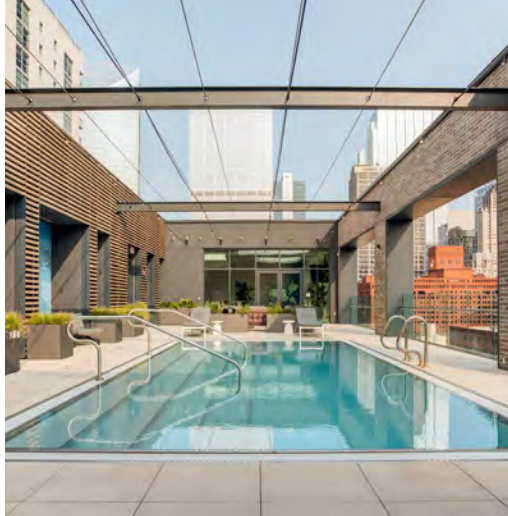
## Major Tenants

Intratuin Holdings  
ZON Fruit & Vegetables

# EMME

Chicago, Illinois





# Strategically located, Class-A boutique multifamily property

## Property Details

1 building  
199 units  
134,908 square feet  
99% leased

## Transaction Details

Acquired on 6/21/2023  
Net Purchase Price: \$73.8M



# Gables Station

Miami, Florida



# Luxury multifamily property with Life Time® Living-branded amenities

## Property Details

3 buildings  
495 units  
612,992 square feet  
97% leased

## Transaction Details

Acquired on 8/26/2022  
Net Purchase Price: \$429.4M



# Center Place

Providence, Rhode Island







# Multifamily property in the epicenter of Downtown Providence

## Property Details

1 building  
223 units  
242,261 square feet  
97% leased

## Transaction Details

Acquired on 12/22/2021  
Net Purchase Price: \$74.9M



# The Emerson

Centreville, Virginia





# Class A luxury apartment complex west of Washington, D.C.

## Property Details

1 building  
355 units  
328,341 square feet  
98% leased



## Transaction Details

Acquired on 1/24/2020  
Net Purchase Price: \$117M

# The Alloy

College Park, Maryland





# Student-dominant multifamily property adjacent to the University of Maryland

## Property Details

1 building  
275 units  
230,362 square feet  
97% leased

## Transaction Details

Acquired on 11/14/2019  
Net Purchase Price: \$98M



# Glasgow West End

Glasgow, United Kingdom





# Award-winning, Class A student housing asset

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## Property Details

3 buildings  
607 beds  
232,428 square feet  
100% leased

## Transaction Details

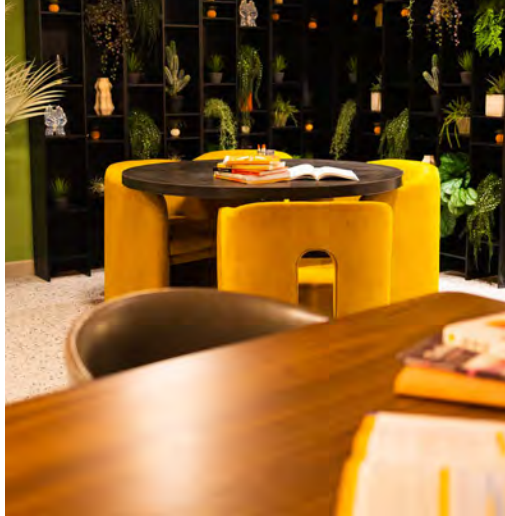
Acquired on 9/27/2019  
Net Purchase Price: \$89.5M

# Queen's Court Student Residences

Reading, United Kingdom







# Class A student housing property close to local university

## Property Details

1 building  
395 beds  
105,895 square feet  
84% leased

## Transaction Details

Acquired on 10/11/2017  
Net Purchase Price: \$65.3M



# Montrose Student Residences

Dublin, Ireland





# Class A student housing near Ireland's largest university

## Property Details

1 building  
213 beds  
51,649 square feet  
97% leased

## Transaction Details

Acquired on 3/24/2017  
Net Purchase Price: \$40.6M



# 200 Park Place

Houston, Texas





# Class AA boutique office building in the River Oaks District of Houston

## Property Details

1 building  
206,943 square feet  
100% leased

## Transaction Details

Acquired on 7/21/2022  
Net Purchase Price: \$145M

## Major Tenants

JLL  
Buckeye Partners  
Compass



# 1315 N. North Branch

Chicago, Illinois





# Horizontal creative office asset designed for modern tenant conveniences

## Property Details

1 building  
108,267 square feet  
100% leased

## Transaction Details

Acquired on 2/18/2022  
Net Purchase Price: \$47M

## Major Tenants

CB2  
Lakeshore Beverage  
Transportation One  
R2



# Liberty Station

San Diego, California







# Top-tier office asset in historical, mixed-use center

## Property Details

4 buildings  
187,230 square feet  
97% leased

## Transaction Details

Acquired on 1/24/2022  
Net Purchase Price: \$120M

## Major Tenants

TSA  
The MITRE Corporation  
Georgia Tech Applied Research Corporation



# Waypoint

Torrance, California





# Office campus in coastal Southern California

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## Property Details

3 buildings  
146,478 square feet  
97% leased

## Transaction Details

Acquired on 12/10/2021  
Net Purchase Price: \$41.9M

## Major Tenants

Intellisense Systems, Inc.  
AIOI Nissay Dowa Insurance Services  
USA Corporation  
Vantec Hitachi Transport System (USA), Inc



# 1015 Half Street

Washington, D.C.





# Trophy office asset in the Capitol Riverfront submarket of Washington, D.C.

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## Property Details

1 building  
396,335 square feet  
98% leased

## Transaction Details

Acquired on 5/19/2021  
Net Purchase Price: \$223.3M

## Major Tenants

National Labor Relations Board  
(U.S. Government)  
Department of General Services  
(Washington, D.C. Government)



# Cottonwood Corporate Center

Salt Lake City, Utah





# LEED Gold Certified Class A corporate center featuring four buildings

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## Property Details

4 buildings  
484,208 square feet  
87% leased

## Transaction Details

Acquired on 7/5/2016  
Net Purchase Price: \$139.2M

## Major Tenants

Workday  
Extra Space Storage



# Waverly Place

Cary, North Carolina







# Community-focused property with open-air format and diverse mix of retailers

## Property Details

8 buildings  
 207,799 square feet  
 90% leased

## Transaction Details

Acquired on 6/15/2022  
 Net Purchase Price: \$88.5M

## Major Tenants

Whole Foods Market	TASU Asian Bistro
Shake Shack	MOD Pizza
Drybar	BodyLase
Rocky Mountain	Amazing Lash Studio
Chocolate Factory	Hand & Stone
CineBistro	CorePower Yoga
Gonza Tacos Y Tequila	



RETAIL

# Promenade Shops at Briargate

Colorado Springs, Colorado





# Upscale shopping center and premier dining destination

## Property Details

8 buildings  
239,026 square feet  
93% leased

## Transaction Details

Acquired on 9/13/2019  
Net Purchase Price: \$93.2M

## Major Tenants

Pottery Barn	Apple
Williams Sonoma	Ulta
Lululemon	Biaggi's
Banana Republic	Anthropologie



# Rookwood Commons | Rookwood Pavilion

Cincinnati, Ohio





# Premier open-air shopping destination anchored by Whole Foods, Nordstrom Rack and REI

## Property Details

13 buildings  
594,597 square feet  
97% leased

## Transaction Details

Acquired on 1/6/2017  
Net Purchase Price: \$193.7M

## Major Tenants<sup>1</sup>

Bed Bath & Beyond	Stein Mart
HomeGoods	T.J.Maxx
Nordstrom Rack	Whole Foods Market
REI	

<sup>1</sup> Major tenants note: Includes names of recognizable retailers, but not on the basis of leased square feet. None of the retailers listed occupy more than 10% of the net rentable area of Rookwood.



# Nashville Self Storage Portfolio

Greater Nashville, Tennessee





# Modern, Class A self-storage portfolio consisting of five properties

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## Property Details

5 buildings  
354,537 square feet  
86% leased

## Transaction Details

Acquired on 7/7/2022  
Net Purchase Price: \$102M



# Wells Fargo Center

Hillsboro, Oregon







# Call center in desirable Portland suburb

### Property Details

1 building  
212,363 square feet  
100% leased

### Transaction Details

Acquired on 4/14/2022  
Net Purchase Price: \$38.8M

### Major Tenant

Wells Fargo



# Burbank Media Studios

Burbank, California





# Next-generation production studio

**Property Details**

85,285 square feet  
100% leased

**Transaction Details**

Acquired on 2/25/2022  
Net Purchase Price: \$42.5M

**Major Tenant**

Madison Square Garden Entertainment



# WGN Studios

Chicago, Illinois





# Home to WGN-TV Headquarters in Chicago

## Property Details

1 building  
131,515 square feet  
100% leased

## Transaction Details

Acquired on 11/30/2021  
Net Purchase Price: \$30.9M

## Major Tenant

WGN-TV



# Bradley Business Center

Chicago, Illinois





# Centrally-located, mixed-use campus on the Chicago riverfront

## Property Details

4 buildings  
467,410 square feet  
98% leased

## Transaction Details

Acquired on 11/16/2021 & 1/20/2022  
Net Purchase Price: \$98.2M

## Major Tenants

Compass Health Center  
Power Home Remodeling Group, LLC  
CCG Chicago, LLC  
ClimbZone Chicago



# 5301 Patrick Henry

Santa Clara, California







# Data center in one of the world's premier technology markets

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## Property Details

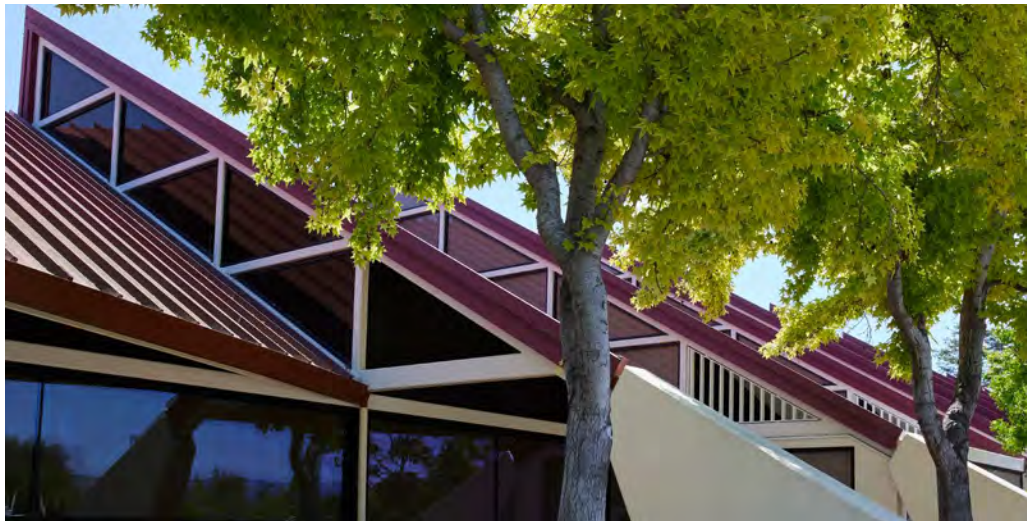
1 building  
129,199 square feet  
100% leased

## Transaction Details

Acquired on 2/10/2021  
Net Purchase Price: \$68M

## Major Tenant

A multinational technology company



# Dispositions



## Venue Museum District

*Houston, Texas*

Acquired	9/21/2018
Sold	3/15/2022
Purchase Price	\$72.9M
Sales Price	\$76.0M



## Royal Mail

*Edinburgh, United Kingdom*

Acquired	12/12/2019
Sold	3/1/2022
Purchase Price	\$33.4M
Sales Price	\$46.5M

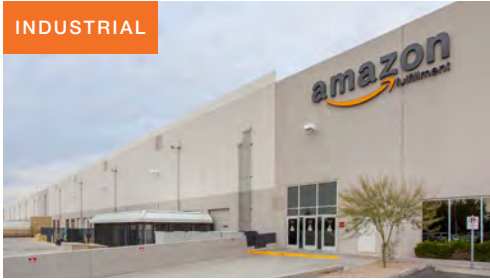


## Bishop's Square

*Dublin, Ireland*

Acquired	3/3/2015
Sold	4/20/2020
Purchase Price	\$103.2M
Sales Price	\$198.0M

INDUSTRIAL



## Goodyear Crossing II

*Phoenix, Arizona*

Acquired	8/18/2016
Sold	2/14/2020
Purchase Price	\$56.2M
Sales Price	\$72.0M

LIVING



## Domain Apartments

*Henderson, Nevada*

Acquired	1/29/2016
Sold	1/7/2020
Purchase Price	\$58.1M
Sales Price	\$80.1M

INDUSTRIAL



## 2819 Loker Ave East

*Carlsbad, California*

Acquired	12/17/2014
Sold	3/30/2018
Purchase Price	\$25.4M
Sales Price	\$38.3M

## 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 Income Trust 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 in, 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 Income Trust.**

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 the prospectus and sales material. 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.

For more information about Hines Global Income Trust, read the prospectus and talk to your financial professional or visit us at [www.hinesglobalincometrust.com](http://www.hinesglobalincometrust.com)



# Hines

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MAY LOSE VALUE

NO BANK GUARANTEE

HGIT-PROP 08/23