

Stanger Announces Updated Research Report on **Hines Global Income Trust, Inc.**

Reflects Enhanced Content and Analysis

Report Available Free of Charge to Financial Services Professionals for a Limited Period

Shrewsbury, New Jersey, May 9, 2023 – Robert A. Stanger & Co., Inc. announces that its updated research report on Hines Global Income Trust, Inc. (“**HGIT**”) is currently available. HGIT, a diversified NAV REIT with over 60% of properties concentrated in industrial and residential properties and a nearly 30% allocation to European markets, has a total asset value of over \$4.1 billion and a leverage level just over 30%.

According to Kevin T. Gannon, Chairman and CEO of Stanger, “HGIT has faced several headwinds over the past few years, including student housing shutdowns during the pandemic, costly renovation projects, office vacancies, and swings in currency exchange rates that cut them the wrong way, all in addition to the macroeconomic effects of inflation, higher interest rates, and the war in Ukraine. But schools are open for business, major renovation projects have been completed, office space has leased up, and in Q1 2023 exchange rates cut the right way for them. The portfolio enjoys high levels of occupancy across all asset classes, and the company was able to secure leverage at relatively cheap fixed or hedged rates.”

Enhanced Content and Analysis

Stanger has recently enhanced the content and analysis included in its research reports. The report on HGIT covers the following:

- Stanger’s Recommendation on HGIT
- Financial Projections
- Comparative Historical Share Performance
- Overview of Investments
- Property Valuation Summary and Trends
- Historical Earnings and Payout Ratios
- Leverage and Liquidity
- Fundraising and Redemptions
- Review of Advisory Fees
- Summary of Various Share Classes
- Quality of NAV Review

Report Available Free of Charge for a Limited Period

In consideration of the new, enhanced content, Stanger is making the HGIT research report available free of charge to financial services professionals until the end of May 2023 (single copies only). Subsequent flash reports will only be made available to subscribers. Information on how to subscribe to Stanger’s research reports is included below.



Stanger's Coverage Universe

Stanger currently covers the following ten NAV REITs.

- Ares Industrial Real Estate Income Trust Inc.
- Ares Real Estate Income Trust Inc.
- Blackstone Real Estate Income Trust, Inc.
- Brookfield Real Estate Income Trust Inc.
- FS Credit Real Estate Income Trust, Inc.
- Hines Global Income Trust, Inc.
- JLL Income Property Trust, Inc.
- KKR Real Estate Select Trust Inc.
- Nuveen Global Cities REIT, Inc.
- Starwood Real Estate Income Trust, Inc.

Stanger expects to issue fully updated research reports on each company in its coverage universe approximately semi-annually on a rolling basis throughout the year.

Subscription Information

Subscriptions are \$499 for each separate research report copy (Authorized Unit). Discounts are available for Total Authorized Units in excess of twenty. Stanger expects to regularly update its research, including the issuance of monthly flash reports that are included in the subscription price until the next fully updated research report. [Click Here For Subscription Agreement](#).

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