

# Nuveen Global Cities REIT

**Income and growth from the world’s most dynamic cities.**

Nuveen Global Cities REIT may offer investors global diversification, income generation and growth potential. It is a global real estate offering focused on the world’s most dynamic cities.

## What makes the Nuveen Global Cities REIT different?

Global and sector diversification	Income focus with growth potential	Client alignment	No performance fee <sup>1</sup>
Our portfolio will be invested across North America, Asia Pacific, and Europe, and diversified across sectors with a strategic overweight to industrial	By targeting commercial real estate in only the top 2% of cities we believe are best positioned for demographic and structural megatrends	By investing \$300 million of its own capital, our sponsor demonstrates its confidence in this strategy	Nuveen Global Cities REIT has no performance fees, and this can positively impact the return investors achieve

<sup>1</sup> Please note, while there are no performance fees, the fund does have a management fee of 1.25% of aggregate NAV per year. Please note selling commissions, a dealer manager fee and stockholder servicing fees will apply, depending on share class. See the prospectus for details.

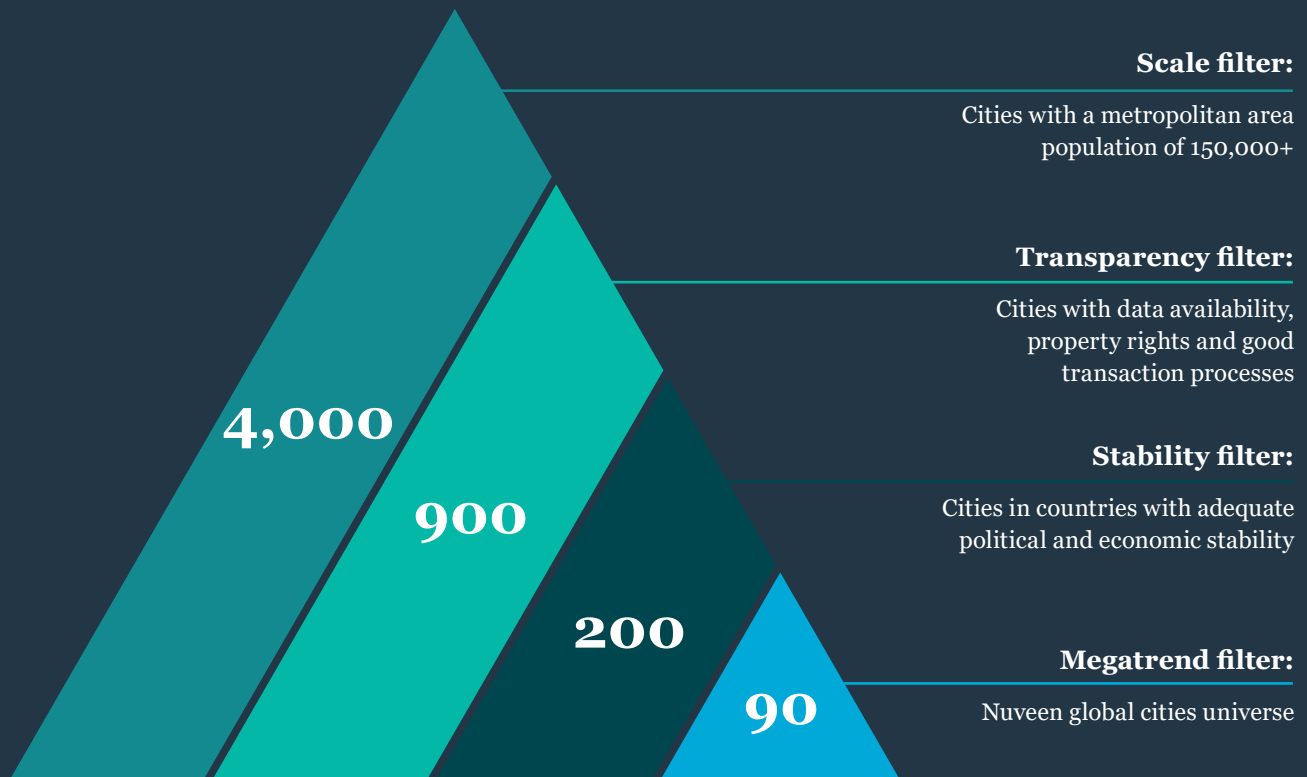
Please see important information at the end of this brochure concerning suitability, risks and prospectus information.

Return potential may be accompanied by increased risk due to concentration in target cities.

*This material must be preceded or accompanied by a prospectus for Nuveen Global Cities REIT. This material does not constitute an offer to sell or a solicitation of an offer to buy any security. An offering is made only by a prospectus to individuals who meet minimum suitability requirements. This information must be read in conjunction with a prospectus in order to understand fully all the implications and risks of the offering of securities to which it relates. A copy of the prospectus must be made available to you in connection with this offering. Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved of our securities or determined if our prospectus is truthful or complete. Neither the Attorney General of the State of New York nor the Securities Division of the Office of the Maryland Attorney General has passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense.*

# A global cities approach

Our team recognizes that every city is unique and the strategy for investing in them must be customized. Our team's proprietary research process identifies the top 2% of cities we believe to be best positioned in light of global megatrends:



## Three-tiered advantage

### Investing in Real Estate

- Stable income potential
- Differentiated from traditional sectors
- Potential inflation hedge

### Investing in Cities

- Most promising locations for future growth
- Diversification analyzed at city level
- Growth and return potential

### Investing in Global Cities

- Enhanced diversification
- Broader universe of opportunity
- Growth and return potential

## Summary of share classes

	Class T	Class S	Class D	Class I	
	Transactional/brokerage accounts		Fee-based/wrap accounts		
	Availability				
Re-allowed to broker dealer	Minimum investment	\$2,500	\$2,500	\$2,500	\$1,000,000
	Selling commissions <sup>1</sup> (upfront, one-time)	Up to 3.0%	Up to 3.5%	None	None
	Dealer manager fee <sup>1</sup> (upfront, one-time)	Up to 0.5%	None	None	None
	Stockholder servicing fee/trailer (ongoing)	65bps (financial advisor), 20bps (broker dealer)	85bps	25bps	None
	Advisor fees				
Paid to Nuveen	Management fee	1.25% on NAV	1.25% on NAV	1.25% on NAV	1.25% on NAV
	Performance fee	None	None	None	None

## Summary of terms

Structure	Non-exchange traded, perpetual life, real estate investment trust (REIT) with monthly Net Asset Value (NAV), monthly subscriptions, and potential monthly distributions subject to availability/board approval and with no guarantee
Eligible investors	Available to investors with either (1) a net worth of at least \$250,000 or (2) a gross annual income of at least \$70,000 and a net worth of \$70,000. Additional suitability standards are applicable to investors in certain states.
Objective/strategy	Target investments across commercial property types and geographic regions, both in North America and internationally, to seek to achieve current income, capital preservation, and favorable long-term risk-adjusted returns
Maximum total offering size	\$5 billion in shares of common stock
Offering price	Each class of shares is sold at the then-current transaction price, which is generally the prior month's NAV per share for such class, plus applicable upfront selling commissions and dealer manager fees. The initial transaction price for shares of common stock offered to the public will be the NAV per share calculated as of the most recently completed month-end prior to commencement of the public offering. We will publish an updated transaction price monthly pursuant to the procedures described in the prospectus.
Minimum initial investment	\$2,500 per investor, \$1,000,000 for Class I shares; \$500 minimum for subsequent investments
Leverage	Target 30-50% gross real estate assets
Subscriptions	Monthly
NAV frequency	Monthly
Distributions	Expected to be monthly (not guaranteed, subject to board approval)
Tax reporting	Form 1099-DIV
Fees	<ul style="list-style-type: none"> <li>Management fee: 1.25% per annum of aggregate NAV per year</li> <li>Performance fee: None</li> </ul>
Share repurchase plan	<ul style="list-style-type: none"> <li>Monthly repurchases; Overall limit of 2% of NAV per month and 5% of NAV per calendar quarter</li> <li>Shares held for less than one year will be repurchased at 95% of that month's transaction price</li> <li>Share repurchase plan is subject to other limitations and board modification, suspension or termination</li> </ul>

<sup>1</sup> The sum of the upfront selling commissions and upfront dealer manager fees on Class T shares may not exceed 3.5% of the transaction price.

Terms summarized in this document are for informational purposes and qualified in their entirety by the more detailed information provided in the prospectus. You should read the prospectus carefully prior to making an investment.

Our shares will generally be sold at the prior month's NAV per share of the class of share being purchased, plus applicable upfront selling commissions and dealer manager fees (as shown above). Please note that we may offer shares at a price that we believe reflects the NAV per share of such stock more appropriately than the prior month's NAV per share, including by updating a previously disclosed offering price, in cases where we believe there has been a material change (positive or negative) to our NAV per share since the end of the prior month.

Select broker-dealers may have different suitability standards, may not offer all share classes, and/or may offer Nuveen Global Cities REIT at a higher minimum initial investment. With respect to Class T shares, the amount of upfront selling commissions and dealer manager fees may vary at select broker-dealers, provided that the sum will not exceed 3.5% of the transaction price. The financial advisor and dealer stockholder servicing fee for Class T shares may also vary at select broker-dealers, provided that the sum of such fees will always equal 0.85% per annum of the aggregate NAV.

The information provided does not take into account the specific objectives or circumstances of any particular investor, or suggest any specific course of action. Financial professionals should independently evaluate the risks associated with products or services and exercise independent judgment with respect to their clients.

Diversification of an investor's portfolio does not assure a profit or protect against loss in a declining market.

All information is as of 31 Dec 2022, unless otherwise disclosed.

Nuveen Real Estate is a real estate investment management holding company owned by Teachers Insurance and Annuity Association of America (TIAA). Nuveen Securities, LLC, member FINRA and SIPC, is the dealer manager for the Nuveen Global Cities REIT, Inc. offering.

#### Risk factors:

**Nuveen Global Cities REIT, Inc. is a non-listed REIT, which offers limited liquidity as compared to other products, such as publicly listed REITs. Investors in Nuveen Global Cities REIT, Inc. are not receiving publicly listed shares. An investment in Nuveen Global Cities REIT, Inc. involves a high degree of risk, including the same risks associated with an investment in real estate investments, including fluctuations in property values, higher expenses or lower expected income, currency movement risks and potential environmental liabilities. Please consider all risks carefully prior to investing in any particular strategy, including the following risks for Nuveen Global Cities REIT, Inc.:**

- There is no assurance that we will achieve our investment objectives.
- This is a “blind pool” offering and other than the investments described in the prospectus, you will not have the opportunity to evaluate our investments before we make them.
- Since there is no public trading market for shares of our common stock, repurchase of shares by us will likely be the only way to dispose of your shares. Our share repurchase plan provides stockholders with the opportunity to request that we repurchase their shares on a monthly basis, but we are not obligated to repurchase any shares and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased in any particular month in our discretion. In addition, repurchases are subject to available liquidity and other significant restrictions. Further, our board of directors may modify, suspend or terminate our share repurchase plan if it deems such action to be in our best interest and the best interest of our stockholders. As a result, our shares should be considered as having only limited liquidity and at times may be illiquid.
- The purchase and repurchase price for shares of our common stock is generally based on our prior month's NAV (subject to material changes as described above) and is not based on any public trading market. While there is independent periodic appraisals of our properties, the appraisal of properties is inherently subjective, and our NAV may not accurately reflect the actual price at which our assets could be liquidated on any given day.
- We have no employees and are dependent on Nuveen Real Estate Global Cities Advisors and its affiliates to conduct our operations. Nuveen Real Estate Global Cities Advisors will face conflicts of interest as a result of, among other things, the allocation of investment opportunities among us and Other Nuveen Real Estate Accounts, the allocation of time of investment professionals and the fees that we pay to Nuveen Real Estate Global Cities Advisors.
- We cannot guarantee that we will make distributions, and if we do we may fund such distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and we have no limits on the amounts we may pay from such sources.
- This is a “best efforts” offering. If we are not able to raise a substantial amount of capital in the near term, our ability to achieve our investment objectives could be adversely affected.
- There are limits on the ownership and transferability of our shares.
- If we fail to qualify as a REIT and no relief provisions apply, our NAV and cash available for distribution to our stockholders could materially decrease and we could face a substantial tax liability.
- Our investments in International Affiliated Funds may be subject to currency, inflation or other governmental and regulatory risks specific to the countries in which the Funds operate and own assets.

## Contact us

**nuveenglobalreit.com**

#### ***Advisors***

**800.752.8700**

#### ***Investors***

**833.688.3368**