

## Nuveen Global Cities REIT

As of 31 Jan 2021

### Average annualized net total returns<sup>1,2</sup> (%)

	Inception date	Monthly	YTD	1 year	Since inception
Class I	01 May 2018	1.53	1.53	4.64	6.95
Class D	01 Jun 2018	1.50	1.50	4.39	6.76
Class T (no sales load)	01 Jan 2019	1.47	1.47	3.82	6.71
Class T (with sales load)	01 Jan 2019	-2.03	-2.03	0.64	4.93
Class S (no sales load)	01 Dec 2019	1.47	1.47	4.29	4.58
Class S (with sales load)	01 Dec 2019	-2.03	-2.03	0.19	1.47

### Calendar year returns<sup>1</sup> (%)

	2020	YTD 2021
Class I	3.59	1.53
Class D	3.36	1.50
Class T (no sales load)	2.78	1.47
Class T (with sales load)	-0.80	-2.03
Class S (no sales load)	2.80	1.47
Class S (with sales load)	-0.78	-2.03

### Monthly NAV<sup>2</sup> (\$)

For transaction date: 01 Mar 2021	NAV per share
Class I	10.74
Class D	10.72
Class T	10.64
Class S	10.61

### Distribution rate<sup>3</sup> (%)

Class I	5.39
Class D	5.15
Class T	4.58
Class S	4.59

### Portfolio statistics

Total asset value (\$ million) <sup>4</sup>	\$657.54
Net asset value (NAV) (\$ million) <sup>2</sup>	\$457.41
Number of properties <sup>5</sup> (REIT and International Affiliated Funds)	46
Leverage ratio <sup>6</sup>	27.72%
Inception date <sup>7</sup>	Jan 2018
% leased <sup>8</sup>	98%

### Portfolio allocation



#### By region

North America	86%
Europe	5%
Asia-Pacific	3%
RE debt	0%
RE securities	6%

#### By sector<sup>9</sup>

Industrial	36%
Multifamily	18%
Grocery-anchored retail	16%
Office	16%
Medical/life science	14%

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 sales literature 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.



## For more information, contact [nuveenglobalreit.com](http://nuveenglobalreit.com)

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### Past performance is no guarantee of future results.

- 1 Returns shown are preliminary. Net total returns are calculated by share class using the time weighted return formula and derived by dividing (1) the respective aggregate share class's monthly net operating income (after appreciation, fees and expenses) by (2) the share class's previous month's ending NAV plus the proceeds from share issuances for the current month. Actual individual investor performance may differ from the aggregated share class performance. All returns shown assume reinvestment of distributions pursuant to Nuveen Global Cities REIT Inc's ("GCREIT" or "NREIT") distribution reinvestment plan, are derived from unaudited financial information and are net of all GCREIT expenses, including general and administrative expenses, transaction related expenses, management fees, and share class specific fees, but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year. Class T shares and Class S shares listed as (With sales load) reflect the returns after the maximum upfront selling commission and dealer manager fees of 3.5%. Class T shares and Class S shares listed as (No sales load) exclude up-front selling commissions and dealer manager fees. Returns are annualized for periods longer than one year. The returns have been prepared using unaudited data and valuations of the underlying investments in GCREIT's portfolio, which are estimates of fair value and form the basis for GCREIT's NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated. Past performance is historical and not a guarantee of future results. For the year ended 31 Dec 2019 and the nine months ended 30 Sep 2020, we reported GAAP net income (loss) of \$5.7 million and \$1.2 million, respectively.
- 2 NAV is calculated in accordance with the valuation guidelines approved by our board of directors. NAV is not a measure used under generally accepted accounting principles in the United States ("GAAP"), and you should not consider NAV to be equivalent to stockholders' equity or any other GAAP measure. As of 30 Sep 2020, our NAV per share was approximately \$10.46, \$10.43, \$10.35 and \$10.34, per Class I, Class D, Class T and Class S share, respectively, and total stockholders' equity per share was approximately \$9.00, \$8.91, \$8.87 and \$9.18 per Class I, Class D, Class T and Class S share, respectively. For a full reconciliation of NAV to stockholders' equity and a discussion of the limitations and risks associated with our valuation methodology, please see the "Management's Discussion and Analysis of Financial Condition and Results of Operation—NAV Per Share" section of our annual and quarterly reports filed with the SEC, which are available at [www.nuveen.com/gcreit](http://www.nuveen.com/gcreit). For information on how we calculate NAV, see the "Net Asset Value Calculation and Valuation Guidelines" section of our prospectus.
- 3 Distribution rate reflects the most recently approved monthly annualized distributions divided by the prior month's net asset value. Distributions paid during the year ended 31 Dec 2019 and the nine months ended 30 Sep 2020 were covered 93% and 72%, respectively, from GAAP cash flow from operations and 7% and 28%, respectively, from debt proceeds.
- 4 Total asset value is measured as the gross asset value of real estate properties (based on fair value), the investment in our real estate-related securities measured at fair value, the equity investment in unconsolidated International Affiliated Funds (which includes the allocable share of the International Affiliated Funds' income and expense, realized gains and losses and unrealized appreciation or depreciation), plus the investment in commercial mortgage loans measured at fair value, plus cash and other assets.
- 5 Nuveen Global Cities REIT directly owns 18 properties and has exposure to 28 additional properties owned by the International Affiliated Funds in which we have made an investment.
- 6 Leverage is measured using, as the numerator, property-level and entity-level debt and as the denominator, the gross asset value of real estate assets (calculated using the greater of fair value and cost of gross real estate assets including investment in our securities portfolio, our loan portfolio, and our allocable share of investments in unconsolidated International Affiliated Funds), inclusive of property-level and entity-level debt, plus cash and other assets.
- 7 Based on effective date of the offering.
- 8 Reflects directly-owned real estate property investments only and does not include investments in debt securities. Percentage leased is weighted by the total real estate asset value of all directly-owned real estate properties and includes all leased square footage as of the date indicated.
- 9 Reflects directly-owned real estate property investments only.

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. All information is as of 31 Jan 2021, 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.:**

We recently commenced operations and 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.