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**Nuveen Global Cities REIT, Inc.
Instructions for Filing
Form 8937
Report of Organizational Actions Affecting
Basis of Securities for the year ended
December 31, 2025**

The original return should be signed (using full name and title) and dated on page two by an authorized officer of the corporation.

The signed return should be filed as soon as possible with the following:

**Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0054**

To document the timely filing of your tax return(s), we suggest that you obtain and retain proof of mailing. Proof of mailing can be accomplished by sending the tax return(s) by registered or certified mail (metered by the U.S. Postal Service) or through the use of an IRS approved delivery method provided by an IRS designated private delivery service.

Note – You are NOT required to file Form 8937 with the IRS, if, by the due date, you post a completed and signed Form 8937 in a readily accessible format in an area of your primary public website dedicated to this purpose, and you keep it accessible to the public on this or a successor website for 10 years.

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
NUVEEN GLOBAL CITIES REIT, INC		82-1419222	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
SU YOUN RAVAL	212-916-4650	3RDPARTYFUNDTAX@TIAA.ORG	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
8625 ANDREW CARNEGIE BLVD		CHARLOTTE, NC 28262	
8 Date of action		9 Classification and description	
VARIOUS		COMMON STOCK - CLASS S	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
67097R301	0000352518043004	ZNGRSX	9982

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON DECEMBER 30, 2024 IN THE AMOUNT OF \$2,066,330; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON JANUARY 30, 2025 IN THE AMOUNT OF \$2,078,111; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON FEBRUARY 27, 2025 IN THE AMOUNT OF \$2,110,449; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON MARCH 28, 2025 IN THE AMOUNT OF \$2,089,160; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON APRIL 29, 2025 IN THE AMOUNT OF \$2,106,023; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON MAY 30, 2025 IN THE AMOUNT OF \$2,109,464; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON JUNE 29, 2025 IN THE AMOUNT OF \$2,139,429; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON JULY 30, 2025 IN THE AMOUNT OF \$2,140,816; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON AUGUST 30, 2025 IN THE AMOUNT OF \$2,153,051; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON SEPTEMBER 29, 2025 IN THE AMOUNT OF \$2,175,620; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON OCTOBER 30, 2025 IN THE AMOUNT OF 2,170,682; DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON NOVEMBER 29, 2025 IN THE AMOUNT OF \$2,191,406.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ DISTRIBUTION TO CLASS S SHAREHOLDERS OF RECORD ON VARIOUS DATES IN THE AMOUNT OF \$25,530,541, OF WHICH 9.65%% REPRESENTS A TAXABLE DIVIDEND AND 90.35% REPRESENTS A RETURN OF CAPITAL.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ CALCULATION BASED UPON EARNINGS AND PROFITS CALCULATION AS OF TAX YEAR ENDING DECEMBER 31, 2025.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ SECTION 301(C)

18 Can any resulting loss be recognized? ▶ N/A

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ REPORTABLE TAX YEAR IS 2025.

Sign Here
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.
Signature ▶ Su Youn Raval Date ▶ 4/2/2026
Print your name ▶ SU YOUN RAVAL Title ▶ VICE PRESIDENT

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	<u>BARBARA PIERSON ROY</u>	<u>Barbara Roy</u>	<u>4/2/2026</u>		<u>P01385928</u>
	Firm's name ▶ <u>ERNST & YOUNG U.S., LLP</u>	Firm's EIN ▶ <u>34-6565596</u>		Phone no. <u>404-874-8300</u>	
Firm's address ▶ <u>55 IVAN ALLEN JR BLVD. NW, ATLANTA, GA 30308</u>					