nuveen
REAL ESTATE

Nuveen Global Cities REIT

Marketing communication | As of 31 Aug 2026

A perpetual-life, non-traded investment vehicle designed to meet our primary objectives of current income, capital preservation, and favorable long-term risk-adjusted returns through commercial real estate.

$3.3B
total asset value

129
number of properties

24%
leverage ratio

94%
leased

97%
triple-net lease of commercial properties (72% of total portfolio)

NAV and distribution summary[1, 2]

	Class T	Class S	Class D	Class I
Net asset value (For transaction date 01 Oct 2026)	$11.24	$11.10	$11.26	$11.23
Annualized distribution rate	4.62%	4.70%	5.22%	5.50%

Distribution payments are not guaranteed, and Nuveen may pay distributions from sources other than cash flow from operations, including the sale of assets, repayments of real estate debt investments, return of capital or offering proceeds, and advances or the deferral of fees and expenses that may be subject to reimbursement to the Advisor or its affiliates.
Managed Distribution: Historical distribution sources have included net investment income, realized gains and return of capital (ROC). See the prospectus for distribution estimates. These estimates may not match the final tax characterization (for the full year's distributions) contained in shareholders' 1099-DIV forms after the end of the year. You should not draw any conclusions about a REIT's past or future investment performance from its current distribution rate.
Distribution rate reflects the annualized distribution divided by the NAV. Approximately 66% of year-to-date distributions are funded from GAAP cash flow from operations and 34% from debt and financing proceeds.

Net total returns (%)[3]

	Inception Date	1 month	YTD	1 year	5 years	ITD
Class T with max. 3.5% load	01 Jan 2019	-3.14	-0.87	-1.07	3.57	5.79
Class T with no sales load	01 Jan 2019	0.36	2.71	2.51	4.29	6.27
Class S with max. 3.5% load	01 Dec 2019	-3.14	-0.84	-1.03	3.64	5.35
Class S with no sales load	01 Dec 2019	0.36	2.74	2.55	4.36	5.90
Class D with max. 1.5% load	01 Jun 2018	-1.09	1.57	1.58	4.59	6.53
Class D with no sales load	01 Jun 2018	0.41	3.11	3.12	4.89	6.73
Class I	01 May 2018	0.43	3.27	3.37	5.17	6.97

Access the income & return potential of direct real estate

Global & sector diversification

Invested across North America, Europe, and Asia-Pacific, and diversified amongst sectors with a strategic overweight to top performing sectors of the market.

Attractive structure

- Tax efficient income[2]
- Monthly subscriptions, distributions, and valuations
- Monthly repurchases
- Relatively low minimums
- Simplified tax reporting
- No performance fee

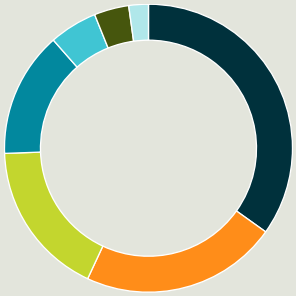
Active investment management

- Proprietary research
- Nimble acquisitions
- Building portfolios vs. buying
- Equity and debt capabilities

Please note, while there are no performance fees, the REIT does have a management fee of 1.25% per annum of aggregate NAV per year. Selling commissions, a dealer manager fee and stockholder servicing fees will apply, depending on share class. See the prospectus for details, available at www.nuveen.com/gcreit. This material must be preceded or accompanied by a prospectus for Nuveen Global Cities REIT, Inc. 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**. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of these securities or determined if the prospectus is truthful or complete, or determined whether the offering can be sold to any or all purchasers in compliance with existing or future suitability or conduct standards including Regulation Best Interest. Any representation to the contrary is a criminal offense.

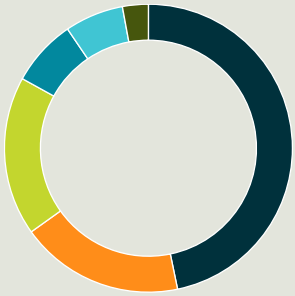
Nuveen Global Cities REIT | As of 31 Aug 2026

Sector diversification
Direct property investments



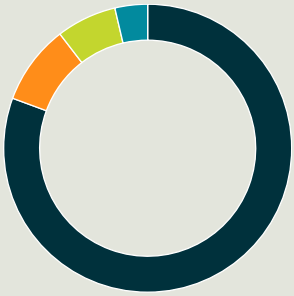
Industrial	34.9%
Healthcare	22.1%
Multifamily	17.5%
Grocery Anchored Retail	14.1%
Single Family Housing	5.4%
Office	3.9%
Self-Storage	2.2%

Regional allocation



U.S. South	46.8%
U.S. West	18.4%
U.S. East	17.9%
U.S. Midwest	7.5%
Europe	6.6%
Asia	2.9%

Asset allocation



Direct property investments	80.6%
Real estate investment debt	8.9%
Real estate related securities	6.8%
Affiliated real estate funds	3.7%

Calendar year net returns (%)[3]

	2019	2020	2021	2022	2023	2024	2025
Class T with max. 3.5% load	6.01	-0.80	22.21	3.29	-5.21	-2.05	-1.64
Class T with no sales load	9.81	2.78	26.58	6.99	-1.79	1.51	1.91
Class S with max. 3.5% load	-	-0.78	22.45	3.38	-5.21	-2.02	-1.60
Class S with no sales load	-	2.80	26.82	7.09	-1.79	1.54	1.95
Class D with max. 1.5% load	8.75	1.81	25.24	6.00	-2.69	0.58	0.99
Class D with no sales load	10.38	3.36	27.12	7.60	-1.22	2.11	2.52
Class I	10.65	3.59	27.48	7.90	-0.95	2.37	2.77

Nuveen real estate | *Global leader*

Nuveen Global Cities REIT is supported by the full capabilities of the Nuveen Real Estate sector-focused acquisition and asset management teams across the globe, the real estate research team and our integrated sustainability specialists. This organization offers market knowledge and local market expertise of each property type.

Additionally, TIAA, our parent company, has invested over $200+ million of its own capital in the REIT demonstrating its confidence and commitment in the global cities REIT strategy.

Top 5 largest global real estate manager

$135B assets under management

1680+ employees worldwide

45 global office locations

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 (i) a net worth of at least $250,000 or (ii) 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; several states have more stringent suitability standards; see the prospectus for details.
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 on the first business day of each month
NAV frequency	Monthly
Distributions	Monthly (not guaranteed, subject to board approval)
Tax reporting	Form 1099-DIV
Fees	• Management fee: 1.25% per annum of aggregate NAV per year • Performance fee: None
Share repurchase plan	• Monthly repurchases; Overall limit of 2% of NAV per month and 5% of NAV per calendar quarter • Shares held for less than one year will be repurchased at 95% of that month's transaction price • Share repurchase plan is subject to other limitations and board modification, suspension or termination

Summary of share classes

	Class T	Class S	Class D	Class I
Availability	Transactional/brokerage accounts		Fee-based/wrap accounts	
Selling commissions (upfront, one-time)	Up to 3.0%	Up to 3.5%	Up to 1.5%	None
Dealer manager fee (upfront, one-time)	Up to 0.5%	None	None	None
Stockholder servicing fee/trailer (ongoing)	65bps (financial advisor), 20bps (broker dealer)	85bps	25bps	None
Management fee	1.25% on NAV	1.25% on NAV	1.25% on NAV	1.25% on NAV
Performance fee	None	None	None	None

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.

For more information, contact www.nuveenglobalreit.com

Financial Professionals 800.752.8700 *Investors* 833.688.3368

Top 5 largest global real estate manager based on Pensions & Investment Real Estate Managers Special Report, Oct. 2024. Ranking included 72 real estate managers and ranked them by total worldwide real estate assets as of 30 Jun 2024. Real estate assets are reported net of leverage, including contributions committed or received but not yet invested; REOCs are included with equity; REIT securities are excluded.

Nuveen Real Estate assets under management as of 30 Jun 2026

Employees and **Cities**: Nuveen Real Estate as of 30 Jun 2026. Staff numbers are calculated on a pro rata basis. There can be no assurance that professionals currently employed by Nuveen Real Estate (NRE) will continue to be employed by NRE or that performance of any such professional serves as an indicator of future performance.

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), any investments in commercial mortgage loans measured at fair value, plus cash and other assets, excluding restricted cash.

Number of properties includes directly owned properties and properties owned by the International Affiliated Funds in which we have made an investment, excluding single-family rental homes.

Leased rate reflects directly-owned real estate property investments, excluding investments in single family housing and 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. Diversification of an investors portfolio does not assure a profit or protect against loss in a declining market.

Leverage ratio 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, excluding restricted cash. Leverage increases return volatility and magnifies the Funds potential return and its risks; there is no guarantee a funds leverage strategy will be successful.

Triple-net lease represents the percentage of directly owned properties; commercial properties include industrial, healthcare, retail, and office sectors only.

1. 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. 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 "Managements 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. For information on how we calculate NAV, see the "Net Asset Value Calculation and Valuation Guidelines" section of our prospectus.

2. A portion of REIT ordinary income distributions may be tax deferred given the ability to characterize ordinary income as Return of Capital (ROC). ROC distributions reduce the stockholders tax basis in the year the distribution is received, and generally defers taxes on that portion until the stockholders stock is sold via redemption. Certain non-cash deductions, such as depreciation and amortization, lower the taxable income for REIT distributions. Investors should be aware that a REITs ROC percentage may vary significantly in a given year and, as a result, the impact of the tax law and any related advantages may vary. Nuveen Securities, LLC is not a tax advisor. Clients should consult their professional advisors before making any tax or investment decisions. This information should not replace a clients consultation with a professional advisor regarding their tax situation.

3. **Performance data shown represents past performance and does not predict or guarantee future results. Investment returns and principal value will fluctuate so that shares redeemed may be worth more or less than their original cost. Current performance may be higher or lower than the performance shown. Total returns for a period of less than one year are cumulative. Returns without sales charges would be lower if the sales charges were included. Returns assume reinvestment of dividends and capital gains. 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 classs monthly net operating income (after appreciation, fees and expenses) by (2) the share classs previous months ending NAV plus the proceeds from share issuances for the current month. Actual individual investor performance may differ from the aggregated share class performance. 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 D shares listed as (with sales load) reflect the returns after the maximum upfront selling commission of 1.5%. Class T shares, Class S shares, and Class D 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 GCREITs portfolio, which are estimates of fair value and form the basis for GCREITs 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.

This material is not intended to be a recommendation or investment advice, does not constitute a solicitation to buy, sell or hold a security or an investment strategy, and is not provided in a fiduciary capacity. The information provided does not take into account the specific objectives or circumstances of any particular investor, or suggest any specific course of action. Investment decisions should be made based on an investors objectives and circumstances and in consultation with his or her financial professional.

There are risks inherent in any investment, including the possible loss of principal. Different types of asset investments have different types of risks, which may provide higher returns but also greater volatility. In general, equity securities tend to be more volatile than fixed income or hybrid securities. Foreign investments may involve exposure to additional risks such as currency fluctuation and political and economic instability. The value of, and income generated by, debt securities will decrease or increase based on changes in market interest rates. Diversification of an investors portfolio does not assure a profit or protect against loss in a declining market. Real estate investments may suffer due to economic downturns and changes in commercial real estate values, rents, property taxes, interest rates and tax laws. Valuations and appraisals of our properties and real estate-related assets are estimates of fair value and may not necessarily correspond to realizable value.

Nuveen Securities, LLC, member FINRA and SIPC, is the dealer manager for the Nuveen Global Cities REIT, Inc. offering.

Nuveen Global Cities REIT, Inc. is a non-listed REIT, which offers limited liquidity 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
- You will not have the opportunity to evaluate our future investments before we make them, and we may not have the opportunity to evaluate or approve investments made by entities in which we invest, such as the International Affiliated Funds, which makes your investment more speculative.
- 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 or suspend 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 months NAV (subject to material changes as described above) and is not based on any public trading market. While we obtain 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.
- Our board of directors may also determine to terminate our share repurchase plan if required by applicable law or in connection with a transaction in which our stockholders receive liquidity for their shares of our common stock, such as a sale or merger of our company or listing of our shares on a national securities exchange.
- We have no employees and are dependent on our Advisor and its affiliates to conduct our operations. Our Advisor 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 our Advisor.
- 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.
- 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 International Affiliated Funds operate and own assets.
- The defined terms have the meanings assigned to them in the prospectus.