

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549
FORM 8-K
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): October 31, 2014

Hines Global REIT, Inc.

Exact name of registrant as specified in its charter)

<u>Maryland</u> (State or other jurisdiction of incorporation)	<u>000-53964</u> (Commission File Number)	<u>26-3999995</u> (I.R.S. Employer Identification No.)
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<u>2800 Post Oak Blvd, Suite 5000, Houston, Texas</u> (Address of principal executive offices)	<u>77056-6118</u> (Zip Code)
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Registrant's telephone number, including area code: (888) 220-6121

Not Applicable

Former name or former address, if changed since last report

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01 Regulation FD Disclosure

On November 3, 2014, Hines Interests Limited Partnership (“Hines”), the sponsor of Hines Global REIT, Inc. (“Hines Global”), issued a press release related to Hines Global’s acquisition of 818 Bourke (described below). A copy of such press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K. Pursuant to the rules and regulations of the Securities and Exchange Commission (the “SEC”), such exhibit and the information set forth therein are deemed to have been furnished and shall not be deemed to be “filed” under the Securities Exchange Act of 1934, as amended (the “Exchange Act”).

Item 8.01 Other Items

On October 31, 2014, a subsidiary of Hines Global acquired 818 Bourke, a Class A office building located in Melbourne, Australia. 818 Bourke was constructed in 2007 and consists of 251,038 square feet of rentable area that is 98% leased to ten tenants. The contract purchase price for 818 Bourke was \$152.5 million AUD (approximately \$135.7 million assuming a rate of \$0.89 per AUD as of the transaction date), exclusive of transaction costs and working capital reserves. The seller, GPT Funds Management 2 Pty Limited, is not affiliated with Hines Global or its affiliates. The acquisition was funded with proceeds from Hines Global’s revolving credit facility and an \$91.5 million AUD (approximately \$81.4 million assuming a rate of \$0.89 per AUD as of the transaction date) mortgage loan with Australia and New Zealand Banking Group Limited.

The estimated going-in capitalization rate for 818 Bourke is approximately 7.1%. The estimated going-in capitalization rate is determined by dividing the projected property revenues in excess of expenses for the first fiscal year by the net purchase price (excluding closing costs and taxes). Property revenues in excess of expenses include all projected operating revenues (rental income, tenant reimbursements, parking and any other property-related income) less all projected operating expenses (property operating and maintenance expenses, property taxes, insurance and property management fees).

Item 9.01 Financial Statements and Exhibits

(d) Exhibits:

99.1 Press Release of Hines, dated November 3, 2014

Statements in this Current Report on Form 8-K, including intentions, beliefs, expectations or projections relating to the acquisition described herein are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Exchange Act. Such statements are based on current expectations and assumptions with respect to, among other things, future economic, competitive and market conditions and future business decisions that may prove incorrect or inaccurate. Important factors that could cause actual results to differ materially from those in the forward-looking statements include the risks described in the “Risk Factors” section of Hines Global’s Annual Report on Form 10-K for the year ended December 31, 2013 and its other filings with the SEC.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Hines Global REIT, Inc.

November 3, 2014

By: /s/ J. Shea Morgenroth
Name: J. Shea Morgenroth
Title: Chief Accounting Officer and Treasurer

Exhibit Index

Exhibit No.

Description

99.1

Press Release of Hines, dated November 3, 2014

News Release

For Immediate Release
November 3, 2014

For Further Information, Contact:
George Lancaster, Hines
713/966-7848
George.lancaster@hines.com

HINES GLOBAL REIT ACQUIRES 818 BOURKE STREET IN MELBOURNE, AUSTRALIA

(SYDNEY) - The Sydney office of Hines, the international real estate firm, announced today that a subsidiary of Hines Global REIT, Inc. has acquired 818 Bourke Street, an office building located in the Docklands Precinct of Melbourne, Australia, for \$152.5 million AUD (approximately \$135 million USD). The seller was a subsidiary of the GPT Group, one of Australia's largest publicly traded REITs. The Australian investment manager for Hines is Challenger Management Services Limited.

Constructed in 2007 by the Lend Lease Group, 818 Bourke is an eight-story, 251,038-square-foot Class A office building, with ground-floor retail and two levels of above-ground parking. The property offers unobstructed waterfront views, incorporates sustainable design and has received a 5.5-star NABERS water rating and a 5-star NABERS energy rating.

Sherri Schugart, president and CEO of Hines Global REIT, said, "We are attracted to this opportunity due to the project's desirable location in the Docklands, recent construction and institutional quality tenant base that offers a strong credit profile. 818 Bourke will complement our existing Australian portfolio and provide Hines Global REIT with its first asset in Melbourne."

David Warneford, Managing Director of Hines in Sydney, added, "The acquisition of 818 Bourke provides Hines Global REIT with a very high-quality asset in one of Melbourne's strongest performing office markets. The large floor plates, excellent environmental credentials and unobstructed views across Victoria Harbour are expected to help to attract and retain high caliber tenants."

818 Bourke is 98 percent leased to three office tenants: AMP; Ericsson Australia; and Infosys; along with several ground-floor retail occupants.

In Australia, Hines Global REIT also owns 144 Montague and 825 Ann in Brisbane, 100 Brookes Street in Fortitude Valley and 465 Victoria in Sydney.

Hines Global REIT is a public, non-listed real estate investment trust sponsored by Hines that owns interests in 42 real estate investments located in the United States and internationally. For additional information about Hines Global REIT, visit www.hinessecurities.com.

Hines is a fully-integrated real estate investment and management firm that has been investing in real estate and providing acquisition, development, financing, property management, leasing and disposition services for more

than 55 years. With offices in 78 cities across the United States and 18 other countries, and controlled assets valued at approximately \$30.7 billion as of June 30, 2014, Hines is one of the largest real estate organizations in the world. Access www.hines.com for more information on Hines.