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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):

January 4, 2012

Hines Global REIT, Inc.

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(Exact name of registrant as specified in its charter)

Maryland

000-53964

26-3999995

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(State or other jurisdiction  
of incorporation)

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(Commission  
File Number)

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(I.R.S. Employer  
Identification No.)

2800 Post Oak Blvd, Suite 5000, Houston, Texas

77056-6118

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(Address of principal executive offices)

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(Zip Code)

Registrant's telephone number, including area code:

(888) 220-6121

Not Applicable

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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))

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### **Item 7.01 Regulation FD Disclosure.**

On January 4, 2012, 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 9320 Excelsior Boulevard on December 27, 2011. 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, 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.

### **Item 8.01 Other Items**

On December 27, 2011, a wholly-owned subsidiary of Hines Global acquired 9320 Excelsior Boulevard, an office building located in Minneapolis, Minnesota. The seller, Cargill, Incorporated (“Cargill”), is not affiliated with Hines Global or its affiliates. 9320 Excelsior Boulevard consists of 254,915 square feet of rentable area that is 100% occupied by Cargill. In connection with this acquisition, the Company entered into a lease with Cargill for 100% of the net rentable area of the building through September 2023.

The contract purchase price for 9320 Excelsior Boulevard was approximately \$69.5 million, exclusive of transaction costs and working capital reserves. Hines Global funded the acquisition using proceeds from its current public offering and proceeds from a bridge loan agreement with JPMorgan Chase Bank, N.A. The \$65.0 million bridge loan requires monthly interest payments based on a floating rate plus a margin of 2.25% (currently 2.55%) and repayment of principal on or before April 15, 2012, the maturity date of the loan. Hines Global intends to retire this loan with proceeds from a potential new revolving credit facility or with proceeds from its current public offering. The loan is collateralized by Hines Global’s interests in 17600 Gillette, 250 Royall, Fisher Plaza and 9320 Excelsior.

The estimated going-in capitalization rate for 9320 Excelsior Boulevard is approximately 6.2%. The estimated going-in capitalization rate is determined by dividing the projected net operating income (“NOI”) for the first fiscal year by the net purchase price (excluding closing costs and taxes). NOI includes 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). The projected NOI includes assumptions which may not be indicative of the actual future performance of the property, including the assumption that Cargill will perform under its lease agreement during the next 12 months.

### **Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits:

99.1 Press Release of Hines, dated January 4, 2012

Statements in this Current Report on Form 8-K, including intentions, beliefs, expectations or projections relating to the estimated going-in capitalization rate for the property 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 Securities Exchange Act of 1934, as amended. Such statements are based on current expectations and assumptions with respect to, among other things, tenant performance, 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 associated with the ability of the current tenants to perform under their lease agreements, and other risks described in the “Risk Factors” section of Hines Global’s Registration Statement on Form S-11, its Annual Report on Form 10-K for the year ended December 31, 2010 and its other filings with the Securities and Exchange Commission.

## 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.

January 4, 2012

By: /s/ J. Shea Morgenroth

Name: J. Shea Morgenroth

Title: Chief Accounting Officer and Treasurer

## Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
99.1*	Press Release of Hines, dated January 4, 2012

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\* Filed herewith

# News Release

For Immediate Release  
January 4, 2012

For Further Information, Contact:  
George Lancaster, Hines  
713/966-7676  
George.lancaster@hines.com

## **HINES GLOBAL REIT ACQUIRES 9320 EXCELSIOR BOULEVARD**

(MINNEAPOLIS) — The Minneapolis office of Hines, the international real estate firm, announced today that Hines Global REIT has acquired 9320 Excelsior, a seven-story office building located at the northeast corner of Highway 169 and Excelsior Boulevard in Minneapolis, Minnesota. The seller was Cargill, an international producer and marketer of food, agricultural, financial and industrial products and services. Hines will assume property management responsibilities on behalf of Hines Global REIT.

Completed in 2010, 9320 Excelsior contains 254,915 square feet, and is one of the three buildings that comprise the Excelsior Crossings campus. The property is Leadership in Energy and Environmental Design (LEED®) Gold certified. The building is fully leased and occupied by Cargill.

Hines Vice President Steve Luthman commented, “We are pleased to expand our Minneapolis portfolio with this quality asset and are delighted to form a new relationship with Cargill, one of the largest privately held companies in the world.”

“9320 Excelsior is an excellent acquisition for the Hines Global REIT due to the strength of the tenant, quality of the asset and its great location,” said Charles Hazen, president and CEO of Hines Global REIT. “We plan on continuing our growth by acquiring market leading assets in top performing cities.”

Hines Global REIT is a Houston-based, public, non-listed real estate investment trust sponsored by Hines. Hines Global REIT commenced its \$3.5 billion initial public offering in August 2009 and has raised over \$900 million, which it invests in commercial real estate properties located in the United States and internationally. To date, Hines Global REIT owns interests in 12 commercial properties. For additional information about Hines Global REIT, visit [www.HinesREI.com](http://www.HinesREI.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 50 years. With offices in 108 cities in 18 countries, and controlled assets valued at approximately \$23.7 billion (as of 12/31/10), Hines is one of the largest real estate organizations in the world. Access [www.hines.com](http://www.hines.com) for more information on Hines.

This material contains forward-looking statements (such as those concerning acquisition activity, investment objectives, strategies, opportunities, other plans and objectives for future operations or economic performance, or related assumptions or forecasts) that are based on Hines Global REIT's current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties, including, without limitation those risks set forth in the "Risk Factors" section of Hines Global REIT's prospectus and Hines Global REIT's Annual Report on Form 10-K for the year ended December 31, 2010 (available at [www.HinesREI.com](http://www.HinesREI.com)). Any of these statements could prove to be inaccurate, and actual events or our investments and results of operations could differ materially from those expressed or implied. To the extent that Hines Global REIT's assumptions differ from actual results, Hines Global REIT's ability to meet such forward-looking statements, including its ability to invest in a diversified portfolio of quality real estate investments and to generate attractive returns for investors, may be significantly hindered. You are cautioned not to place undue reliance on any forward-looking statements.

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