
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): April 16, 2012

Hines Global REIT, Inc.

(Exact name of registrant as specified in its charter)

Maryland

000-53964

26-3999995

(State or other jurisdiction
of incorporation)

(Commission
File Number)

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

2800 Post Oak Blvd, Suite 5000, Houston, Texas

77056-6118

(Address of principal executive offices)

(Zip Code)

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 April 17, 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 144 Montague. 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 Events.

On April 16, 2012, Hines Global acquired 144 Montague, an office building located in Brisbane, Australia. 144 Montague consists of 158,681 square feet of rentable area that is 100% leased to Ausenco Limited under a lease that expires in October 2021. The net purchase price for 144 Montague was 88.1 million Australian dollars ("AUD") (\$91.6 million assuming a rate of \$1.04 per AUD based on the transaction date), exclusive of transaction costs and working capital reserves. The acquisition was funded using proceeds from Hines Global's current public offering and a 56.3 million AUD (\$58.5 million assuming a rate of \$1.04 per AUD based on the transaction date) mortgage loan with Commonwealth Bank of Australia. In connection with the acquisition of 144 Montague, Hines Global will pay \$2.1 million in acquisition fees to its advisor, Hines Global REIT Advisors LP.

The estimated going-in capitalization rate for 144 Montague is approximately 8.7%. 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 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 property revenues in excess of expenses includes assumptions which may not be indicative of the actual future performance of the property, including the assumption that the current tenant 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 April 17, 2012

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 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 to be 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 Hines Global's ability to consummate the acquisition 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, 2011 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.

April 17, 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 April 17, 2012

* Filed herewith

News Release

For Immediate Release
April 17, 2012

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

HINES GLOBAL REIT ACQUIRES FIRST AUSTRALIAN ASSET**New Sydney Office Expands Hines' Operations to Five Continents**

(HOUSTON) – Hines, the international real estate firm, announced today that Hines Global REIT has acquired the office property at 144 Montague Road in Brisbane, Queensland, Australia, for a US\$91.6 million (AUD\$88.1 million). This is Hines' first property on the Australian continent. The seller is Empirica Management Limited, an Australian real estate firm. The Australian investment manager is Challenger Management Services.

Completed in 2009, 144 Montague Road is a six-story, Class A office building containing 158,682 square feet. The property is 100 percent leased through 2021 to Ausenco Limited, a publicly traded company specializing in engineering and project management services. Founded in 1991, the company currently employs 2,800 employees in 30 offices in 19 countries worldwide.

“We believe this well-located asset in the fast-growing submarket of South Brisbane will be a great addition to our portfolio,” said Charles Hazen, president and CEO of Hines Global REIT. “In addition to being newly constructed and having a high-quality tenant, 144 Montague offers us the opportunity to diversify by investing in a country with a stable and growing economy. Australia is an attractive market for us for many reasons, including its transparent real estate markets and cap rates that have yet to compress as they have in the U.S. and Europe.”

Hines Director David Warneford has relocated from the firm's Abu Dhabi office to his hometown of Sydney and established an office in Australia Square. Mr. Warneford, who has been with Hines for four years, is a 16-year industry veteran having previously worked for GPT Group and Charter Hall.

“Hines has been active in the Asia/Pacific region for more than 15 years, and we have tremendous confidence in the future growth in the region. Brisbane in general, and Ausenco specifically, are well positioned to benefit from this growth, making 144 Montague an extremely attractive asset,” said Robert Hollister, senior managing director of Hines who is serving as country head from his base in Shanghai. “Hines will be actively looking at Australia for other acquisitions and development opportunities.”

About Hines Global REIT

Hines Global REIT, Inc. 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 \$1 billion, which it invests in commercial real estate properties located in the United States and internationally. To date, Hines Global REIT owns interests in 17 commercial real estate investments. For additional information about Hines Global REIT, visit www.hinessecurities.com/hines-global-reit.

About Hines

Hines, the sponsor of Hines Global REIT, 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 \$22.9 billion, Hines is one of the largest real estate organizations in the world. Access 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 risks associated with the performance of Hines Global REIT's investments and 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, 2011 (available at www.hinessecurities.com/hines-global-reit). 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.