
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): August 24, 2011

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))
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Item 5.07. Submission of Matters to a Vote of Security Holders.

On August 24, 2011, Hines Global REIT, Inc. (referred to herein as or the “Company”) held its annual meeting of stockholders. At the annual meeting, the Company’s stockholders (1) elected the seven nominees listed below to serve as directors for a term ending at the 2012 annual meeting of stockholders, and each will continue in office until his successor has been duly elected and qualifies, or until his earlier death, removal, resignation or retirement, and (2) ratified the selection of Deloitte & Touche LLP, the member firms of Deloitte Touche Tohmatsu Limited, and their respective affiliates (collectively “Deloitte & Touche”) as the Company’s independent registered public accounting firm for the fiscal year ending December 31, 2011.

The voting results for each of the seven persons nominated to serve as directors are as follows:

	For	Against	Authority Withheld or Abstained from Voting
Jeffrey C. Hines	31,254,946	—	801,837
C. Hastings Johnson	31,199,291	—	857,492
Charles M. Baughn	31,243,453	—	813,330
Jack L. Farley	31,158,398	—	898,385
Thomas L. Mitchell	31,214,187	—	842,596
John S. Moody	31,194,872	—	861,911
Peter Shaper	31,216,011	—	840,772

With respect to the proposal to ratify the selection of Deloitte & Touche, stockholders holding 31,159,013 shares voted in favor of the proposal, stockholders holding 214,486 shares voted against the proposal and stockholders holding 683,284 shares abstained from voting on this proposal.

Item 7.01 Regulation FD Disclosure.

Charles Hazen, the Company’s President and Chief Executive Officer, made a presentation at the annual meeting of stockholders. The Company is making this presentation available to stockholders by furnishing the presentation as Exhibit 99.1 to this Current Report on Form 8-K. The information in this Item 7.01 of this Current Report on Form 8-K, including the exhibit hereto, is furnished pursuant to Item 7.01 and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of Section 18. The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act, regardless of any general incorporation language in any such filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits-

99.1 2011 Stockholder Meeting Presentation

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 thereunto duly authorized.

HINES GLOBAL REIT, INC.

August 26, 2011

/s/ Ryan T. Sims

Name: Ryan T. Sims

Title: Chief Accounting Officer

Exhibit Index

Exhibit No.	Description
99.1	2011 Stockholder Meeting Presentation, dated August 24, 2011

2011 Shareholder Meeting

Hines Global REIT



Charles Hazen
President and CEO



Hines Global REIT 2011 Shareholder Meeting

Investment Strategy Overview

- Total Return
 - Pay regular cash distributions
 - Achieve attractive total returns upon the ultimate liquidity event
- U.S. and International
 - International properties play an important role in well-diversified real estate portfolios
 - International diversification of property types, geographic areas as well as currencies
 - Up to 50% of our portfolio may be international
- Multi Asset Classes
 - Office
 - Retail
 - Industrial
 - Multi-family residential
- Moderate Leverage

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Hines Global REIT 2011 Shareholder Meeting

Portfolio Overview

- Raised approximately \$750M+ to date in current public offering
- Current distribution rate of 7% on \$10 share price
- Current portfolio includes:
 - Institutional-quality office properties
 - Mixed-use
 - Industrial/Flex Office Space
- Current Leverage of 42% with weighted average interest rate of 4.2%
- Currently owns interests in seven properties plus three pending acquisitions:
 - 3.8M square feet¹
 - Leased 98%¹

1. Statistics have been updated assuming that the pending acquisitions of Gogolevsky 11, The Campus at Marlborough and 250 Royall Street have been completed. There will be no assurance that these pending acquisitions will be completed.



Hines Global REIT 2011 Shareholder Meeting

Current Challenges

- Significant capital pursuing high-quality, well located assets
- Aggressive competition driving pricing higher and decreasing returns
- Difficult to deploy capital which is causing increased idle cash
 - Consolidated cash balance of \$250.2M as of June 30, 2011
- Challenging conditions may not allow us to maintain our current rate of distributions

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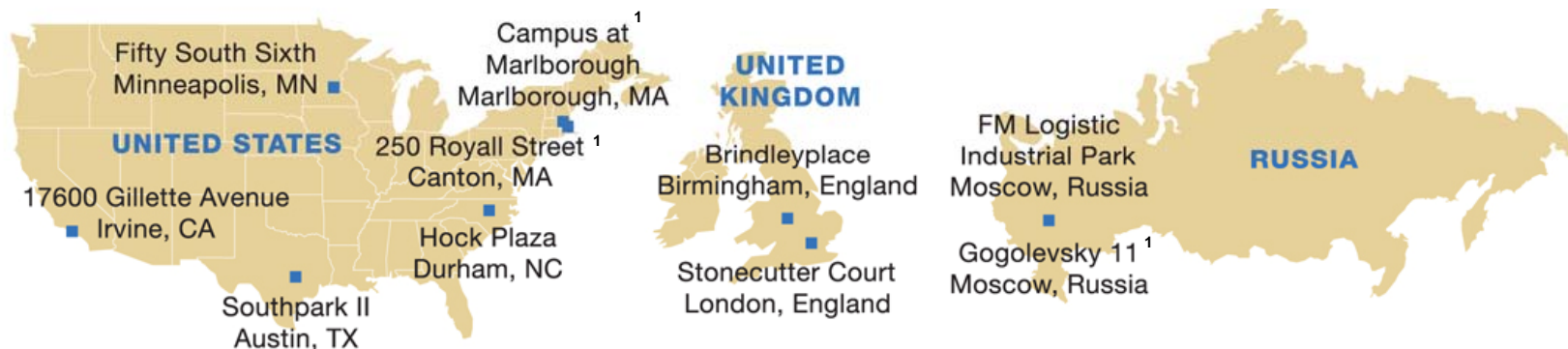


Hines Global REIT 2011 Shareholder Meeting

Geographical and Asset Class Diversification

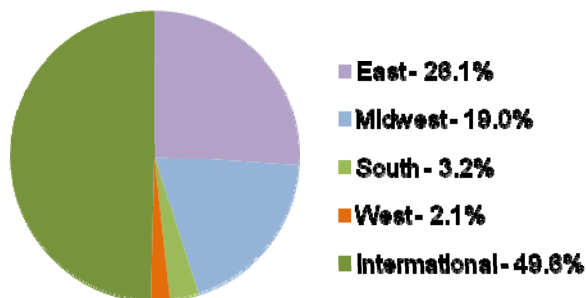
GEOGRAPHIC REGIONS

50% Domestic/50% International¹



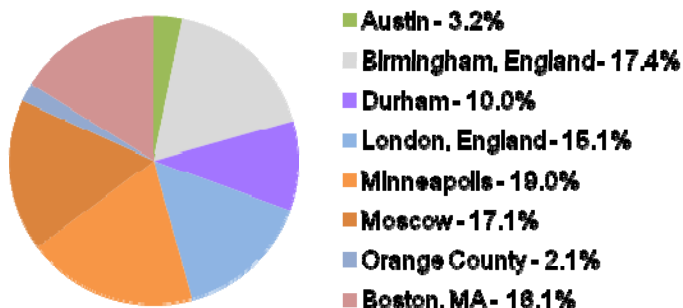
REGIONAL MIX^{1,2}

% OF TOTAL PORTFOLIO—BASED ON PURCHASE PRICE



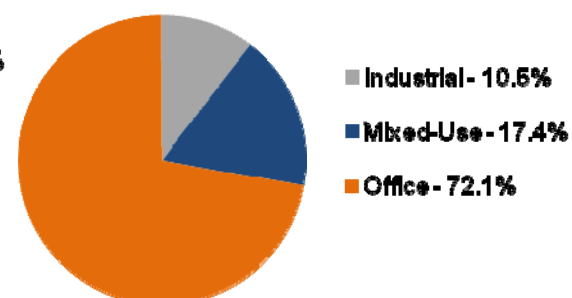
CITY MIX^{1,2}

% OF TOTAL PORTFOLIO—BASED ON PURCHASE PRICE



PRODUCT TYPE^{1,2}

% OF TOTAL PORTFOLIO—BASED ON PURCHASE PRICE



1. Statistics have been updated assuming that the pending acquisitions of Gogolevsky 11, The Campus at Marlborough and 250 Royall Street have been completed. There can be no assurance that these pending acquisitions will be completed.

2. Weighted by the Hines Global REIT's effective ownership (by purchase price)

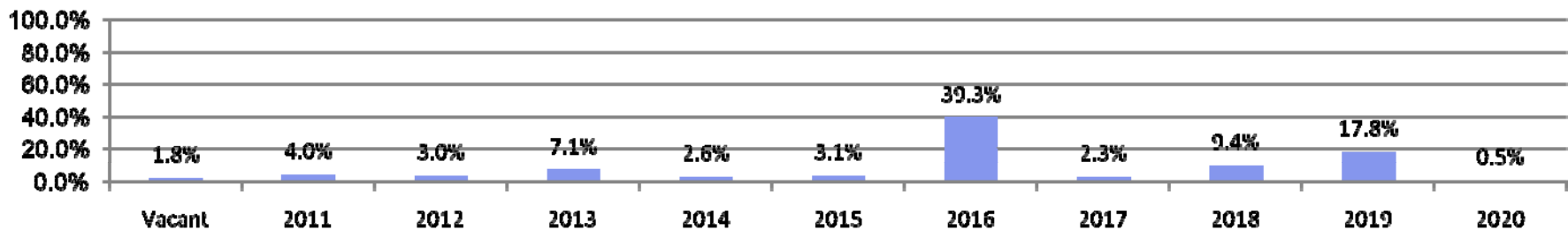
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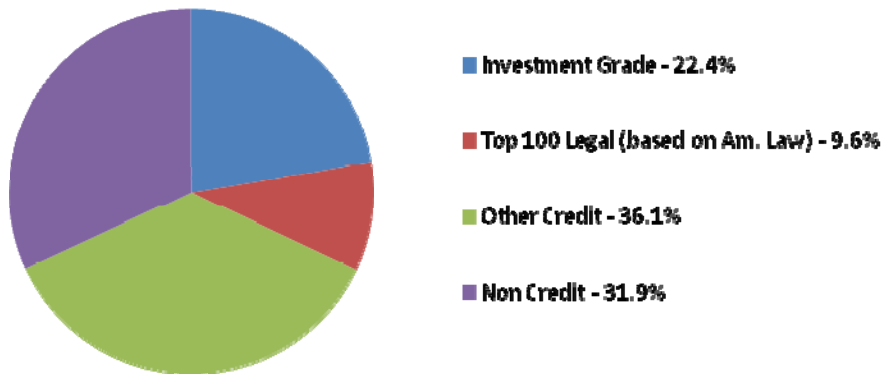
Hines Global REIT 2011 Shareholder Meeting

Lease Expirations and Tenant Diversification

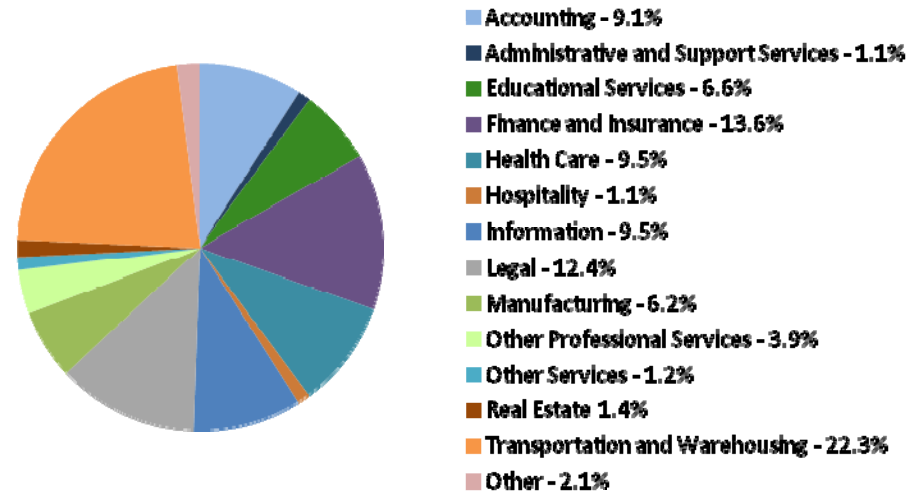
Schedule of Lease Expirations¹
 % OF TOTAL LEASABLE SQUARE FEET IN CURRENT PORTFOLIO



TENANT CREDIT QUALITY^{1,2}
 % OF TOTAL PORTFOLIO—BASED ON SQUARE FOOTAGE



TENANT INDUSTRY MIX^{1,2}
 % OF TOTAL PORTFOLIO—BASED ON SQUARE FOOTAGE



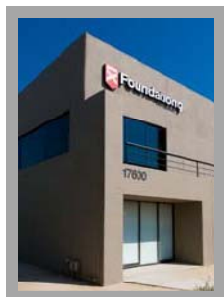
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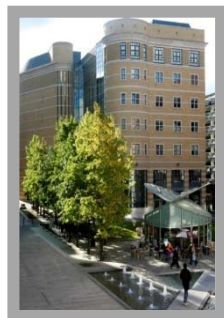
Hines Global REIT 2011 Shareholder Meeting

Investment Portfolio



17600 Gillette – Irvine, CA – acquired June 2010

- \$20.4 million
- 98,925 square feet, two-level office building
- Close proximity to John Wayne airport
- 100% leased through 2016 to DraftFCB (with two, 5-year renewal options)
- Estimated going-in cap rate: 13.40%



Brindleyplace – Birmingham, England – acquired July 2010

- \$282.5 million/£186.2 million, JV-60% Hines Global REIT/40% Moorfield
- 560,207 square feet consists of five office buildings plus retail, theatre and restaurant space and a multi-story parking garage
- 96% leased
- Major tenants include British Telecom, The Royal Bank of Scotland, and Deloitte LLP
- \$183.7 million, 75% fixed at 3.89%; 25% floating at LIBOR + 1.60%
- Estimated going-in cap rate: 7.0%

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Hines Global REIT 2011 Shareholder Meeting

Investment Portfolio



Hock Plaza – Durham, NC – acquired September 2010

- \$97.9 million with a \$80 million loan assumption at 5.58%
- 327,160 square feet 12 story office building
- 99% leased
- Major tenants include Duke University & Duke University Health System
- \$80 million, 5.58% fixed
- Estimated going-in cap rate: 7.20%



Southpark – Austin, TX – acquired October 2010

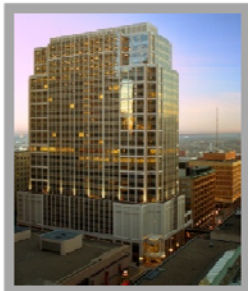
- \$31.2 million with a \$18 million loan assumption at 5.67%
- 372,125 square feet – four buildings, primarily office with one distribution facility
- 94% leased
- Major tenants include Travis Association for the Blind, AT&T, Inc. and Zarlink Semiconductor, Inc.
- Estimated going-in cap rate: 8.50%

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Hines Global REIT 2011 Shareholder Meeting

Investment Portfolio



Fifty South Sixth – Minneapolis, MN – acquired November 2010

- \$185 million
- 29-Story Class A office building with 698,783 square feet
- 96% leased: Major tenant include Dorsey & Whitney and Deloitte LLP
- \$95 million; interest-only loan 3.62% via interest rate swap
- Estimated going-in cap rate: 7.40%



Stonecutter Court – London, UK – acquired March 2011

- \$146.8 million/£90.9 million
- 152,829 square feet consisting of a core office building with two adjacent ancillary buildings
- 100% leased: Deloitte LLP leases 92% through April 2019
- \$92 million, 4.79% fixed via interest rate swap
- Estimated going-in cap rate: 6.76%



FM Logistic Industrial Park – Moscow, RUS – acquired April 2011

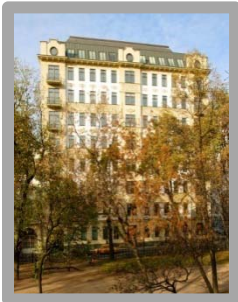
- \$70.8 million; all equity
- 9-buildings, 748,578 square feet industrial/warehouse space
- 100% leased to FM Logistic through March 2016
- Estimated going-in cap rate: 11.15%

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Hines Global REIT 2011 Shareholder Meeting

Potential Acquisitions¹



Gogolevsky 11 – Moscow, RUS

- \$96.1 million; \$56.1 million equity
- 85,740 square foot Class A office building
- 100% leased
- Major tenant is Cameron McKenna
- \$40 million debt, with Fibersoft Limited; LIBOR + 6.25%; matures April 2021



Campus Marlborough – Boston, MA

- \$103 million; \$45.1 million equity
- 589,084 square foot office campus including 56,798 square feet of amenity space
- 100% leased
- Major tenants include Hologic, Hewlett Packard and Wellington Management
- \$57.9 million debt; 5.21%, matures December 2014



250 Royall Street – Canton, MA

- \$57.0 million; all equity
- 185,171 square foot office building
- 100% leased to Computershare Limited

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1. There can be no assurance that these acquisitions will be completed.