

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): February 28, 2013

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 March 6, 2013, 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 One Westferry Circus. 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 February 28, 2013, a subsidiary of Hines Global acquired One Westferry Circus, an office building located in London, England. One Westferry Circus consists of 219,889 square feet of rentable area that is 97% leased to three office tenants. The contract purchase price for One Westferry Circus was £82.0 million (\$124.0 million assuming a rate of \$1.51 per GBP based on the transaction date), exclusive of transaction costs and working capital reserves. The acquisition was funded using proceeds from Hines Global’s initial public offering and from Hines Global’s revolving line of credit facility with JPMorgan Chase. The seller, Teachers REA LLC, is not affiliated with Hines Global or any of its affiliates.

The estimated going-in capitalization rate for One Westferry Circus is approximately 7.4%. 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 that in-place tenants will continue to perform under their lease agreements during the 12 months following the acquisition of the property. In addition, it also includes assumptions concerning estimates of timing and rental rates related to re-leasing vacant space.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

99.1 Press Release of Hines, dated March 6, 2013

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 the ability and willingness of current tenants to continue to make rental payments pursuant to their leases and other risks described in the “Risk Factors” section of Hines Global’s Annual Report on Form 10-K for the year ended December 31, 2011, as amended, 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.

March 6, 2013

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 March 6, 2013

* Filed herewith

News Release

For Immediate Release
March 6, 2013

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

HINES GLOBAL REIT ACQUIRES ONE WESTFERRY CIRCUS IN LONDON

Purchase Adds High-quality Office Asset to Global REIT's International Portfolio

(LONDON) - Hines, the international real estate firm, announced today that Hines Global REIT, Inc. has acquired One Westferry Circus from TIAA-CREF. The nine-story office building is situated on the western edge of Canary Wharf along the River Thames in Central London.

Jones Lang LaSalle represented the seller in the transaction.

The 219,889 square-foot building, which is 97 percent leased to Valero Energy Ltd., De Vere Venues Ltd. and Littlejohn LLP, is near the Canary Wharf underground metro and light rail stations, as well as the future Crossrail railway station, now under construction. One Westferry Circus was designed by noted American architects Skidmore, Owings & Merrill and was completed in 1992. The building features a covered colonnade at its base that leads to its a full-height atrium entrance and the surrounding Westferry Circus complex.

Hines Global REIT also owns Stonecutter Court, an office building in London, and Brindleyplace, an office/retail/residential complex in nearby Birmingham.

“This asset was particularly attractive due to its location in Canary Wharf - one of Central London's primary business destinations, and home to a wealth of multinational companies,” said Hines UK Managing Director Ross Blair. “We believe that One Westferry will become even more desirable with the arrival of the Crossrail railway station, which will improve the connectivity of Canary Wharf with the City, West End and Heathrow Airport.”

Hines Global REIT is a public, non-traded real estate investment trust sponsored by Hines that owns interests in 28 real estate investments located in the United States and internationally. For additional information about Hines Global REIT, visit www.hinessecurities.com.

Hines has been active in the UK since 2001, and has advised on over two million square feet of projects acquired, completed or in the pipeline, with a total value in excess of £1.3 billion. The firm's growing London portfolio of assets under management includes Cannon Place, 1 Bartholomew Lane, Broadgate West and Atlas House in the City, Midtown's 280 High Holborn and Stonecutter Court. Outside the capital, Hines UK is asset manager at Brindleyplace and is developing Two Snowhill, both in Birmingham.

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 110 cities in 18 countries, and controlled assets valued at approximately \$22.9 billion (as of 12/31/11), Hines is one of the largest real estate organizations in the world. Access www.hines.com for more information on Hines.

Forward-Looking Statements

Statements in this press release, 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 the ability and willingness of tenants to continue to make rental payments pursuant to their leases and other risks described in the “Risk Factors” section of Hines Global's Annual Report on Form 10-K for the year ended December 31, 2011, as amended, and its other filings with the Securities and Exchange Commission.