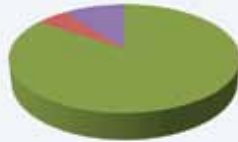


Nontraded REIT Industry Review: Third Quarter 2011



Hines Real Estate Investment Trust, Inc.

Total Assets.....	\$2,944.8 Million
Real Estate Assets	\$2,484.7 Million
Cash.....	\$149.5 Million
Securities	\$0.0 Million
Other.....	\$310.7 Million



Initial Offering Date: June 18, 2004
 Offering Close Date: December 31, 2009
 Current Price per Share: \$7.78
 Reinvestment Price per Share: \$7.78

Cash to Total Assets Ratio: 5.1%
 Asset Type: Office
 Number of Properties: 57
 Square Feet / Units / Rooms / Acres: 26.8 Million Sq. Ft.
 Percent Leased: 88%
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

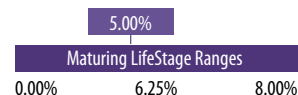
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.46%

Suspended – Death and Disability Redemptions Only

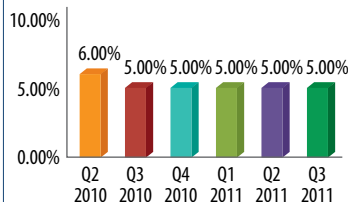
Redemptions Year to Date: 1,023,858
 Wtd. Avg. Shares Outstanding as of 12/31/10: 220,896,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

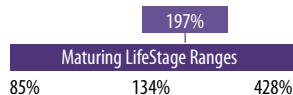


Contact Information

www.HinesREI.com
Hines REIT
P.O. Box 219010
Kansas City, MO 64121-9010
888-220-6121

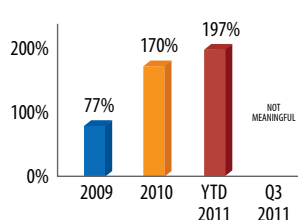
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 197%



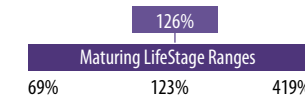
YTD Distributions Paid: ..\$84,361,000
 YTD FFO:\$42,889,000

Historical FFO Payout Ratio



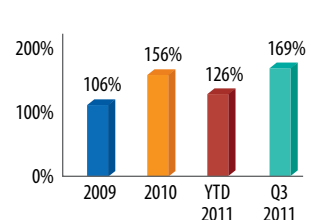
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...126%

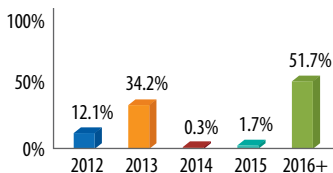


YTD Distributions Paid: \$84,361,000
 YTD MFFO:\$67,111,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

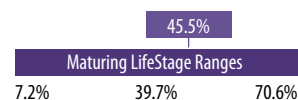


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 45.5%



Debt Breakdown

Total:\$1,338.6 Million
 Fixed:\$1,338.6 Million
 Variable:\$0.0 Million
 Rate: 4.25 – 6.03%
 Term: 1 – 10 yrs

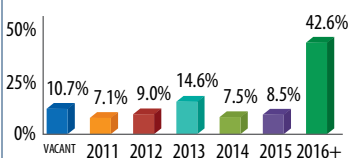
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.3



Adjusted EBITDA:\$78,904,000
 Interest Expense:\$61,642,000

Lease Expirations*



*As a percentage of expiring square footage as of 12/31/10.

Trends and Items of Note

- Distribution yields are based on a \$10.08 price per share.
- Effective May 24, 2011, the board of directors established the new estimated value per share of \$7.78. The primary driver of the decrease in the estimated share value was the economic environment's impact on the commercial real estate markets during the global recession. Participants in the Company's dividend reinvestment plan will acquire shares at a fixed price of \$7.78 per share.
- On September 14, 2010, the Company sold a land parcel located in Houston, Texas, which it acquired in connection with its purchase of Williams Tower. The sales price of the land parcel was \$12.8 million. Proceeds received after closing costs and fees were \$11.8 million. The Company recorded an impairment charge upon sale of approximately \$811,000 which is included in other losses in consolidated statement of operations.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 69 for information regarding the source of distributions.