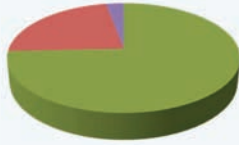


Nontraded REIT Industry Review: Second Quarter 2011



Hines Global REIT, Inc.

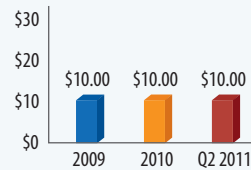
| | |
|--------------------------|-------------------|
| Total Assets..... | \$1,094.8 Million |
| Real Estate Assets | \$813.0 Million |
| Cash | \$250.2 Million |
| Securities | \$0.0 Million |
| Other..... | \$31.6 Million |



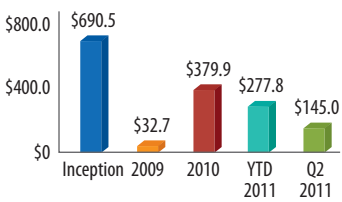
Cash to Total Assets Ratio: 22.9%
 Asset Type: Office, Industrial & Retail
 Number of Properties: 7
 Square Feet / Units / Rooms / Acres: 3.0 Million
 Percent Leased: 98%
 LifeStage: Stabilizing

Initial Offering Date: August 5, 2009
 Number of Months Fundraising: 22
 Anticipated Offering Close Date: August 5, 2012
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Historical Price

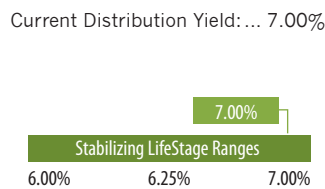


Gross Dollars Raised*

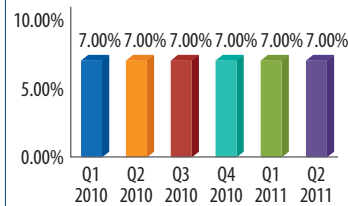


*Includes reinvested distributions (in millions)

Current Distribution



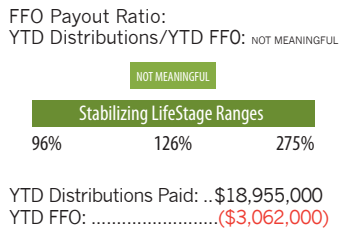
Historical Distribution



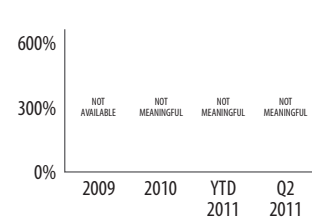
Contact Information

www.HinesREI.com
 Hines Global REIT
 c/o DST Systems, Inc.
 P.O. Box 219010
 Kansas City, MO 64121-9010
 888-220-6121

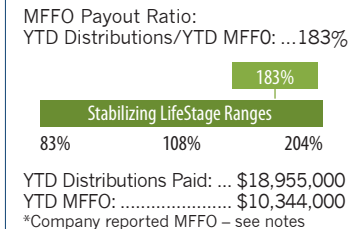
Year to Date FFO Payout Ratio



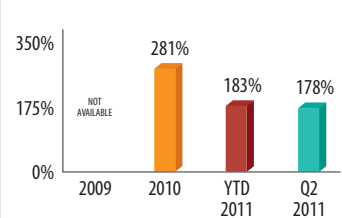
Historical FFO Payout Ratio



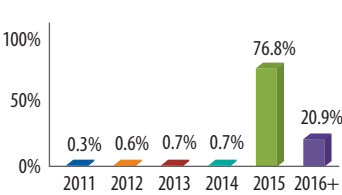
Year to Date MFFO Payout Ratio



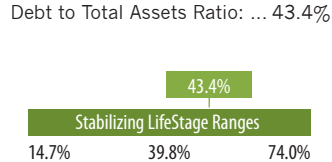
Historical MFFO Payout Ratio



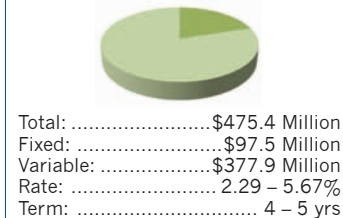
Debt Maturity



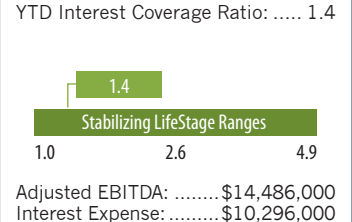
Current Debt Ratio



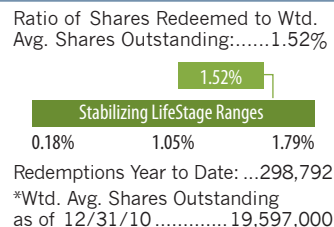
Debt Breakdown



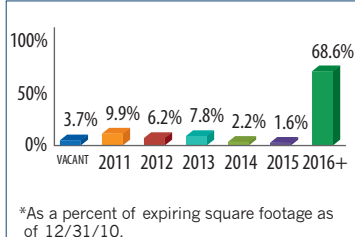
Interest Coverage Ratio



Redemptions



Lease Expirations*



Notes

- The board of directors extended the offering date to August 5, 2012.
- The REIT acquired one property in Russia during the second quarter for \$74.9 million.
- The REIT has had a Cash to Total Assets Ratio of over 20% for the past two quarters.
- The Percentage Leased grew from 97% in Q1 2011 to 98% in Q2 2011.
- Management uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 83 for information regarding the source of distributions.