



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Hines Global REIT, Inc.

Portfolio Details:

Total Assets	\$561.4 Million
Real Estate Assets	\$295.3 Million
Cash	\$118.3 Million
Securities	\$0.0 Million
Other	\$147.8 Million

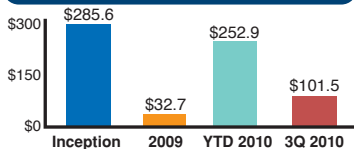


Initial Offering Date:	August 5, 2009
Number of Months Fundraising:	13
Anticipated Offering Close Date:	August 5, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	21.1%
Asset Type:	Office, Retail & Industrial
Number of Properties:	3
Square Feet / Units / Rooms / Acres:	986,285 sq. ft.
Percent Leased:	99%



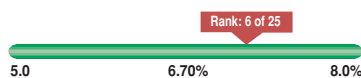
Gross Dollars Raised*



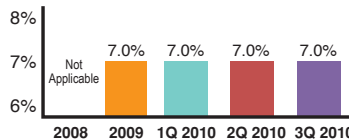
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:7.00%



Historical Distribution



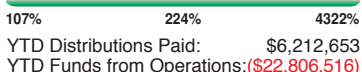
Contact Information

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

FFO Payout Ratio:
YTD Distributions/YTD FFO Not Meaningful*

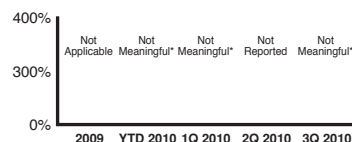
Rank: 17 of 25



YTD Distributions Paid: \$6,212,653
YTD Funds from Operations: (\$22,806,516)

*See notes.

Historical FFO Payout Ratio

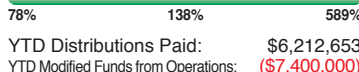


*See notes.

Year to Date MFFO Payout Ratio

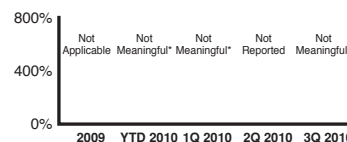
MFFO Payout Ratio:
YTD Distributions/YTD MFFO Not Meaningful*

Rank: 21 of 25



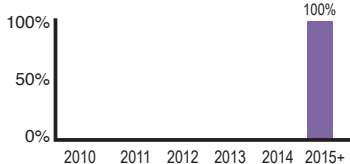
YTD Distributions Paid: \$6,212,653
YTD Modified Funds from Operations: (\$7,400,000)

Historical MFFO Payout Ratio



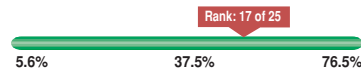
*See notes.

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:47.8%



Debt Breakdown

Total:	\$268.6 Million
Fixed:	\$214.9 Million
Variable:	\$53.7 Million
Rate:	3.89 - 5.58%
Term:	5 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio:Not Meaningful*

Rank: 23 of 25



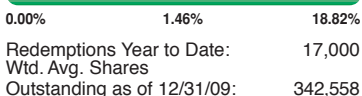
EBITDA: (\$1,355,131)
Interest Expense: \$2,008,762

*See notes.

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:4.96%

Rank: 24 of 26



Redemptions Year to Date: 17,000
Wtd. Avg. Shares Outstanding as of 12/31/09: 342,558

Lease Expiration*

Not Reported

NOTES: The interest coverage ratio is not meaningful because EBITDA for the period ending September 30, 2010 was negative. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss—no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred—regardless of when cash is exchanged.