

Nontraded REIT Industry Review: Fourth Quarter 2010



Hines Real Estate Investment Trust, Inc.

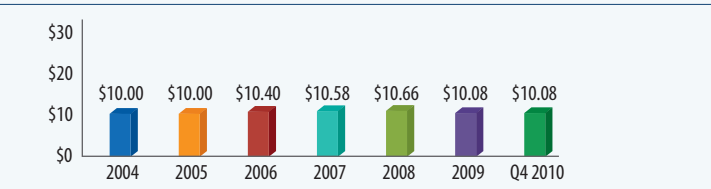
Total Assets.....	\$3,150.0 Million
Real Estate Assets ...	\$2,587.0 Million
Cash.....	\$64.6 Million
Securities	\$0.0 Million
Other.....	\$498.4 Million



Initial Offering Date: June 18, 2004
 Offering Close Date: December 31, 2009
 Current Price per Share: \$10.08
 Reinvestment Price per Share: \$9.58

Cash to Total Assets Ratio: 2.1%
 Asset Type: Office
 Number of Properties: 59
 Square Feet / Units / Rooms / Acres: 29.2 million
 Percent Leased: 89.0%

Historical Price



Redemptions

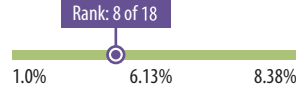
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 0.53%

Suspended – death and disability redemptions only

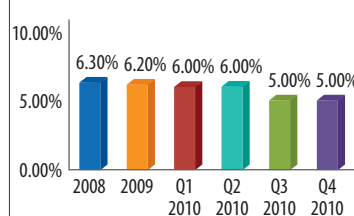
Redemptions Year to Date: 1,100,000
 Wtd. Avg. Shares Outstanding as of 12/31/09: 207,807,000

Current Distribution

Current Distribution Yield: ... 5.00%



Historical Distribution

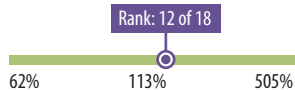


Contact Information

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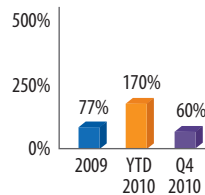
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 170%



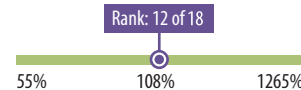
YTD Distributions Paid: \$131,337,000
 YTD FFO: \$77,070,000

Historical FFO Payout Ratio



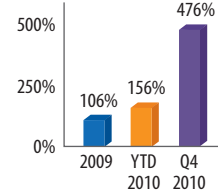
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: .. 156%



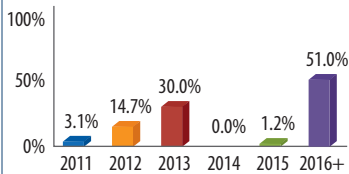
YTD Distributions Paid: \$131,337,000
 YTD MFFO: \$84,174,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



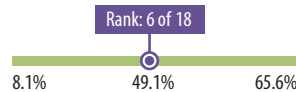
Figures prior to YTD 2010 and Q4 2010 are as previously defined.

Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 48.3%

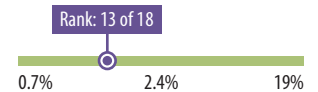


Debt Breakdown

Total: \$1,521.5 Million
 Fixed: \$1,457.1 Million
 Variable: \$64.4 Million
 Rate: 5.25 – 7.39%
 Term: <1 – 7 yrs

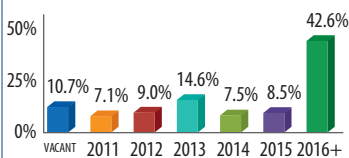
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.5



EBITDA: \$136,944,000
 Interest Expense: \$90,992,000

Lease Expirations*



*As a percent of expiring base rent.

Notes

The Company did not report MFFO for 2010. MFFO calculations are Blue Vault estimates. The portfolio was 59% leveraged as of December 31, 2010, with 96% of their debt in the form of fixed-rate mortgage loans (some of which are effectively fixed through the use of interest rate swaps) which expire in more than one year. This leverage percentage is calculated using the estimated aggregate value of the real estate investments (including the pro rata share of real estate assets and related debt owned through their investments in other entities such as the Core Fund). For the years ended December 31, 2010 and 2009, they funded the cash distributions with cash flows from operating activities, distributions received from their unconsolidated investments, proceeds from the sales of their real estate investments and cash generated during prior periods, in which cash flows from operating activities and distributions received from the their unconsolidated investments exceeded distributions. The Company suspended the share redemption plan in November 30, 2009, except for cases of death or disability.