

**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): April 28, 2005

**CB RICHARD ELLIS GROUP, INC.**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other  
jurisdiction of  
incorporation)

**001-32205**  
(Commission File Number)

**94-3391143**  
(IRS Employer  
Identification No.)

**865 South Figueroa Street, Suite 3400, Los Angeles, California**  
(Address of Principal Executive Offices)

**90017**  
(Zip Code)

**(213) 613-3226**  
Registrant's Telephone Number, Including Area Code

**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(b))
- 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))

This Current Report on Form 8-K is filed by CB Richard Ellis Group, Inc., a Delaware corporation (the Company), in connection with the matters described herein.

**Item 2.02 Results of Operations and Financial Condition**

On April 28, 2005, the Company issued a press release reporting its preliminary earnings highlights for the three months ended March 31, 2005. A copy of this release is furnished as Exhibit 99.1 to this report. The information contained in this report, including the Exhibit attached hereto, shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, except as shall be expressly set forth by specific reference in such filing.

On April 29, 2005, the Company issued a press release reporting a clarification to the time of its first quarter 2005 earnings conference call. A copy of this release is furnished as Exhibit 99.2 to this report.

**Item 9.01 Financial Statements and Exhibits**

(c) Exhibits

The exhibit listed below is being furnished with this Form 8-K:

**Exhibit No.**

- 99.1 Press Release of Preliminary Earnings Highlights for the First Quarter of 2005
- 99.2 Press Release of Conference Call Time Clarification

**Signature**

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 thereunto duly authorized.

Date: April 29, 2005

CB RICHARD ELLIS GROUP, INC.

By: /s/ KENNETH J. KAY  
Kenneth J. Kay  
*Chief Financial Officer*



FOR IMMEDIATE RELEASE ¼ APRIL 28, 2005

For further information:

Kenneth Kay  
Senior Executive Vice President and  
Chief Financial Officer  
213.438.4833

Steve Iaco  
Director of Corporate  
Communications  
212.984.6535

Shelley Young  
Director of Investor  
Relations  
212.984.8359

**CB Richard Ellis Group, Inc. Announces Preliminary Earnings Highlights for the  
First Quarter of 2005**

Los Angeles, CA - (April 28, 2005) — CB Richard Ellis Group, Inc. (NYSE:CBG) today announced that its first quarter 2005 net income was \$14.6 million, or \$0.19 per diluted share, as compared to a net loss of \$16.6 million, or \$0.26 per diluted share, for the first quarter of 2004. Excluding one-time costs of \$7.4 million (or \$4.4 million after-tax), net income for the first quarter was \$19.0 million, or \$0.25 per diluted share, as compared to a net loss of \$2.6 million, or \$(0.03) per diluted share, for the same prior year period, reflecting an increase of \$21.6 million.

For the first quarter of 2005, the Company generated revenue of \$538.3 million, a 22.1% increase over the \$441.0 million posted in the first quarter of 2004.

These increases in revenue, net income and earnings per share were due in large part to strong top and bottom line performance from all of our lines of business and geographies.

As previously announced, the Company will issue its detailed first quarter 2005 earnings release on Wednesday May 4, 2005 followed by an earnings conference call on Thursday May 5, 2005 at 10:30 a.m. Pacific time.

**About CB Richard Ellis**

CB Richard Ellis Group, Inc. (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2004 revenue). With approximately 13,500 employees, the company serves real estate owners, investors and occupiers through more than 200 offices worldwide (excluding affiliate and partner offices). The company's core services include property sales, leasing and management; corporate services; facilities and project management; mortgage banking; investment management; appraisal and valuation; research and consulting. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

---

**CB Richard Ellis Group, Inc. Clarifies Time of Conference Call**

Friday April 29, 11:26 am ET

LOS ANGELES—(BUSINESS WIRE)—April 29, 2005—CB Richard Ellis Group, Inc. (NYSE:CBG - News) today announced a clarification to the time of its first quarter 2005 earnings conference call. The conference call will be held at 10:30 a.m. Eastern time on Thursday, May 5, 2005. To access the call dial 800-553-5260 (in the U.S.) and 612-288-0329 (outside the U.S.) and use access code 779672. A transcript of the call will be available on the Investor Relations section of the Web site.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG - News), a FORTUNE 1000 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2004 revenue). With approximately 13,500 employees, the company serves real estate owners, investors and occupiers through more than 200 offices worldwide (excluding affiliate and partner offices). The company's core services include property sales, leasing and management; corporate services; facilities and project management; mortgage banking; investment management; appraisal and valuation; research and consulting. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

---