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): **July 27, 2010**

CB RICHARD ELLIS GROUP, INC.
(Exact name of registrant as specified in its charter)

Delaware	**001-32205**	**94-3391143**
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

11150 Santa Monica Boulevard, Suite 1600, Los Angeles, California	**90025**
(Address of Principal Executive Offices)	(Zip Code)

(310) 405-8900
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 July 27, 2010, the Company issued a press release reporting its financial results for the three and six months ended June 30, 2010. 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 July 28, 2010, the Company will conduct a properly noticed conference call to discuss its results of operations for the second quarter of 2010 and to answer any questions raised by the call's audience. A copy of the presentation to be used in connection with this conference call is furnished as Exhibit 99.2 to this Current Report on Form 8-K.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

The exhibits listed below are being furnished with this Form 8-K:

Exhibit No.

99.1 Press Release of Financial Results for the Second Quarter of 2010
99.2 Conference Call Presentation for the Second Quarter of 2010

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 hereunto duly authorized.

Date: July 27, 2010

CB RICHARD ELLIS GROUP, INC.

By: /s/ GIL BOROK
Gil Borok
Chief Financial Officer

Exhibit 99.1

PRESS RELEASE

Corporate Headquarters
11150 Santa Monica Boulevard
Suite 1600
Los Angeles, CA 90025
www.cbre.com

FOR IMMEDIATE RELEASE

For further information:

Gil Borok	Nick Kormeluk	Steve Iaco
Chief Financial Officer	Investor Relations	Corporate Communications
310.405.8909	949.809.4308	212.984.6535

CB RICHARD ELLIS GROUP, INC. REPORTS HIGHER REVENUE AND EARNINGS FOR THE SECOND QUARTER OF 2010

EARNINGS PER SHARE IMPROVES TO $0.17 ON 23% REVENUE RISE; EBITDA MORE THAN DOUBLES

Los Angeles, CA — July 27, 2010 — CB Richard Ellis Group, Inc. (NYSE:CBG) today reported higher revenue and earnings for the second quarter ended June 30, 2010.

- Net income on a U.S. GAAP basis improved to $54.8 million, or $0.17 per diluted share, for the quarter, compared with a net loss of $6.6 million, or $0.02 loss per diluted share, in the second quarter of 2009.

- Excluding selected charges(1), net income(2) would have totaled $58.8 million, or $0.18 per diluted share, for the current-year quarter, compared to net income of $9.7 million, or $0.04 per diluted share, in the second quarter of 2009.

- Earnings Before Interest Taxes Depreciation and Amortization (EBITDA)(3) more than doubled to $161.6 million in the second quarter of 2010 from $68.4 million a year earlier. Excluding selected charges, EBITDA(3) rose 82% to $165.2 million in the current period from $90.9 million in the second quarter of 2009.

- Revenue for the quarter totaled $1.2 billion, an increase of 23% from $955.7 million in the second quarter of 2009.

These results represent the Company's strongest quarterly year-over-year growth in revenue since the fourth quarter of 2007, and in EBITDA, excluding selected charges, since the first quarter of 2007.

"Our financial performance continued to strengthen across most business lines globally, and we have good momentum entering the year's second half," said Brett White, chief executive officer of CB Richard Ellis. "In the U.S., we saw a very strong pick up in property sales and leasing, reflecting recovering market conditions. Europe produced robust growth, fueled by the recovery of the property sales market in the larger economies,

such as the U.K., Germany and France. Asia Pacific also sustained the strong top-line growth that first became evident there late last year.

"We are mindful of concerns about the pace of economic recovery, but the rebound in commercial real estate activity is progressing. During the 2008-2009 downturn, we removed more than $600 million of expense from our platform. We predicted then that even a modest recovery would produce outsized gains in profitability due to this cost reduction, and this is precisely the result we are now seeing. We are a very efficient, client-centric organization with a diversified revenue base, resulting in operating leverage that, as we saw in the second quarter, enables us to drive strong EBITDA growth and margin expansion."

Revenue rose at a double-digit rate across all major business lines, except Development Services, with property sales and leasing growing globally by 61% and 29%, respectively. The property sales recovery was particularly strong in Europe (up 93%) and Asia Pacific (up 67%). The Americas also saw revenue grow significantly in both the property sales (up 47%) and property leasing (up 37%) business lines. Reflecting increased liquidity in the real estate capital markets, commercial mortgage revenue rose 33% and loan origination volume improved 30% from the year-earlier quarter's very weak level.

Globally, outsourcing revenue, including property and facilities management, increased by 10% in the second quarter, its strongest growth since the third quarter of 2008. International outsourcing growth was once again very strong, with Asia Pacific and Europe posting revenue increases of 44% and 27%, respectively. The Company also achieved significant new business, signing 34 multi-year contracts, its highest quarterly total ever. This total included 17 new clients — including Deere & Company, Genbrand and NYSE Euronext — and 17 contract renewals or expansions, including Boeing, Chevron, Marathon Oil Corporation, Microsoft, Rockwell Automation, The Coca Cola Company, and the United States Department of State.

Although the market for distressed asset dispositions has developed more slowly than originally expected, the Company has continued to capture substantial opportunities in this sector. In the U.S., it is now marketing more than $7.5 billion of distressed assets and has successfully sold more than $1.3 billion of such assets since the beginning of the year. CB Richard Ellis also has a sizeable distressed asset specialty services business in Europe. In the U.K., the Company arranged for the sale of seven properties on behalf of the borrowers, administrators and receivers of the defaulted White Tower 2006-3 portfolio of CMBS loans, for aggregate gross proceeds of approximately $1.1 billion.

During the second quarter, the Company's Development Services subsidiary completed two dispositions of high quality assets in the greater Houston market. Gains from these sales contributed to a significant increase in EBITDA for this segment during the quarter.

Following the close of the quarter, the Company pre-paid $150 million of its Term B loans maturing in December of 2013. In addition to the interest expense savings on the pre-paid debt, this pre-payment will lower the annual interest expense on the Company's remaining $898 million of Term B loans by 50 basis points.

Second-Quarter 2010 Segment Results

Americas Region

Revenue for the Americas region, including the U.S., Canada and Latin America, rose 20% to $722.3 million for the second quarter of 2010, compared with $601.6 million for the second quarter of 2009. Operating income for the Americas region rose nearly three-fold during the current quarter to $72.2 million from $26.5 million for the second quarter of 2009. EBITDA for this region totaled $89.8 million for the second quarter of 2010, more than double the $42.6 million produced in last year's second quarter. The region saw meaningful improvement across all business lines during the quarter.

EMEA Region

Revenue for the EMEA region, which mainly consists of operations in Europe, rose 28% to $225.4 million for the second quarter of 2010 from $176.6 million for the second quarter of 2009. The EMEA region reported operating income of $18.0 million for the second quarter of 2010, up very significantly from operating income of $3.4 million for the same period in 2009. EBITDA totaled $19.9 million for the second quarter of 2010— more than three times the $5.9 million of EBITDA achieved in last year's second quarter. These improved results reflect better business performance in the larger countries in Europe, particularly the United Kingdom, Germany and France.

Asia Pacific Region

In the Asia Pacific region, which includes operations in Asia, Australia and New Zealand, revenue rose 29% to $158.7 million for the second quarter of 2010 from $122.7 million for the second quarter of 2009. Operating income for the Asia Pacific region remained relatively flat at $10.8 million for the second quarter of 2010 compared with the same period of 2009. EBITDA increased slightly to $12.8 million for the second quarter of 2010 compared with $12.2 million for last year's second quarter. These results reflect a shift in the revenue mix and aggressive hiring in this region to support expected growth.

Global Investment Management Business

In the Global Investment Management segment, which includes investment management operations in the U.S., Europe and Asia, revenue increased 44% to $46.9 million for the second quarter of 2010 from $32.6 million in the second quarter of 2009. This segment posted operating income for the second quarter of $3.4 million, compared with operating income of $4.5 million for the same period in 2009. Second-quarter 2010 EBITDA rose to $10.8 million, compared with EBITDA of $2.2 million in the prior year second quarter. The improvements noted in revenue and EBITDA in the current year were largely attributable to the consolidation of several properties due to a change in accounting regulations effective January 1, 2010. This accounting change had no bottom line impact. EBITDA for the second quarter of 2009 included $2.6 million of net non-cash write-downs, which were not included in operating income and did not recur in the current year quarter.

Assets under management totaled $33.7 billion at the end of the second quarter, down 3% from year-end 2009, but up 1% from the first quarter of 2010.

Development Services

In the Development Services segment, which consists of real estate development and investment activities primarily in the U.S., revenue totaled $18.7 million for the second quarter of 2010, compared with $22.2 million for the second quarter of 2009. The operating loss for the second quarter of 2010 was $7.3 million, compared with $6.4 million for the same period in 2009. Second-quarter 2010 EBITDA was $28.4 million, up from $5.5 million in the prior year second quarter. The increase in EBITDA was primarily driven by gains on property sales reflected in equity income and income from discontinued operations, both of which are included in the calculation of EBITDA but not operating income.

As of June 30, 2010, development projects in process totaled $4.4 billion and the inventory of pipeline deals as of June 30, 2010 was $0.8 billion. These totals are down from $4.7 billion and $0.9 billion, respectively, at year-end 2009.

Six-Month Results

For the six months ended June 30, 2010, the Company reported net income on a U.S. GAAP basis of $48.2 million, or $0.15 per diluted share, compared with a net loss of $43.3 million, or $0.16 loss per diluted share, in 2009. Excluding selected charges, net income would have totaled $62.0 million, or $0.19 per diluted share, for the six-month period, a significant improvement from $2.2 million, or $0.01 per diluted share in the year-earlier period. Revenue for the six months increased 19% to $2.2 billion. EBITDA for the six months ended June 30, 2010 increased to $236.6 million, compared with $106.8 million for the same period last year. Excluding selected charges, EBITDA would have totaled $252.7 million in the current year-to-date period, up from $145.0 million for the same period last year.

Conference Call Details

The Company's second-quarter earnings conference call will be held on Wednesday, July 28, 2010 at 10:30 a.m. Eastern Time. A live webcast will be accessible through the Investor Relations section of the Company's Web site at www.cbre.com/investorrelations.

The direct dial-in number for the conference call is 800-288-8968 for U.S. callers and 612-332-0228 for international callers. A replay of the call will be available starting at 2:00 p.m. Eastern Time on July 28, 2010, and ending at midnight Eastern Time on August 3, 2010. The dial-in number for the replay is 800-475-6701 for U.S. callers and 320-365-3844 for international callers. The access code for the replay is 165456. A transcript of the call will be available on the Company's Investor Relations Web site at www.cbre.com/investorrelations.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2009 revenue). The Company has approximately 29,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at www.cbre.com.

Note: This release contains forward-looking statements within the meaning of the ''safe harbor'' provisions of the Private Securities Litigation Reform Act of 1995, including statements regarding our future growth momentum, operations and financial performance. These forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the Company's actual results and performance in future periods to be materially different from any future results or performance suggested in forward-looking statements in this release. Any forward-looking statements speak only as of the date of this release and, except to the extent required by applicable securities laws, the Company expressly disclaims any obligation to update or revise any of them to reflect actual results, any changes in expectations or any change in events. If the Company does update one or more forward-looking statements, no inference should be drawn that it will make additional updates with respect to those or other forward-looking statements. Factors that could cause results to differ materially include, but are not limited to: general conditions of financial liquidity for real estate transactions; a return to the economic slow-down or recession we experienced in our principal operating regions in 2008 and 2009; our leverage and our ability to perform under our credit facilities; commercial real estate vacancy levels; employment conditions and their effect on vacancy rates; property values; rental rates; interest rates; realization of values in investment funds to offset related incentive compensation expense; our ability to leverage our platform to grow revenues and capture market share; our ability to retain and incentivize producers; the integration of our acquisitions and the level of synergy savings achieved as a result; our ability to maintain or enhance our operating leverage; and a decline in asset values in, or a reduction in earnings or cash flow from, our investment programs, as well as related litigation, liabilities and reputational harm.

Additional information concerning factors that may influence the Company's financial information is discussed under "Risk Factors", "Management's Discussion and

Analysis of Financial Condition and Results of Operations", "Quantitative and Qualitative Disclosures About Market Risk" and "Forward-Looking Statements" in our Annual Report on Form 10-K for the year ended December 31, 2009 and under "Management's Discussion and Analysis of Financial Condition and Results of Operations", "Quantitative and Qualitative Disclosures About Market Risk" and "Forward-Looking Statements" in our Quarterly Report on Form 10-Q for the quarter ended March 31, 2010, as well as in the Company's press releases and other periodic filings with the Securities and Exchange Commission. Such filings are available publicly and may be obtained on the Company's Web site at www.cbre.com or upon request from the CB Richard Ellis Investor Relations Department at *investorrelations@cbre.com*.

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(1)Selected charges include amortization expense related to customer relationships resulting from acquisitions, integration costs related to acquisitions, cost-containment expenses, the write-down of impaired assets and the write-off of financing costs.

(2)A reconciliation of net income (loss) attributable to CB Richard Ellis Group, Inc. to net income attributable to CB Richard Ellis Group, Inc., as adjusted for selected charges, is provided in the section of this press release entitled "Non-GAAP Financial Measures."

(3)The Company's management believes that EBITDA is useful in evaluating its operating performance compared to that of other companies in its industry because the calculation of EBITDA generally eliminates the effects of financing and income taxes and the accounting effects of capital spending and acquisitions, which items may vary for different companies for reasons unrelated to overall operating performance. As a result, the Company's management uses EBITDA as a measure to evaluate the operating performance of various business segments and for other discretionary purposes, including as a significant component when measuring its operating performance under its employee incentive programs. Additionally, management believes EBITDA is useful to investors to assist them in getting a more accurate picture of the Company's results from operations.

However, EBITDA is not a recognized measurement under U.S. generally accepted accounting principles (GAAP), and when analyzing the Company's operating performance, readers should use EBITDA in addition to, and not as an alternative for, net income determined in accordance with GAAP. Because not all companies use identical calculations, the Company's presentation of EBITDA may not be comparable to similarly titled measures of other companies. Furthermore, EBITDA is not intended to be a measure of free cash flow for management's discretionary use, as it does not consider certain cash requirements such as tax

and debt service payments. The amounts shown for EBITDA also differ from the amounts calculated under similarly titled definitions in the Company's debt instruments, which are further adjusted to reflect certain other cash and non-cash charges and are used to determine compliance with financial covenants and the Company's ability to engage in certain activities, such as incurring additional debt and making certain restricted payments. Amounts shown for EBITDA, as adjusted, remove the impact of certain cash and non-cash charges related to acquisitions, cost containment and asset impairments.

For a reconciliation of EBITDA and EBITDA, as adjusted to net income (loss) attributable to CB Richard Ellis Group, Inc., the most comparable financial measure calculated and presented in accordance with GAAP, see the section of this press release titled "Non-GAAP Financial Measures."

CB RICHARD ELLIS GROUP, INC.
OPERATING RESULTS
FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2010 AND 2009
(Dollars in thousands, except share data)
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Revenue	$ 1,171,919	$ 955,667	$ 2,197,802	$ 1,846,116
Costs and expenses:				
Cost of services	678,714	566,831	1,293,908	1,120,250
Operating, administrative and other	372,033	328,671	710,739	634,830
Depreciation and amortization	27,616	24,166	53,911	49,558
Total costs and expenses	1,078,363	919,668	2,058,558	1,804,638
Gain on disposition of real estate	3,623	2,925	3,623	2,925
Operating income	97,179	38,924	142,867	44,403
Equity income (loss) from unconsolidated subsidiaries	14,235	(1,743)	7,651	(11,940)
Interest income	3,111	1,237	4,911	3,542
Interest expense	50,275	47,418	100,067	82,216
Write-off of financing costs	—	—	—	29,255
Income (loss) from continuing operations before provision for (benefit of) income taxes	64,250	(9,000)	55,362	(75,466)
Provision for (benefit of) income taxes	26,704	4,706	34,003	(7,341)
Income (loss) from continuing operations	37,546	(13,706)	21,359	(68,125)
Income from discontinued operations, net of income tax	7,140	—	7,140	—
Net income (loss)	44,686	(13,706)	28,499	(68,125)
Less: Net loss attributable to non-controlling interests	(10,104)	(7,069)	(19,664)	(24,799)
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 54,790	$ (6,637)	$ 48,163	$ (43,326)
Basic income (loss) per share attributable to CB Richard Ellis Group, Inc. shareholders				
Income (loss) from continuing operations attributable to CB Richard Ellis Group, Inc.	$ 0.15	$ (0.02)	$ 0.13	$ (0.16)
Income from discontinued operations, net of income taxes, attributable to CB Richard Ellis Group, Inc.	0.02	—	0.02	—
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 0.17	$ (0.02)	$ 0.15	$ (0.16)
Weighted average shares outstanding for basic income (loss) per share	312,910,934	265,683,366	312,895,372	263,851,431

Diluted income (loss) per share attributable to CB Richard Ellis Group, Inc. shareholders				
Income (loss) from continuing operations attributable to CB Richard Ellis Group, Inc.	$ 0.15	$ (0.02)	$ 0.13	$ (0.16)
Income from discontinued operations, net of income taxes, attributable to CB Richard Ellis Group, Inc.	0.02	—	0.02	—
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 0.17	$ (0.02)	$ 0.15	$ (0.16)
Weighted average shares outstanding for diluted income (loss) per share	318,425,227	265,683,366	317,736,844	263,851,431
EBITDA (1)	$ 161,635	$ 68,416	$ 236,594	$ 106,820

(1) Includes EBITDA related to discontinued operations of $12.9 million for the three and six months ended June 30, 2010.

CB RICHARD ELLIS GROUP, INC.
SEGMENT RESULTS
FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2010 AND 2009
(Dollars in thousands)
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	**2009**	**2010**	**2009**
Americas				
Revenue	$ 722,255	$ 601,565	$ 1,367,866	$ 1,178,606
Costs and expenses:				
Cost of services	448,937	385,402	859,224	768,494
Operating, administrative and other	186,075	175,442	360,916	332,241
Depreciation and amortization	14,997	14,233	29,687	28,491
Operating income	$ 72,246	$ 26,488	$ 118,039	$ 49,380
EBITDA	$ 89,847	$ 42,602	$ 151,835	$ 81,243
EMEA				
Revenue	$ 225,378	$ 176,595	$ 413,538	$ 338,756
Costs and expenses:				
Cost of services	132,132	109,345	251,583	219,362
Operating, administrative and other	72,820	61,216	137,796	116,900
Depreciation and amortization	2,384	2,621	4,774	5,161
Operating income (loss)	$ 18,042	$ 3,413	$ 19,385	$ (2,667)
EBITDA	$ 19,865	$ 5,928	$ 23,990	$ 2,811
Asia Pacific				
Revenue	$ 158,678	$ 122,652	$ 293,110	$ 215,746
Costs and expenses:				
Cost of services	97,645	72,084	183,101	132,394
Operating, administrative and other	48,220	37,569	88,925	67,518
Depreciation and amortization	2,007	2,128	4,119	4,256
Operating income	$ 10,806	$ 10,871	$ 16,965	$ 11,578
EBITDA	$ 12,777	$ 12,219	$ 21,035	$ 14,159
Global Investment Management				
Revenue	$ 46,896	$ 32,606	$ 86,303	$ 69,902
Costs and expenses:				
Operating, administrative and other	39,930	26,909	80,869	56,291
	3,613	1,186	6,470	2,389
Depreciation and amortization				
Operating income (loss)	$ 3,353	$ 4,511	$ (1,036)	$ 11,222
EBITDA	$ 10,766	$ 2,181	$ 5,836	$ 1,755
Development Services				
Revenue	$ 18,712	$ 22,249	$ 36,985	$ 43,106
Costs and expenses:				
Operating, administrative and other	24,988	27,535	42,233	61,880
Depreciation and amortization	4,615	3,998	8,861	9,261
Gain on disposition of real estate	3,623	2,925	3,623	2,925
Operating loss	$ (7,268)	$ (6,359)	$ (10,486)	$ (25,110)
EBITDA (1)	$ 28,380	$ 5,486	$ 33,898	$ 6,852

(1) Includes EBITDA related to discontinued operations of $12.9 million for the three and six months ended June 30, 2010.

Non-GAAP Financial Measures

The following measures are considered "non-GAAP financial measures" under SEC guidelines:

(i) Net income attributable to CB Richard Ellis Group, Inc., as adjusted for selected charges

(ii) Diluted income per share attributable to CB Richard Ellis Group, Inc, as adjusted for selected charges

(iii) EBITDA and EBITDA, as adjusted for selected charges

The Company believes that these non-GAAP financial measures provide a more complete understanding of ongoing operations and enhance comparability of current results to prior periods as well as presenting the effects of selected charges in all periods presented. The Company believes that investors may find it useful to see these non-GAAP financial measures to analyze financial performance without the impact of selected charges that may obscure trends in the underlying performance of its business.

Net income attributable to CB Richard Ellis Group, Inc., as adjusted for selected charges and diluted net income per share attributable to CB Richard Ellis Group, Inc. shareholders, as adjusted for selected charges are calculated as follows (dollars in thousands, except per share data):

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 54,790	$ (6,637)	$ 48,163	$ (43,326)
Cost containment expenses, net of tax	1,605	10,630	6,092	15,471
Write-down of impaired assets, net of tax	(36)	2,369	2,804	6,061
Amortization expense related to customer relationships acquired, net of tax	1,842	1,871	3,732	3,679
Integration costs related to acquisitions, net of tax	598	1,123	1,240	2,162
Write-off of financing costs, net of tax	—	308	—	18,153
Net income attributable to CB Richard Ellis Group, Inc., as adjusted	$ 58,799	$ 9,664	$ 62,031	$ 2,200
Diluted income per share attributable to CB Richard Ellis Group, Inc. shareholders, as adjusted	$ 0.18	$ 0.04	$ 0.19	$ 0.01
Weighted average shares outstanding for diluted income per share	318,425,227	268,132,723	317,736,844	265,908,443

EBITDA and EBITDA, as adjusted for selected charges are calculated as follows (dollars in thousands):

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 54,790	$ (6,637)	$ 48,163	$ (43,326)
Add:				
Depreciation and amortization(1)	27,784	24,166	54,079	49,558
Interest expense(2)	50,990	47,418	100,782	82,216
Write-off of financing costs	—	—	—	29,255
Provision for (benefit of) income taxes(3)	31,183	4,706	38,482	(7,341)
Less:				
Interest income	3,112	1,237	4,912	3,542
EBITDA(4)	$ 161,635	$ 68,416	$ 236,594	$ 106,820
Adjustments				
Cost containment expenses	2,642	16,997	9,677	24,933
Write-down of impaired assets	—	3,713	4,453	9,769
Integration costs related to acquisitions	964	1,782	1,970	3,485
EBITDA, as adjusted (4)	$ 165,241	$ 90,908	$ 252,694	$ 145,007

(1) Includes depreciation and amortization related to discontinued operations of $0.2 million for the three and six months ended June 30, 2010.
(2) Includes interest expense related to discontinued operations of $0.7 million for the three and six months ended June 30, 2010.
(3) Includes provision for income taxes related to discontinued operations of $4.5 million for the three and six months ended June 30, 2010.
(4) Includes EBITDA related to discontinued operations of $12.9 million for the three and six months ended June 30, 2010.

EBITDA for segments is calculated as follows (dollars in thousands):

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Americas				

Net income (loss) attributable to CB Richard Ellis Group, Inc.	$	35,038	$	(13,383)	$	37,584	$	(30,759)
Add:								
Depreciation and amortization		14,997		14,233		29,687		28,491
Interest expense		38,972		39,307		78,686		67,007
Write-off of financing costs		—		—		—		29,255
Royalty and management service income		(5,347)		(3,878)		(9,492)		(4,705)
Provision for (benefit of) income taxes		7,062		7,163		17,431		(6,090)
Less:								
Interest income		875		840		2,061		1,956
EBITDA	$	89,847	$	42,602	$	151,835	$	81,243
EMEA								
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$	5,278	$	6,954	$	6,250	$	(1,428)
Add:								
Depreciation and amortization		2,384		2,621		4,774		5,161
Interest expense		36		481		125		483
Royalty and management service expense		3,329		2,456		5,541		2,612
Provision for (benefit of) income taxes		9,189		(6,488)		7,984		(3,688)
Less:								
Interest income		351		96		684		329
EBITDA	$	19,865	$	5,928	$	23,990	$	2,811
Asia Pacific								
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$	5,907	$	(2,022)	$	6,650	$	(1,535)
Add:								
Depreciation and amortization		2,007		2,128		4,119		4,256
Interest expense		613		745		1,170		1,393
Royalty and management service expense		1,745		1,220		3,538		1,677
Provision for income taxes		4,288		10,293		7,488		8,619
Less:								
Interest income		1,783		145		1,930		251
EBITDA	$	12,777	$	12,219	$	21,035	$	14,159
Global Investment Management								
Net (loss) income attributable to CB Richard Ellis Group, Inc.	$	(1,119)	$	4,490	$	(9,587)	$	(1,011)
Add:								
Depreciation and amortization		3,613		1,186		6,470		2,389
Interest expense		6,063		1,041		10,478		1,589
Royalty and management service expense		273		202		413		416
Provision for (benefit of) income taxes		1,992		(4,703)		(1,770)		(1,176)
Less:								
Interest income		56		35		168		452
EBITDA	$	10,766	$	2,181	$	5,836	$	1,755

	Three Months Ended June 30,				Six Months Ended June 30,			
	2010		2009		2010		2009	
Development Services								
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$	9,686	$	(2,676)	$	7,266	$	(8,593)
Add:								
Depreciation and amortization(1)		4,783		3,998		9,029		9,261
Interest expense(2)		5,306		5,844		10,323		11,744
Provision for (benefit of) income taxes(3)		8,652		(1,559)		7,349		(5,006)
Less:								
Interest income		47		121		69		554
EBITDA(4)	$	28,380	$	5,486	$	33,898	$	6,852

(1) Includes depreciation and amortization related to discontinued operations of $0.2 million for the three and six months ended June 30, 2010.
(2) Includes interest expense related to discontinued operations of $0.7 million for the three and six months ended June 30, 2010.
(3) Includes provision for income taxes related to discontinued operations of $4.5 million for the three and six months ended June 30, 2010.
(4) Includes EBITDA related to discontinued operations of $12.9 million for the three and six months ended June 30, 2010.

CB RICHARD ELLIS GROUP, INC.
CONDENSED CONSOLIDATED BALANCE SHEETS
(Dollars in thousands)
(Unaudited)

		June 30, 2010		December 31, 2009
Assets:				
Cash and cash equivalents	$	743,563	$	741,557
Restricted cash		37,324		46,797
Receivables, net		731,621		775,929

Warehouse receivables (1)	260,636	315,033
Real estate assets (2)	886,048	693,442
Goodwill and other intangibles, net	1,600,340	1,629,276
Investments in and advances to unconsolidated subsidiaries	119,120	135,596
Other assets, net	552,398	701,776
Total assets	$ 4,931,050	$ 5,039,406
Liabilities:		
Current liabilities, excluding debt	$ 802,058	$ 989,491
Warehouse lines of credit (1)	258,972	312,872
Revolving credit facility	25,155	21,050
Senior secured term loans	1,622,840	1,683,610
Senior subordinated notes, net	437,074	436,502
Other debt (3)	2,260	6,541
Notes payable on real estate (4)	718,464	551,277
Other long-term liabilities	243,617	253,768
Total liabilities	4,110,440	4,255,111
CB Richard Ellis Group, Inc. stockholders' equity	641,801	629,122
Non-controlling interests	178,809	155,173
Total equity	820,610	784,295
Total liabilities and equity	$ 4,931,050	$ 5,039,406

(1) Represents loan receivables, substantially all of which are offset by the related non-recourse warehouse line of credit facility.

(2) Includes real estate and other assets held for sale, real estate under development and real estate held for investment.

(3) Includes a non-recourse revolving credit line balance of $2.0 million and $5.5 million in Development Services as of June 30, 2010 and December 31, 2009, respectively.

(4) Represents notes payable on real estate of which $3.5 million are recourse to the Company as of June 30, 2010 and December 31, 2009.

CB Richard Ellis Group, Inc.

Second Quarter 2010

Earnings Conference Call

July 28, 2010

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Forward Looking Statements

This presentation contains statements that are forward looking within the meaning of the Private Securities Litigation Reform Act of 1995, including statements regarding our future growth momentum, operations, financial performance and, in particular, our business outlook. These statements should be considered as estimates only and actual results may ultimately differ from these estimates. Except to the extent required by applicable securities laws, we undertake no obligation to update or publicly revise any of the forward-looking statements that you may hear today. Please refer to our second quarter earnings report, filed on Form 8-K last night, and our current annual report on Form 10-K and current quarterly report on Form 10-Q, in particular any discussion of risk factors or forward-looking statements, which are filed with the SEC and available at the SEC's website (http://www.sec.gov), for a full discussion of the risks and other factors that may impact any estimates that you may hear today. We may make certain statements during the course of this presentation which include references to "non-GAAP financial measures," as defined by SEC regulations. As required by these regulations, we have provided reconciliations of these measures to what we believe are the most directly comparable GAAP measures, which are attached hereto within the appendix.

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Conference Call Participants

Brett White
Chief Executive Officer

Gil Borok
Chief Financial Officer

Nick Kormeluk
Investor Relations

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Business Overview

Highlights:

- Revenue and earnings indicate strong performance against a backdrop of nascent commercial real estate recovery
- Investment sales continued strong year over year growth
- Leasing performance strong across all geographies
- Outsourcing showed solid growth in all geographies - Global Corporate Services signed record number of new contracts in Q2 2010
- Development Services sold 2 high quality assets for gains in the quarter
- Normalized EBITDA rose 82% to $165.2 million in Q2 2010
- Normalized EBITDA margin improved to 14.1% in Q2 2010

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Q2 CBRE Wins

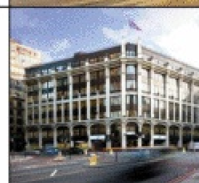
NEW YORK, NY
Proskauer Rose LLP
- CBRE represented Proskauer Rose LLP in the relocation of its global headquarters to 11 Times Square.
- This is the largest lease in Manhattan to date in 2010 (406,339 SF).
- CBRE also represented the landlord, SJP Properties.

AUSTRALIA
Australian Taxation Office
- CBRE negotiated a 376,737 SF office lease in the new Quattro office development in Melbourne CBD.
- The building is due for completion by mid 2012.

TRIANGLE PARK, NC
Court Appointed Receiver
- CBRE was awarded the receivership assignment of Network Center, a 676,000 SF office park.
- The assignment includes both leasing and management. CBRE recently secured a 219,255 SF 10-year lease.

POLAND
IVG Immobilien AG
- CBRE advised on the $129M sale of Warsaw's Horizon Plaza on behalf of IVG Immobilien AG.
- Biggest deal of the year in the Polish market.

PRINCETON/PLAINSBORO, NJ
Partners Health Trust, Inc.
- TCC selected to develop a new 146,971 SF Medical Arts Pavilion on the campus of Princeton HealthCare System's new $442M University Medical Center.
- Expected completion is May 2012.



UNITED KINGDOM
White Tower
- CBRE successfully marketed seven properties for sale in the White Tower 2006-3 portfolio, acting as joint agent for the borrowers.
- Generated gross proceeds of approximately $1B.

SANTA ANA, CA
Lincoln Property Company & Angelo Gordon & Company – Joint Venture
- CBRE arranged for $62M in financing for Griffin Towers.
- This campus includes twin Class A 12-story office buildings totaling 547,230 SF.

AUSTRALIA
Receivers & Managers Grant Thornton
- CBRE completed the $55M sale of Sheraton Mirage Resort & Spa located on Queensland's Gold Coast.

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Q2 2010 Performance Overview

	Q2 2010	Q2 2009
Revenue[1]	$1,172.9 million	$955.7 million
Net Income (Loss)[2]	GAAP $54.8 million Adjusted $58.8 million	GAAP ($6.6) million Adjusted $9.7 million
EPS[2,3]	GAAP $0.17 Adjusted $0.18	GAAP ($0.02) Adjusted $0.04
EBITDA[4]	$161.6 million	$68.4 million
Normalized EBITDA[4, 5]	$165.2 million	$90.9 million
Normalized EBITDA Margin[4, 5]	14.1%	9.5%

1. Includes revenue from discontinued operations of $1.0M for the three months ended June 30, 2010.
2. Adjusted net income and adjusted EPS exclude amortization expense related to customer relationships resulting from acquisitions, integration costs related to acquisitions, cost containment expenses, the write-down of impaired assets and the write-off of financing costs.
3. All EPS information is based upon diluted shares.
4. Includes EBITDA from discontinued operations of $12.9 million for the three months ended June 30, 2010.
5. Normalized EBITDA excludes integration costs related to acquisitions, cost containment expenses and the write-down of impaired assets.

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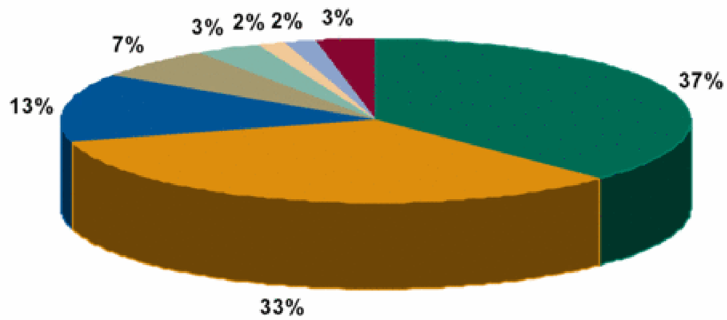
Revenue Breakdown

2nd Quarter 2010



($ in millions)	Three months ended June 30, 2010 [1]	2009	% Change	Six months ended June 30, 2010 [1]	2009	% Change
Property & Facilities Management	**441.1**	399.8	10	**861.7**	796.2	8
Leasing	**387.0**	299.0	29	**714.7**	566.2	26
Sales	**158.3**	98.2	61	**275.7**	175.9	57
Appraisal & Valuation	**77.2**	70.1	10	**147.1**	132.5	11
Investment Management	**37.2**	30.3	23	**68.4**	65.7	4
Development Services	**18.3**	21.5	-15	**35.0**	41.4	-15
Commercial Mortgage Brokerage	**19.0**	14.3	33	**33.8**	29.0	17
Other	**34.8**	22.5	55	**62.4**	39.2	59
Total	**1,172.9**	955.7	23	**2,198.8**	1,846.1	19

1. Includes revenue from discontinued operations, which totaled $1.0 million for the three and six months ended June 30, 2010.

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Outsourcing

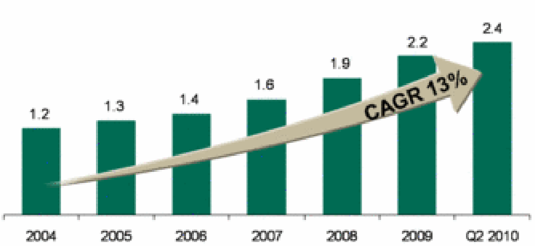
Q2 2010 Wins

17 new John Deere, NYSE Euronext

7 expansions The Coca-Cola Company, Boeing

10 renewals Department of State, Microsoft

Global Square Footage Managed[1]
(SF in billions)



1. Represents combined data for CBRE and TCC; does not include joint ventures and affiliates

Successes:

- GCS set record for contracts signed in Q2 2010
- Square footage under management increased by approximately 10% in the first half of 2010
- International business is strong
- US business returning to growth
- Occupiers' confidence building in recovery

Challenges:

- Corporate spending still cautious
- Employment still challenging

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Market Statistics

	US Vacancy					US Absorption Trends (in millions of square feet)					
	2Q09	1Q10	2Q10	4Q10 F	4Q11F	2008	2009	2Q09	2Q10	2010F	2011F
Office	15.5%	16.6%	16.7%	**17.0%**	**16.6%**	19.9	-40.5	-17.4	3.3	**-7.6**	**22.5**
Industrial	13.0%	14.0%	14.1%	**14.1%**	**13.2%**	-77.3	-260.2	-80.9	-5.5	**-7.3**	**170.4**
Retail	12.2%	13.0%	13.1%	**13.1%**	**12.9%**	-5.8	-21.0	-6.3	-0.7	**-3.7**	**11.0**

Source: CBRE Econometric Advisors (EA) Outlooks Fall 2010 preliminary

Cap Rates Stable and Volumes Edging Up

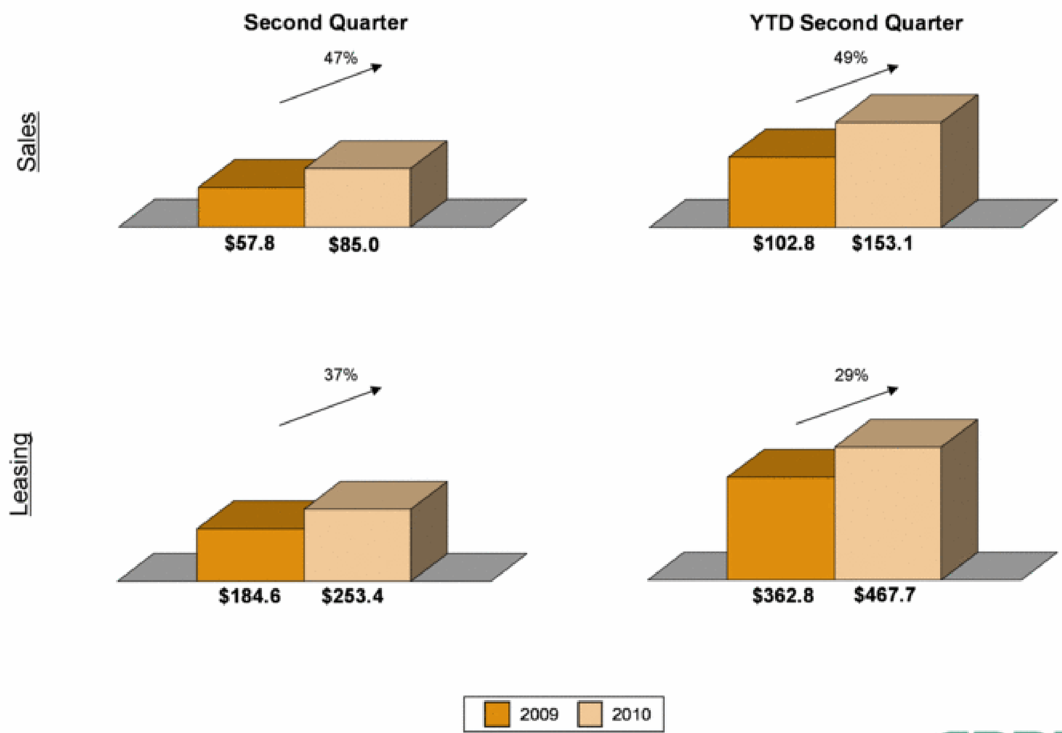
	2Q09	1Q10	2Q10	Cap Rate Growth[1] 2Q11 F
Office				
Volume ($B)	2.8	4.5	7.8	
Cap Rate	**8.1%**	**8.0%**	**8.0%**	-20 to +100 bps
Industrial				
Volume ($B)	2.4	1.9	3.1	
Cap Rate	**8.3%**	**8.6%**	**8.2%**	+0 to +110 bps
Retail				
Volume ($B)	2.1	3.2	2.9	
Cap Rate	**7.7%**	**7.9%**	**7.7%**	-10 to +120 bps

Source: RCA July 2010

1. CBRE EA estimates

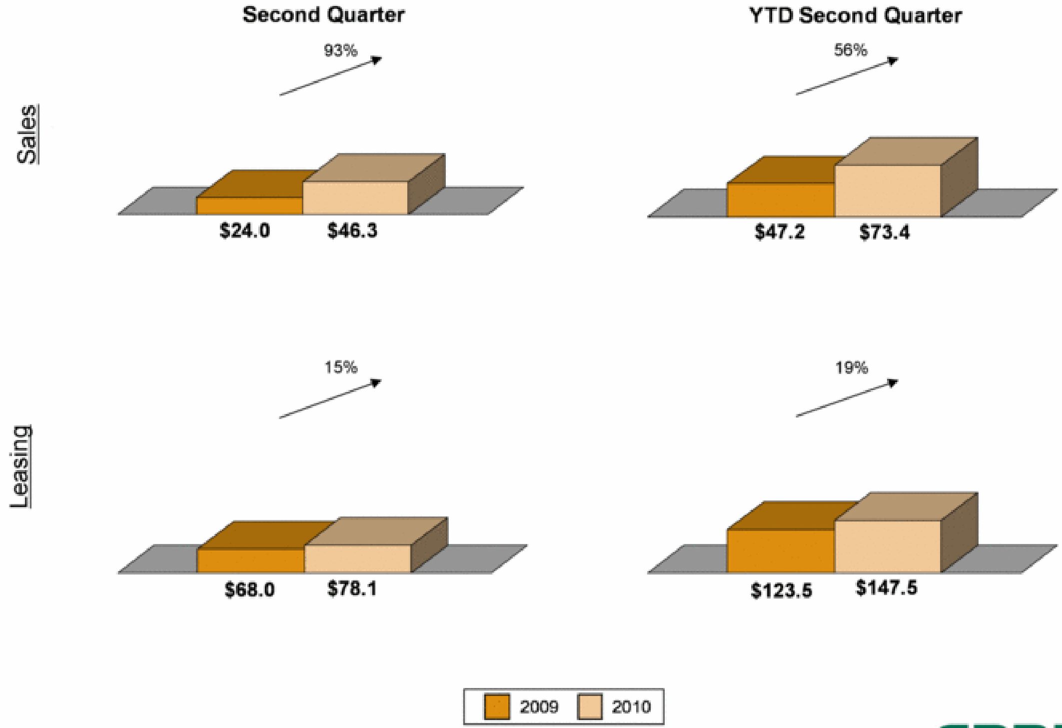
Sales and Leasing Revenue - Americas

($ in millions)



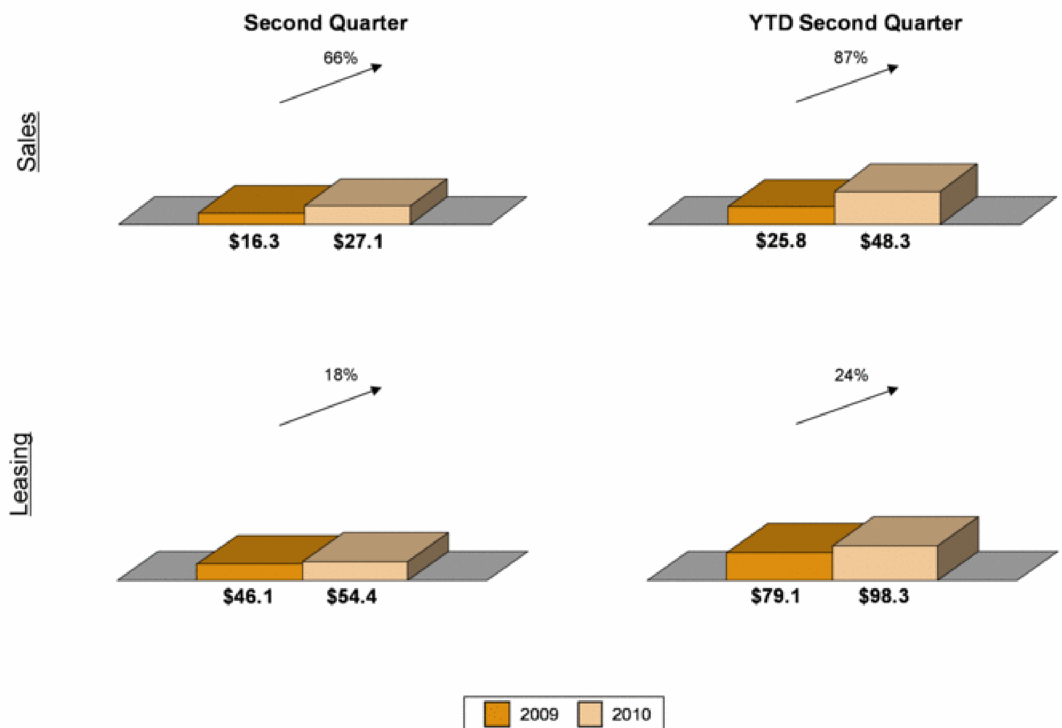
Sales and Leasing Revenue – EMEA

($ in millions)



Sales and Leasing Revenue – Asia Pacific

($ in millions)



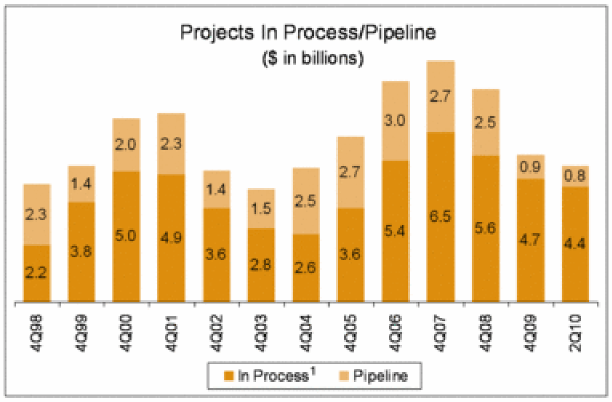
Development Services

($ in millions)	Quarter Ended 6/30/2010	Quarter Ended 6/30/2009
Revenue[1]	19.7	22.2
EBITDA[2]	28.4	5.5
Add Back:		
Cost Containment	-	0.8
Net Write-down of Impaired Assets	-	1.2
Normalized EBITDA[2]	28.4	7.5
Normalized EBITDA Margin[2]	144.2%	33.8%

1. Includes revenue from discontinued operations of $1.0 million for the three months ended June 30, 2010.
2. Includes EBITDA from discontinued operations of $12.9 million for the three months ended June 30, 2010.

Balance Sheet Participation

- $57.4 million co-invested in Development Services at quarter end.
- $6.8 million in recourse debt to CBRE and repayment guarantees.



1. In Process figures contain Long-Term Operating Assets (LTOA), including $1.6 billion for 2Q 10, $1.4 billion for 4Q 09 and $0.4 billion for both 4Q 08 and 4Q 07. LTOA are projects that have achieved a stabilized level of occupancy or have been held 18-24 months following shell completion or acquisition.

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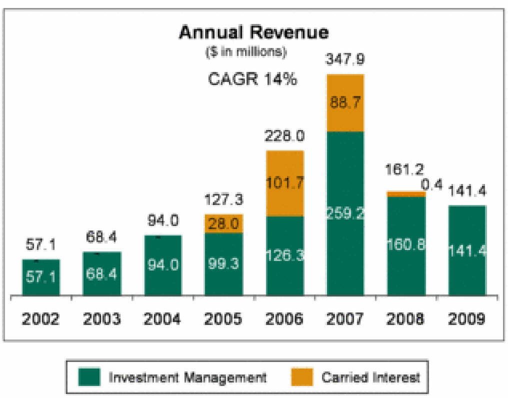
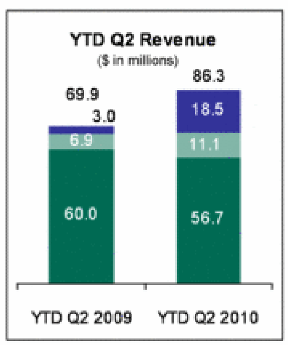
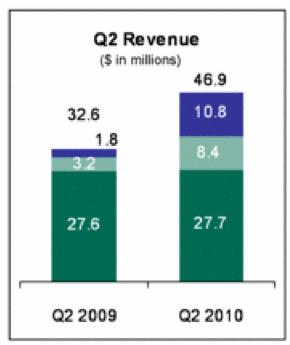
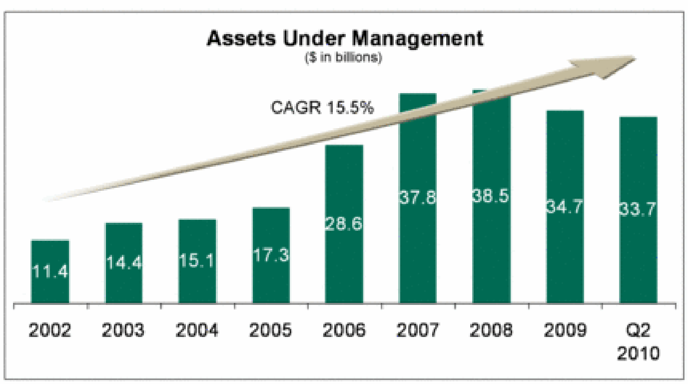
Global Investment Management









CBRE's co-investments totaled $86.8 million at June 30, 2010.

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Global Investment Management

Pro-forma Normalized EBITDA

($ in millions)	Three Months Ended June 30, 2010	Three Months Ended June 30, 2009	Six Months Ended June 30, 2010	Six Months Ended June 30, 2009
EBITDA	10.7	2.2	5.8	1.8
Add Back:				
Write-down of investments	-	2.6	4.5	7.8
Cost containment expenses	-	-	0.4	-
Normalized EBITDA	10.7	4.8	10.7	9.6
(Reversal) accrual of incentive compensation expense related to carried interest revenue not yet recognized	(0.5)	(0.3)	0.6	(3.4)
Pro-forma Normalized EBITDA	10.2	4.5	11.3	6.2
Pro-forma Normalized EBITDA Margin	22%	14%	13%	9%

- For the three months ended June 30, 2010 and 2009, the Company recorded a net reversal of carried interest incentive compensation expense of $0.5 million and $0.3 million, respectively.
- For the six months ended June 30, 2010, the Company recorded net carried interest incentive compensation expense of $0.6 million compared to a net reversal of $3.4 million in the 2009 period.
- As of June 30, 2010, the Company maintained a cumulative remaining accrual of such compensation expense of approximately $14 million, which pertains to anticipated future carried interest revenue.

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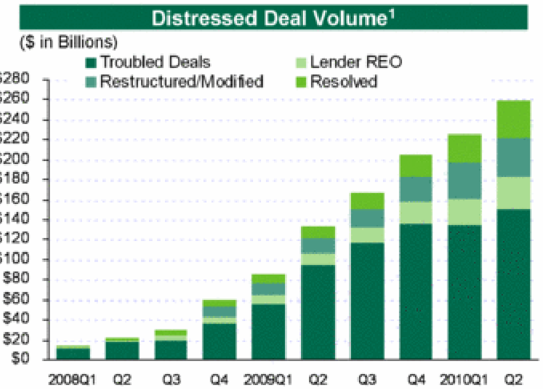
Recovery & Restructuring Services Group

Distressed Deal Volume[1]



Our Process

Key Facts

- Recapitalizations, loan sales/workouts, asset and portfolio valuations, asset management and repositioning and receivership services
- Currently marketing more than $7.5B of distressed assets in the U.S.

1. Source: RCA Troubled Assets Radar, as of July 9, 2010

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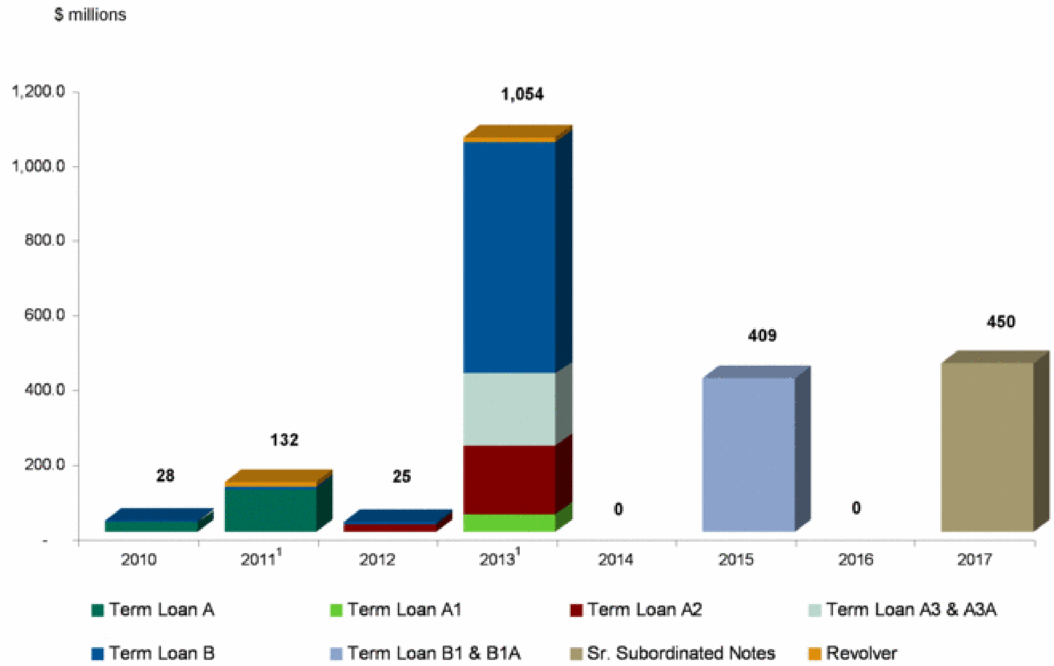
Mandatory Amortization and Maturity Schedule



1. Approximately $225.1 million and $333.0 million of the revolver facilities mature in June 2011 and June 2013 respectively. As of 6/30/10 the outstanding revolver balance was $25.2 million.

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Capitalization

	As of		
($ in millions)	6/30/2010	12/31/2009	Variance
Cash	743.6	741.6	2.0
Revolving credit facility	25.2	21.1	4.1
Senior secured term loan A	135.9	326.3	(190.4)
Senior secured term loan A-1	44.4	48.6	(4.2)
Senior secured term loan A-2	203.2	203.2	-
Senior secured term loan A-3	167.5	167.5	-
Senior secured term loan A-3A	24.0	-	24.0
Senior secured term loan B	639.0	642.8	(3.8)
Senior secured term loan B-1	294.0	295.2	(1.2)
Senior secured term loan B-1A	114.8	-	114.8
Senior subordinated notes[1]	437.1	436.5	0.6
Notes payable on real estate[2]	3.5	3.5	-
Other debt[3]	0.3	1.0	(0.7)
Total debt	2,088.9	2,145.7	(56.8)
Stockholders' equity	641.8	629.1	12.7
Total capitalization	2,730.7	2,774.8	(44.1)
Total net debt	1,345.3	1,404.1	(58.8)

1. Net of original issue discount of $12.9 million and $13.5 million at June 30, 2010 and December 31, 2009, respectively.
2. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of $715.0 million and $547.8 million at June 30, 2010 and December 31, 2009, respectively.
3. Excludes $259.0 million and $312.9 million of non-recourse warehouse facility at June 30, 2010 and December 31, 2009, respectively, as well as $2.0 million and $5.5 million of non-recourse revolving credit facility in Development Services at June 30, 2010 and December 31, 2009, respectively.

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Business Outlook

- Remain in early days of economic and commercial real estate recovery – rental rates, absorption and yields stabilizing or improving
- $600 million in operating expense reductions position us well for profit expansion during recovery
- Q2 2010 and YTD 2010 performance has exceeded our expectations
- Bias is to achieve high end or could materially exceed our high teens earnings per share percentage growth outlook for full year 2010
- Plenty of global uncertainty still exists – which prevents us from updating our full year outlook for 2010 at this time

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GAAP Reconciliation Tables

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Reconciliation of Normalized EBITDA to EBITDA to Net Income (Loss)

($ in millions)	Three Months Ended June 30, 2010	2009
Normalized EBITDA[1]	$ 165.2	$ 90.9
Adjustments:		
Integration costs related to acquisitions	1.0	1.8
Cost containment expenses	2.6	17.0
Write-down of impaired assets	-	3.7
EBITDA[1]	161.6	68.4
Add:		
Interest income	3.1	1.2
Less:		
Depreciation and amortization[2]	27.7	24.1
Interest expense[3]	51.0	47.4
Provision for income taxes[4]	31.2	4.7
Net income (loss) attributable to CB Richard Ellis Group, Inc.	54.8	(6.6)
Revenue[5]	$ 1,172.9	$ 955.7
Normalized EBITDA Margin[1]	14.1%	9.5%

1. Includes EBITDA related to discontinued operations of $12.9 million for the three months ended June 30, 2010.
2. Includes depreciation and amortization related to discontinued operations of $0.2 million for the three months ended June 30, 2010.
3. Includes interest expense related to discontinued operations of $0.7 million for the three months ended June 30, 2010.
4. Includes provision for income taxes related to discontinued operations of $4.5 million for the three months ended June 30, 2010.
5. Includes revenue related to discontinued operations of $1.0 million for the three months ended June 30, 2010.

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Reconciliation of Net Income (Loss) to Net Income, As Adjusted

($ in millions, except for share data)	Three Months Ended June 30, 2010	2009
Net income (loss) attributable to CB Richard Ellis Group, Inc.	$ 54.8	$ (6.6)
Cost containment expenses, net of tax	1.6	10.6
Write-down of impaired assets, net of tax	-	2.4
Amortization expense related to customer relationships acquired, net of tax	1.8	1.9
Integration costs related to acquisitions, net of tax	0.6	1.1
Write-off of financing costs, net of tax	-	0.3
Net income attributable to CB Richard Ellis Group, Inc., as adjusted	$ 58.8	$ 9.7
Diluted income per share attributable to CB Richard Ellis Group, Inc., as adjusted	$ 0.18	$ 0.04
Weighted average shares outstanding for diluted income per share	318,425,227	268,132,723

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