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): **February 6, 2013**

CBRE 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 CBRE Group, Inc., a Delaware corporation (the Company), in connection with the matters described herein.

Item 2.02 Results of Operations and Financial Condition

On February 6, 2013, the Company issued a press release reporting its financial results for the three and twelve months ended December 31, 2012. A copy of this release is furnished as Exhibit 99.1 to this report. The information contained in this report, including the Exhibits 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 February 6, 2013, the Company will conduct a properly noticed conference call to discuss its results of operations for the fourth quarter of 2012 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 Fourth-Quarter and Full-Year 2012
99.2	Conference Call Presentation for the Fourth Quarter of 2012

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: February 6, 2013

CBRE GROUP, INC.

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

P R E S S   R E L E A S E

Corporate Headquarters
11150 Santa Monica Boulevard
Suite 1600
Los Angeles, CA 90025
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FOR IMMEDIATE RELEASE

For further information:

Gil Borok	Nick Kormeluk	Steve Iaco
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CBRE GROUP, INC. REPORTS ADJUSTED EARNINGS PER SHARE GROWTH OF 20% FOR THE FOURTH QUARTER AND 18% FOR THE FULL YEAR OF 2012

ADJUSTED EPS OF $0.55 FOR THE QUARTER AND $1.22 FOR THE YEAR;
REVENUE UP 14% FOR THE QUARTER AND 10% FOR THE YEAR

Los Angeles, CA — February 6, 2013 — CBRE Group, Inc. (NYSE:CBG) today reported strong increases in revenue and earnings per share for the fourth quarter and year ended December 31, 2012.

Fourth-Quarter 2012 Results

· Revenue for the quarter was $2.0 billion, up 14% from $1.8 billion in the fourth quarter of 2011.

· Excluding selected charges(1), net income(2) was $181.9 million, or $0.55 per diluted share, for the current quarter, up 22% and 20%, respectively, from $149.3 million, or $0.46 per diluted share, in the fourth quarter of 2011. For the current quarter, selected charges (net of income taxes), which primarily related to the acquisition of the ING REIM businesses (completed in 2011), totaled $8.9 million. For the same period in 2011, selected charges totaled $69.5 million.

· On a U.S. GAAP basis, net income was $173.0 million, or $0.53 per diluted share, for the fourth quarter of 2012, up 117% and 112%, respectively, from $79.8 million, or $0.25 per diluted share, for the prior-year fourth quarter.

· Excluding selected charges, Earnings Before Interest Taxes Depreciation and Amortization (EBITDA)(3) increased 12% to $351.7 million for the fourth quarter of 2012 from $314.9 million a year earlier. EBITDA(3) (including selected charges) was $345.7 million for the fourth quarter of 2012, an increase of 47% from $235.1 million for the same period last year. For the current quarter, selected charges were related to the aforementioned acquisition of the ING REIM businesses.

· Foreign currency translation did not have a significant impact on results in the current quarter.

Full-Year 2012 Results

· Revenue for full-year 2012 rose to $6.5 billion, an increase of 10% (12% in local currency) from $5.9 billion in 2011. The 2012 revenue was the highest ever reported by CBRE.

· Excluding selected charges, net income for 2012 was $399.4 million, or $1.22 per diluted share, up 19% and 18%, respectively, from $334.5 million, or $1.03 per diluted share in 2011. Selected charges (net of income taxes), which primarily related to the acquisition of the ING REIM businesses, cost containment expenses and the impairment of assets, totaled $83.8 million for full-year 2012 and $95.3 million for the same period in 2011.

· On a U.S. GAAP basis, net income was $315.6 million, or $0.97 per diluted share, for 2012, up 32% and 31%, respectively, from $239.2 million, or $0.74 per diluted share, for 2011.

· Excluding selected charges, EBITDA totaled $918.4 million for 2012, up 14% from $802.6 million a year earlier. EBITDA (including selected charges) rose 24% to $861.6 million for 2012, compared with $693.3 million for 2011. For 2012, selected charges were primarily related to the acquisition of the ING REIM businesses and cost containment expenses.

Management Commentary

"We are very pleased with our strong finish to 2012," said Robert Sulentic, president and chief executive officer of CBRE. "Despite continued fiscal and economic uncertainty, all of our global operating regions delivered solid top-line growth in the fourth quarter. This growth was paced by the Americas, which benefited from particularly strong performance in our capital markets businesses. Following a sluggish third quarter, activity globally improved across all business lines in the fourth quarter. This continues a pattern of fluctuating market sentiment that has prevailed throughout the slow-paced recovery."

For 2012 as a whole, CBRE recorded the highest total revenue in its history and its highest earnings and normalized EBITDA since 2007. Reflecting on 2012 results, Mr. Sulentic said: "Our continued success in a cautious macro environment is a testament to the strength and diversity of our geographic footprint and broad product offering, our brand, and the ability of our professionals to work collaboratively to create value for our clients. We believe these qualities position CBRE very well to drive continued profitable growth, and enable us to invest prudently in our business."

CBRE's capital markets businesses — property sales and commercial mortgage brokerage — were top performers in the fourth quarter. Global property sales revenue rose 22% as the Company completed single-asset and portfolio sales valued at more than $1 billion in the following markets: Berlin/Frankfurt, Moscow, New York, Seattle and Silicon Valley. Sales activity was especially strong in the Americas, rising 32%. Despite Europe's weakening economic growth and continued financial stresses, property sales in EMEA rose 13%, aided by robust performance in the UK. Commercial mortgage brokerage, predominantly a U.S. business, saw revenue improve 38% for the quarter, as loan origination activity remained strong. For the full year, total mortgage activity (loan originations and sales) climbed to $22.5 billion.

Notwithstanding soft market conditions, leasing revenue rose 5% globally during the quarter, bringing full-year 2012 revenue for this business in line with the 2011 leasing revenue total. This fourth quarter performance was driven by the Americas and Asia Pacific.

Outsourcing also grew significantly during the quarter, with revenue rising 13% globally. All three global regions posted double-digit revenue increases. In Global Corporate Services, 61 long-term contracts were signed during the quarter, and CBRE continued to aggressively expand its scope of services for existing clients: 21 of these 61 contracts were expansions — a new Company record.

Revenue from global investment management rose 18% for the quarter, while adjusted EBITDA improved 48%. CBRE continues to see benefits from the integration of the ING REIM businesses acquired in 2011, which added higher margin revenue streams that are recurring in nature to the Company's business mix. The current quarter benefited from higher incentive fees and a full quarter of contribution from the ING REIM Europe business.

Geographically, the Americas was CBRE's best-performing region during the fourth quarter. The strength of the Company's Americas capital markets businesses — coupled with its leading position in central business districts across the region — led to a 16% overall revenue increase. All business lines in the Americas posted double-digit percentage gains, except leasing, which still posted solid growth of 7%. EMEA and Asia Pacific both posted 7% overall revenue increases for the quarter, with outsourcing providing the strongest gains in both regions. As noted, property sales also showed strong growth in EMEA, while Asia Pacific benefited from solid growth in the valuation and leasing business lines.

Fourth-Quarter 2012 Segment Results

Americas Region (U.S., Canada and Latin America)
- Revenue rose 16% to $1.2 billion, compared with $1.1 billion for the fourth quarter of 2011.
- EBITDA rose 40% to $199.3 million from $142.5 million for the prior-year fourth quarter. Excluding selected charges incurred in 2011, EBITDA improved 26%.
- Operating income rose 43% to $169.8 million compared with $119.1 million in last year's fourth quarter. Prior-period operating income was impacted by $15.6 million of cost containment expenses.

EMEA Region (primarily Europe)
- Revenue rose 7% to $357.5 million, compared with $334.6 million in the fourth quarter of 2011. The increase was primarily driven by improved performance in the United Kingdom, particularly in property sales.
- EBITDA rose 28% to $53.8 million from $42.1 million for the prior-year fourth quarter. Excluding selected charges incurred in 2011, EBITDA rose 1%.
- Operating income rose 15% to $45.0 million compared with $39.0 million in last year's fourth quarter. Prior-period operating income was impacted by $11.1 million of cost containment expenses.

Asia Pacific Region (Asia, Australia and New Zealand)
- Revenue was $248.8 million, an increase of 7% from $231.7 million in the fourth quarter of 2011. This increase reflects improved performance in several countries, particularly Australia and Singapore.
- EBITDA rose 26% to $38.6 million from $30.5 million for the prior-year fourth quarter. Excluding selected charges incurred in 2011, EBITDA rose 10%.
- Operating income rose 32% to $36.0 million compared with $27.3 million in last year's fourth quarter. Prior-period operating income was impacted by $4.4 million of cost containment expenses.

Global Investment Management Business (investment management operations in the U.S., Europe and Asia)
- Revenue rose 18% to $123.4 million from $104.8 million in the fourth quarter of 2011, largely driven by higher asset management and incentive fees. The fourth quarter of 2012 included an additional month of contribution from ING REIM Europe.
- EBITDA improved to $18.4 million from an EBITDA loss of $29.4 million in the fourth quarter of 2011. Excluding selected charges, EBITDA rose 48% to $24.4 million from $16.5 million in the prior-year fourth quarter.
- Operating income improved to $7.3 million, compared with an operating loss of $41.4 million for the fourth quarter of 2011. Current-period and prior-period operating income was affected by $5.9 million and $45.0 million, respectively, of expenses related to the acquisition of ING REIM.
- Assets under management totaled $92.0 billion at year-end 2012, up 2% from the third quarter of 2012, but down 2% from year-end 2011. The decrease from 2011 was driven, in part, by a non-traded REIT's decision to internalize its management, as reported in the second quarter of 2012, while the gain over the third quarter reflected increased values and favorable foreign currency effects.

Development Services (real estate development and investment activities primarily in the U.S.)
- Revenue rose 35% to $28.4 million compared with $21.1 million for the fourth quarter of 2011.
- Operating loss narrowed to $25.3 million, from $27.3 million for the fourth quarter of 2011.
- EBITDA was $35.6 million in the current-year period, compared with $49.4 million for the same period in 2011. The weaker results reflect higher gains on the sale of properties in the fourth quarter of 2011, the majority of which was reported as equity income from unconsolidated subsidiaries and income from discontinued operations. These gains were partially offset by non-controlling interests activity. Equity income from unconsolidated subsidiaries, income from discontinued operations and activity associated with non-controlling interests are all included in the calculation of EBITDA, but not in revenue or operating income.
- Development projects in process totaled $4.2 billion, down $0.4 billion from the third quarter of 2012 and $0.7 billion from year-end 2011. The inventory of pipeline deals totaled $2.1 billion, up $0.2 billion from the third quarter of 2012 and $0.9 billion from year-end 2011.

2013 Outlook
"As the market enters its fourth year of a slow recovery, we expect conditions to continue to improve gradually, tracking the performance of the global economy," Mr. Sulentic said. "We are encouraged by positive underlying trends in the U.S. economy — and thus expect the Americas to remain the biggest near-term catalyst for our growth. We also expect to benefit from the recent strengthening in China, and the easing of credit-market tensions in Europe. However, fiscal and economic uncertainties remain high, particularly in Europe, and the overall pace of the recovery continues to be subpar.

"Assuming the global economy plays out as anticipated, we expect to drive solid revenue and earnings increases in 2013. Further, we should see some margin expansion, even as we make greater investments in our people and platform that will enhance our competitive position and bolster long-term, profitable growth."

In light of the foregoing, CBRE expects to generate earnings per share, as adjusted, in the range of $1.40 to $1.45 for full-year 2013.

Conference Call Details
The Company's fourth-quarter earnings conference call will be held on Wednesday, February 6, 2013 at 5:00 p.m. Eastern Time. A webcast will be accessible through the Investor Relations section of the Company's website at www.cbre.com/investorrelations.

The direct dial-in number for the conference call is 800-230-1059 for U.S. callers and 612-234-9960 for international callers. A replay of the call will be available starting at 10 p.m. Eastern Time on February 6, 2013, and ending at midnight Eastern Time on February 12, 2013. 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 280622. A transcript of the call will be available on the Company's Investor Relations website at www.cbre.com/investorrelations.

About CBRE Group, Inc.
CBRE 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 and investment firm (in terms of 2012 revenue). The Company has approximately 37,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE 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 website 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, financial performance, and business outlook. 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, including the impact of the European sovereign debt crisis and U.S. fiscal issues; 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; our ability to leverage our platform to grow revenues and capture market share; continued growth in trends toward use of outsourced real estate services; our ability to control costs relative to

revenue growth and expand EBITDA margins; our ability to retain and incentivize producers; our ability to identify, acquire and integrate synergistic and accretive businesses; expected levels of interest, depreciation and amortization expense resulting from completed acquisitions; maintaining our effective tax rate; realization of values in investment funds to offset related incentive compensation expense; 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; and our ability to comply with laws and regulations related to our international operations, including the anti-corruption laws of the U.S. and other countries.

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, 2011, 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 September 30, 2012, 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 website at www.cbre.com or upon written request from the CBRE Investor Relations Department at *investorrelations@cbre.com*.

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(1) Selected charges include integration and other costs related to acquisitions, amortization expense related to incentive fees and customer relationships acquired in the ING REIM and Trammell Crow Company (TCC) acquisitions, cost containment expenses and the write-down of impaired assets, including a non-amortizable intangible asset.

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

(3) EBITDA represents earnings before net interest expense, income taxes, depreciation and amortization, while amounts shown for EBITDA, as adjusted (or normalized EBITDA), remove the impact of certain cash and non-cash charges related to acquisitions, cost containment and asset impairments. Our management believes that both of these measures are useful in evaluating our operating performance compared to that of other companies in our industry because the calculations of EBITDA and EBITDA, as adjusted, generally eliminate the effects of financing and income taxes and the accounting effects of capital spending and acquisitions, which would include impairment charges of goodwill and intangibles created from acquisitions. Such items may vary for different companies for reasons unrelated to overall operating performance. As a result, our management uses these measures to evaluate operating performance and for other discretionary purposes, including as a significant component when measuring our operating performance under our employee incentive programs. Additionally, we believe EBITDA and EBITDA, as adjusted, are useful to investors to assist them in getting a more complete picture of our results from operations.

However, EBITDA and EBITDA, as adjusted, are not recognized measurements under U.S. generally accepted accounting principles, or GAAP, and when analyzing our operating performance, readers should use EBITDA and EBITDA, as adjusted, in addition to, and not as an alternative for, net income as determined in accordance with GAAP. Because not all companies use identical calculations, our presentation of EBITDA and EBITDA, as adjusted, may not be comparable to similarly titled measures of other companies. Furthermore, EBITDA and EBITDA, as adjusted, are not intended to be measures of free cash flow for our management's discretionary use, as they do not consider certain cash requirements such as tax and debt service payments. The amounts shown for EBITDA and EBITDA, as adjusted, also differ from the amounts calculated under similarly titled definitions in our 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 our ability to engage in certain activities, such as incurring additional debt and making certain restricted payments.

For a reconciliation of EBITDA and EBITDA, as adjusted to net income attributable to CBRE 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."

CBRE GROUP, INC.
OPERATING RESULTS
FOR THE THREE AND TWELVE MONTHS ENDED DECEMBER 31, 2012 AND 2011
(Dollars in thousands, except share data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2012	**2011**	**2012**	**2011**
Revenue	$ 2,005,846	$ 1,763,625	$ 6,514,099	$ 5,905,411
Costs and expenses:				
Cost of services	1,131,570	1,008,946	3,742,514	3,457,130
Operating, administrative and other	597,453	603,647	2,002,914	1,882,666
Depreciation and amortization	44,750	35,848	169,645	115,719
Non-amortizable intangible asset impairment	—	—	19,826	—
Total costs and expenses	1,773,773	1,648,441	5,934,899	5,455,515
Gain on disposition of real estate	650	1,372	5,881	12,966

Operating income	232,723	116,556	585,081	462,862
Equity income from unconsolidated subsidiaries	40,859	65,815	60,729	104,776
Other income	6,458	8,515	11,093	2,706
Interest income	1,860	2,380	7,643	9,443
Interest expense	43,025	43,235	175,068	150,249
Income from continuing operations before provision for income taxes	238,875	150,031	489,478	429,538
Provision for income taxes	82,969	72,071	185,322	189,103
Income from continuing operations	155,906	77,960	304,156	240,435
Income from discontinued operations, net of income taxes	631	32,979	631	49,890
Net income	156,537	110,939	304,787	290,325
Less: Net (loss) income attributable to non-controlling interests	(16,461)	31,176	(10,768)	51,163
Net income attributable to CBRE Group, Inc.	$ 172,998	$ 79,763	$ 315,555	$ 239,162
Basic income per share attributable to CBRE Group, Inc. shareholders				
Income from continuing operations attributable to CBRE Group, Inc.	$ 0.52	$ 0.23	$ 0.97	$ 0.73
Income from discontinued operations attributable to CBRE Group, Inc.	0.01	0.02	0.01	0.02
Net income attributable CBRE Group, Inc.	$ 0.53	$ 0.25	$ 0.98	$ 0.75
Weighted average shares outstanding for basic income per share	325,372,928	320,638,316	322,315,576	318,454,191
Diluted income per share attributable to CBRE Group, Inc. shareholders				
Income from continuing operations attributable to CBRE Group, Inc.	$ 0.52	$ 0.23	$ 0.96	$ 0.72
Income from discontinued operations attributable to CBRE Group, Inc.	0.01	0.02	0.01	0.02
Net income attributable to CBRE Group, Inc.	$ 0.53	$ 0.25	$ 0.97	$ 0.74
Weighted average shares outstanding for diluted income per share	329,012,910	324,117,111	327,044,145	323,723,755
EBITDA (1)	$ 345,730	$ 235,130	$ 861,621	$ 693,261

(1) Includes EBITDA related to discontinued operations of $5.6 million and $12.2 million for the three months ended December 31, 2012 and 2011, respectively, and $5.6 million and $14.1 million for the twelve months ended December 31, 2012 and 2011, respectively.

CBRE GROUP, INC.
SEGMENT RESULTS
FOR THE THREE AND TWELVE MONTHS ENDED DECEMBER 31, 2012 AND 2011
(Dollars in thousands)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2012	2011	2012	2011
Americas				
Revenue	$ 1,247,703	$ 1,071,525	$ 4,103,602	$ 3,673,681
Costs and expenses:				
Cost of services	788,867	681,129	2,607,029	2,325,964
Operating, administrative and other	264,793	252,604	929,950	898,675
Depreciation and amortization	24,286	18,721	82,841	62,238
Operating income	$ 169,757	$ 119,071	$ 483,782	$ 386,804
EBITDA	$ 199,345	$ 142,508	$ 578,649	$ 462,167
EMEA				
Revenue	$ 357,451	$ 334,555	$ 1,031,818	$ 1,076,568
Costs and expenses:				
Cost of services	198,012	185,890	624,498	638,351
Operating, administrative and other	109,945	106,474	358,696	351,304
Depreciation and amortization	4,524	3,239	14,198	10,945
Non-amortizable intangible asset impairment	—	—	19,826	—
Operating income	$ 44,970	$ 38,952	$ 14,600	$ 75,968
EBITDA	$ 53,792	$ 42,057	$ 54,299	$ 87,527
Asia Pacific				
Revenue	$ 248,845	$ 231,653	$ 817,241	$ 788,754
Costs and expenses:				
Cost of services	144,691	141,927	510,987	492,815
Operating, administrative and other	65,125	59,747	224,558	212,548
Depreciation and amortization	3,017	2,704	11,475	9,654
Operating income	$ 36,012	$ 27,275	$ 70,221	$ 73,737
EBITDA	$ 38,583	$ 30,530	$ 80,630	$ 82,226
Global Investment Management				
Revenue	$ 123,409	$ 104,763	$ 482,589	$ 290,065
Costs and expenses:				
Operating, administrative and other	104,640	137,852	387,592	313,120
Depreciation and amortization	11,487	8,324	51,290	21,271
Gain on disposition of real estate	—	—	—	345
Operating income (loss)	$ 7,282	$ (41,413)	$ 43,707	$ (43,981)
EBITDA(1)	$ 18,434	$ (29,386)	$ 96,359	$ (14,772)
Development Services				
Revenue	$ 28,438	$ 21,129	$ 78,849	$ 76,343

Costs and expenses:								
Operating, administrative and other		52,950		46,970		102,118		107,019
Depreciation and amortization		1,436		2,860		9,841		11,611
Gain on disposition of real estate		650		1,372		5,881		12,621
Operating loss	$	(25,298)	$	(27,329)	$	(27,229)	$	(29,666)
EBITDA(2)	$	35,576	$	49,421	$	51,684	$	76,113

(1) Includes EBITDA related to discontinued operations of $0.5 million and $2.1 for the three months ended December 31, 2012 and 2011, respectively and $0.5 million and $4.0 million for the twelve months ended December 31, 2012 and 2011, respectively.
(2) Includes EBITDA related to discontinued operations of $5.1 million and $10.1 million for the three months ended December 31, 2012 and 2011, respectively and $5.1 million and $10.1 million for the twelve months ended December 31, 2012 and 2011, respectively.

Non-GAAP Financial Measures

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

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

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

	Three Months Ended December 31,				Twelve Months Ended December 31,			
		2012		2011		2012		2011
Net income attributable to CBRE Group, Inc.	$	172,998	$	79,763	$	315,555	$	239,162
Integration and other costs related to acquisitions, net of tax		4,473		42,863		29,891		59,632
Amortization expense related to ING REIM and TCC incentive fees and customer relationships acquired, net of tax		4,437		3,868		25,421		9,396
Non-amortizable intangible asset impairment, net of tax		—		—		15,018		—
Cost containment expenses, net of tax		—		20,559		13,521		20,559
Write-down of impaired assets, net of tax		—		2,216		—		5,748
Net income attributable to CBRE Group, Inc., as adjusted	$	181,908	$	149,269	$	399,406	$	334,497
Diluted income per share attributable to CBRE Group, Inc. shareholders, as adjusted	$	0.55	$	0.46	$	1.22	$	1.03
Weighted average shares outstanding for diluted income per share		329,012,910		324,117,111		327,044,145		323,723,755

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

	Three Months Ended December 31,				Twelve Months Ended December 31,			
		2012		2011		2012		2011
Net income attributable to CBRE Group, Inc.	$	172,998	$	79,763	$	315,555	$	239,162
Add:								
Depreciation and amortization(1)		46,010		36,534		170,905		116,930
Non-amortizable intangible asset impairment		—		—		19,826		—
Interest expense(2)		44,606		45,130		176,649		153,497
Provision for income taxes(3)		83,980		76,083		186,333		193,115
Less:								
Interest income		1,864		2,380		7,647		9,443
EBITDA(4)	$	345,730	$	235,130	$	861,621	$	693,261
Adjustments:								
Integration and other costs related to acquisitions		5,927		45,084		39,240		68,788
Cost containment expenses		—		31,139		17,578		31,139
Write-down of impaired assets		—		3,558		—		9,447

EBITDA, as adjusted (4)	$	351,657	$	314,911	$	918,439	$	802,635

(1) Includes depreciation and amortization expense related to discontinued operations of $1.3 million and $0.7 million for the three months ended December 31, 2012 and 2011, respectively and $1.3 million and $1.2 million for the twelve months ended December 31, 2012 and 2011, respectively.
(2) Includes interest expense related to discontinued operations of $1.6 million and $1.9 million for the three months ended December 31, 2012 and 2011, respectively and $1.6 million and $3.2 million for the twelve months ended December 31, 2012 and 2011, respectively.
(3) Includes provision for income taxes related to discontinued operations of $1.0 million and $4.0 million for the three months ended December 31, 2012 and 2011, respectively and $1.0 million and $4.0 million for the twelve months ended December 31, 2012 and 2011, respectively.
(4) Includes EBITDA related to discontinued operations of $5.6 million and $12.2 million for the three months ended December 31, 2012 and 2011, respectively and $5.6 million and $14.1 million for the twelve months ended December 31, 2012 and 2011, respectively.

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

	Three Months Ended December 31,				Twelve Months Ended December 31,			
	2012		2011		2012		2011	
Americas								
Net income attributable to CBRE Group, Inc.	$	124,679	$	45,675	$	267,313	$	182,107
Add:								
Depreciation and amortization		24,286		18,721		82,841		62,238
Interest expense		18,266		37,147		124,633		118,916
Royalty and management service income		(11,435)		(9,026)		(32,214)		(29,729)
Provision for income taxes		44,634		53,280		140,634		136,803
Less:								
Interest income		1,085		3,289		4,558		8,168
EBITDA	$	199,345	$	142,508	$	578,649	$	462,167
Integration and other costs related to acquisitions		—		10		—		126
Cost containment expenses		—		15,646		—		15,646
EBITDA, as adjusted	$	199,345	$	158,164	$	578,649	$	477,939
EMEA								
Net income attributable to CBRE Group, Inc.	$	28,802	$	22,834	$	9,846	$	37,155
Add:								
Depreciation and amortization		4,524		3,239		14,198		10,945
Non-amortizable intangible asset impairment		—		—		19,826		—
Interest expense		2,414		1,446		9,152		1,633
Royalty and management service expense		3,688		4,482		12,654		14,142
Provision for income taxes		18,509		12,785		7,170		27,253
Less:								
Interest income		4,145		2,729		18,547		3,601
EBITDA	$	53,792	$	42,057	$	54,299	$	87,527
Cost containment expenses		—		11,089		15,331		11,089
EBITDA, as adjusted	$	53,792	$	53,146	$	69,630	$	98,616
Asia Pacific								
Net income attributable to CBRE Group, Inc.	$	17,370	$	17,143	$	35,040	$	32,815
Add:								
Depreciation and amortization		3,017		2,704		11,475		9,654
Interest expense		1,453		911		4,641		3,535
Royalty and management service expense		3,688		4,352		15,388		14,666
Provision for income taxes		13,187		5,552		14,840		22,637
Less:								
Interest income		132		132		754		1,081
EBITDA	$	38,583	$	30,530	$	80,630	$	82,226
Cost containment expenses		—		4,404		2,247		4,404
Integration and other costs related to acquisitions		—		36		—		1,932
EBITDA, as adjusted	$	38,583	$	34,970	$	82,877	$	88,562

	Three Months Ended December 31,				Twelve Months Ended December 31,			
	2012		2011		2012		2011	
Global Investment Management								
Net loss attributable to CBRE Group, Inc.	$	(16,829)	$	(32,689)	$	(14,872)	$	(44,938)
Add:								
Depreciation and amortization(1)		11,754		8,952		51,557		22,424
Interest expense(2)		23,837		6,706		44,818		20,892
Royalty and management service expense		4,059		192		4,172		921
(Benefit of) provision for income taxes		(4,106)		(12,181)		11,805		(13,404)
Less:								

Interest income		281		366		1,121		667
EBITDA(3)	$	18,434	$	(29,386)	$	96,359	$	(14,772)
Integration and other costs related to acquisitions		5,927		45,038		39,240		66,730
Write-down of impaired assets		—		846		—		5,301
EBITDA, as adjusted(3)	$	24,361	$	16,498	$	135,599	$	57,259
Development Services								
Net income attributable to CBRE Group, Inc.	$	18,976	$	26,800	$	18,228	$	32,023
Add:								
Depreciation and amortization(4)		2,429		2,918		10,834		11,669
Interest expense(5)		2,686		3,183		11,288		12,784
Provision for income taxes(6)		11,756		16,647		11,884		19,826
Less:								
Interest income		271		127		550		189
EBITDA(7)	$	35,576	$	49,421	$	51,684	$	76,113
Write-down of impaired assets		—		2,712		—		4,146
EBITDA, as adjusted(7)	$	35,576	$	52,133	$	51,684	$	80,259

(1) Includes depreciation and amortization expense related to discontinued operations of $0.3 million and $0.6 million for the three months ended December 31, 2012 and 2011, respectively and $0.3 million and $1.2 million twelve months ended December 31, 2012 and 2011, respectively.
(2) Includes interest expense related to discontinued operations of $0.2 million and $1.5 million for the three months ended December 31, 2012 and 2011, respectively and $0.2 million and $2.8 million for the twelve months ended December 31, 2012 and 2011, respectively.
(3) Includes EBITDA related to discontinued operations of $0.5 million and $2.1 million for the three months ended December 31, 2012 and 2011, respectively and $0.5 million and $4.0 million for the twelve months ended December 31, 2012 and 2011, respectively.
(4) Includes depreciation and amortization expense related to discontinued operations of $1.0 million and $0.1 million for the three months ended December 31, 2012 and 2011, respectively and $1.0 million and $0.1 million for the twelve months ended December 31, 2012 and 2011, respectively.
(5) Includes interest expense related to discontinued operations of $1.4 million and $0.4 million for the three months ended December 31, 2012 and 2011, respectively and $1.4 million and $0.4 million for the twelve months ended December 31, 2012 and 2011, respectively.
(6) Includes provision for income taxes related to discontinued operations of $1.0 million and $4.0 million for the three months ended December 31, 2012 and 2011, respectively and $1.0 million and $4.0 million for the twelve months ended December 31, 2012 and 2011, respectively.
(7) Includes EBITDA related to discontinued operations of $5.1 million and $10.1 million for the three months ended December 31, 2012 and 2011, respectively and $5.1 million and $10.1 million for the twelve months ended December 31, 2012 and 2011, respectively.

CBRE GROUP, INC.
CONDENSED CONSOLIDATED BALANCE SHEETS
(Dollars in thousands)

		December 31, 2012		December 31, 2011
Assets:				
Cash and cash equivalents (1)	$	1,089,297	$	1,093,182
Restricted cash		73,676		67,138
Receivables, net		1,262,823		1,135,371
Warehouse receivables (2)		1,048,340		720,061
Real estate assets (3)		392,860		464,468
Goodwill and other intangibles, net		2,676,395		2,622,732
Investments in and advances to unconsolidated subsidiaries		206,798		166,832
Other assets, net		1,059,353		949,359
Total assets	$	7,809,542	$	7,219,143
Liabilities:				
Current liabilities, excluding debt	$	1,663,022	$	1,688,034
Warehouse lines of credit (2)		1,026,381		713,362
Revolving credit facility		72,964		44,825
Senior secured term loans		1,627,746		1,683,561
Senior subordinated notes, net		440,523		439,016
Senior notes		350,000		350,000
Other debt		9,352		125
Notes payable on real estate (4)		326,012		372,912
Other long-term liabilities		611,730		510,145
Total liabilities		6,127,730		5,801,980
CBRE Group, Inc. stockholders' equity		1,539,211		1,151,481
Non-controlling interests		142,601		265,682
Total equity		1,681,812		1,417,163
Total liabilities and equity	$	7,809,542	$	7,219,143

(1) Includes $94.6 million and $208.1 million of cash in consolidated funds and other entities not available for Company use at December 31, 2012 and December 31, 2011, respectively.
(2) Represents loan receivables, the majority of which are offset by related warehouse lines of credit facilities.
(3) Includes real estate and other assets held for sale, real estate under development and real estate held for investment.
(4) Represents notes payable on real estate of which $13.9 million and $13.6 million are recourse to the Company as of December 31, 2012 and December 31, 2011, respectively.

CBRE Group, Inc.

Fourth Quarter 2012

Earnings Conference Call

February 6, 2013

CBRE

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 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 fourth quarter earnings report, filed on Form 8-K, our current annual report on Form 10-K and our 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 (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.

CBRE

Conference Call Participants

Bob Sulentic

PRESIDENT AND CHIEF EXECUTIVE OFFICER

Gil Borok

CHIEF FINANCIAL OFFICER

Bill Concannon

CHIEF EXECUTIVE OFFICER,
GLOBAL CORPORATE SERVICES

Nick Kormeluk

INVESTOR RELATIONS

CBRE

Business Overview

2012 FULL YEAR HIGHLIGHTS

- Revenue rose 10% to $6.5 billion, driven by investment management, capital markets and outsourcing
- Highest annual revenue in company history
- Normalized EBITDA grew 14% to $918.4 million and normalized EBITDA margin increased 50 basis points to 14.1%
- Normalized diluted earnings per share was $1.22, which was 18% above 2011
- Highest normalized EBITDA and earnings since 2007

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Business Overview

Q4 2012 HIGHLIGHTS

- Total revenue increased 14%
  - Solid growth across major service lines and all geographies
- Investment sales revenue grew 22% globally
  - Especially strong growth in the Americas
  - Resilient performance in EMEA
- Global outsourcing revenue grew 13%
  - Double digit growth in all geographies
- Leasing revenue growth of 5% was solid, despite softness in global markets
  - Driven by the Americas and Asia Pacific
- Global Investment Management revenue increased 18%
  - Driven by higher asset management fees, including a full quarter contribution from ING REIM Europe
- Americas revenue growth led all regions with a 16% increase, followed by 7% revenue increases in both EMEA and Asia Pacific
- Normalized EBITDA increased 12% to $351.7 million in Q4 2012, compared to Q4 2011
- Normalized EBITDA margin was 17.5% in Q4 2012 versus 17.8% in Q4 2011, primarily due to higher development services gains in Q4 2011

Q4 CBRE Wins

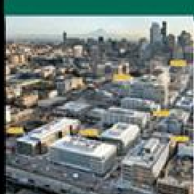
WASHINGTON, D.C
Arnold & Porter

- CBRE arranged a 375,000 SF lease for Arnold & Porter LLP, one of D.C.'s largest law firms. Arnold & Porter pre-leased 81% of Boston Properties' newest development, 601 Massachusetts Avenue (slated to break ground in May 2013). This represents one of the largest private sector leases ever completed in D.C.

GERMANY
AXA Investment Managers SA and Norges Bank Investment Management

- In one of the largest commercial property transactions in Germany in 2012, CBRE advised a joint venture between AXA Investment Managers SA and Norges Bank Investment Management on the $1.0B acquisition of two prime office towers in Frankfurt and Berlin.

SEATTLE
Vulcan Real Estate



- CBRE represented Vulcan Real Estate in the sale of Amazon's global headquarters campus, which comprised 11 buildings across 1.8M SF.
- Amazon purchased the campus for $1.16B, making the transaction the largest office sale in the US in two years.

CHILE
Union Investment Real Estate

- CBRE arranged the $225M sale of a 1.1M SF office portfolio in Santiago, Chile on behalf of Union Investment Real Estate.

SAN FRANCISCO
Mission West Properties

- CBRE represented Mission West Properties, Inc. in the $1.3B disposition of a 52-asset portfolio.
- The portfolio included 79 buildings totaling 7.6M SF and 99.1 acres of land. The transaction included institutional quality office/R&D properties located throughout the Silicon Valley.

UNITED KINGDOM
Grosvenor

- CBRE represented Grosvenor in the $455M sale of the 1M SF Festival Place Shopping Center in Basingstoke to TIAA-CREF Asset Management U.K.
- This was one of 2012's largest shopping center transactions completed in the U.K.

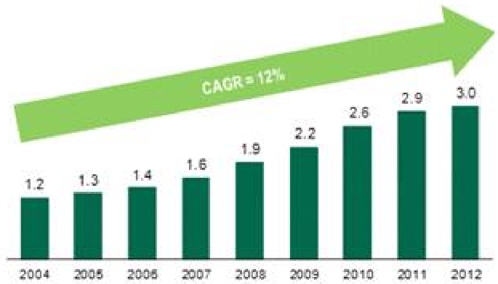
Global Corporate Services

GLOBAL CORPORATE SERVICES WINS

2012	Q4	
89* new	19 new	DELL Electrolux
95* renewals	21 renewals	Baxter Banco Santander
56* expansions	21* expansions	Microsoft State Street

*New company records

GLOBAL SQUARE FEET MANAGED[1] (SF IN BILLIONS)



GLOBAL CORPORATE SERVICES 2012 HIGHLIGHTS

- 240 total contracts is the highest company total ever
  - Record number of contracts with new clients, renewals and expansions
- Focus on expanding existing client relationships
  - Growing strategic consulting mandates
- Great opportunity in newer sectors:
  - International, Healthcare, Government, Mid-caps

- Key Services:
  - Portfolio & Transaction Services
  - Project Management
  - Facilities Management
  - Strategic Consulting

1. Represents combined data for CBRE and Trammell Crow Company (TCC); includes properties managed by Asset Services; does not include joint ventures and affiliates.

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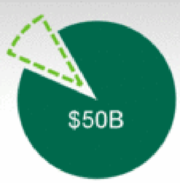
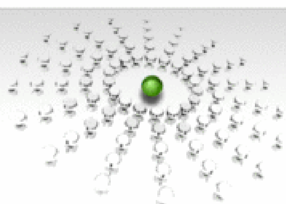
Global Corporate Services Macro Trends



CRE Market Size Holds Potential for Additional Growth*

New Markets & Sectors are Emerging



Clients Continue to Shift Towards CRE Centralization

Clients Continue to Rationalize Supply Chain Activities

*McKinsey Report estimated Global Real Estate outsourcing market size to be ~$50B

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Q4 2012 Performance Overview

	Revenue[1]	Net Income[2]	EPS[2,3]	EBITDA[4]	Normalized EBITDA[4,5]	Normalized EBITDA Margin[4,5]
Q4 2012	$2,011.5 M	GAAP $173.0 M Adjusted $181.9 M	GAAP $0.53 Adjusted $0.55	$345.7 M	$351.7 M	17.5%
Q4 2011	$1,767.9 M	GAAP $79.8 M Adjusted $149.3 M	GAAP $0.25 Adjusted $0.46	$235.1 M	$314.9 M	17.8%
	CHANGE FROM Q4 2011					
	▲	▲	▲	▲	▲	▼

1. Includes revenue from discontinued operations of $5.7 million and $4.4 million for the three months ended December 31, 2012 and 2011, respectively.
2. Adjusted net income and adjusted EPS exclude amortization expense related to customer relationships resulting from the ING REIM and TCC acquisitions, integration and other costs related to acquisitions, cost containment expenses and the write-down of impaired assets.
3. All EPS information is based upon diluted shares.
4. Includes EBITDA from discontinued operations of $5.6 million and $12.2 million for the three months ended December 31, 2012 and 2011, respectively.
5. Normalized EBITDA excludes integration and other costs related to acquisitions, cost containment expenses, and the write-down of impaired assets.

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Full Year 2012 Performance Overview

	Revenue[1]	Net Income[2]	EPS[2,3]	EBITDA[4]	Normalized EBITDA[4,5]	Normalized EBITDA Margin[4,5]
FY 2012	$6,519.8 M	GAAP $315.6 M Adjusted $399.4 M	GAAP $0.97 Adjusted $1.22	$861.6 M	$918.4 M	14.1%
FY 2011	$5,912.1 M	GAAP $239.2 M Adjusted $334.5 M	GAAP $0.74 Adjusted $1.03	$693.3 M	$802.6 M	13.6%
	CHANGE FROM FY 2011					
	▲	▲	▲	▲	▲	▲

1. Includes revenue from discontinued operations of $5.7 million and $6.7 million for the twelve months ended December 31, 2012 and 2011, respectively.
2. Adjusted net income and adjusted EPS exclude amortization expense related to customer relationships resulting from the ING REIM and TCC acquisitions, integration and other costs related to acquisitions, cost containment expenses, and the write-down of impaired assets, including a non-amortizable intangible asset.
3. All EPS information is based upon diluted shares.
4. Includes EBITDA from discontinued operations of $5.6 million and $14.1 million for the twelve months ended December 31, 2012 and 2011, respectively.
5. Normalized EBITDA excludes integration and other costs related to acquisitions, cost containment expenses, and the write-down of impaired assets.

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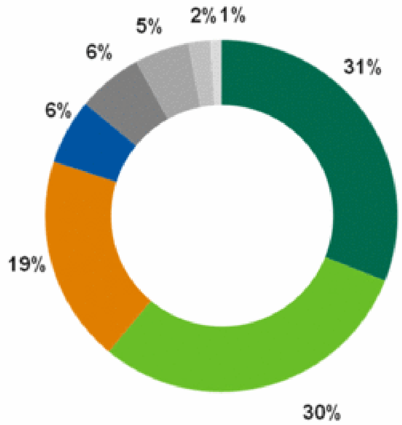
Revenue Breakdown

4TH QUARTER 2012



($ in millions)	2012[1]	2011[1]	% Change USD	% Change Local Currency
	Three months ended December 31,			
Leasing[2]	**621.4**	590.8	5	5
Property & Facilities Management[2]	**611.8**	539.6	13	14
Sales	**384.5**	314.2	22	22
Appraisal & Valuation	**118.2**	108.9	9	9
Investment Management[2]	**116.5**	96.7	21	22
Commercial Mortgage Brokerage[2]	**100.5**	72.6	38	38
Development Services	**30.3**	17.5	73	73
Other	**28.3**	27.6	3	2
Total	**2,011.5**	1,767.9	14	14

1. Includes revenue from discontinued operations of $5.7 million and $4.4 million for the three months ended December 31, 2012 and 2011, respectively.
2. Contains recurring revenue aggregating approximately 55% of total revenue for the three months ended December 31, 2012.

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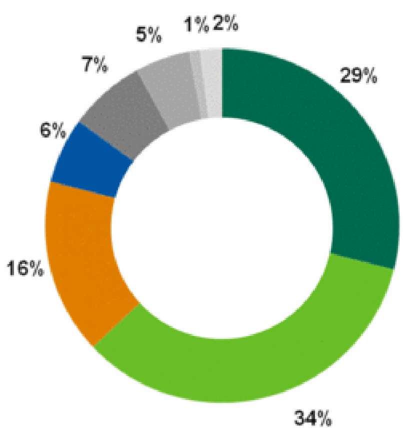
Revenue Breakdown

FULL YEAR 2012



($ in millions)	2012[1]	2011[1]	% Change USD	% Change Local Currency
	Twelve months ended December 31,			
Leasing[2]	**1,911.4**	1,909.0	-	1
Property & Facilities Management[2]	**2,244.5**	2,038.4	10	12
Sales	**1,058.2**	954.6	11	13
Appraisal & Valuation	**384.5**	365.4	5	7
Investment Management[2]	**452.3**	251.9	80	85
Commercial Mortgage Brokerage[2]	**300.0**	228.6	31	31
Development Services	**74.7**	65.4	14	14
Other	**94.2**	98.8	-5	-4
Total	**6,519.8**	5,912.1	10	12

1. Includes revenue from discontinued operations of $5.7 million and $6.7 million for the twelve months ended December 31, 2012 and 2011, respectively.
2. Contains recurring revenue aggregating approximately 59% of total revenue for the twelve months ended December 31, 2012.

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US Market Statistics

	US Vacancy					US Absorption Trends (in millions of square feet)					
	4Q11	3Q12	4Q12	4Q13 F	4Q14F	2011	2012	2013F	2014F	4Q11	4Q12
Office	16.0%	15.6%	15.4%	**15.2%**	**14.4%**	26.3	28.7	**22.2**	**39.6**	9.0	8.4
Industrial	13.5%	13.1%	12.8%	**12.2%**	**11.5%**	122.7	127.9	**126.4**	**154.7**	25.6	55.9
Retail	13.1%	12.9%	12.8%	**11.8%**	**11.1%**	5.2	15.0	**31.1**	**38.4**	4.1	6.2

Source: CBRE Econometric Advisors (EA) Outlooks 1Q 2013 preliminary
Starting in Q2 2011 retail was expanded to include strip centers, neighborhood centers and community centers

Cap Rates Stable and Volumes Up				Cap Rate Growth[1]
	4Q11	3Q12	4Q12	4Q13 F
Office				
Volume ($B)	20.7	17.6	29.1	
Cap Rate	**7.4%**	**7.2%**	**7.0%**	-10 to +50 bps
Industrial				
Volume ($B)	8.6	8.5	13.5	
Cap Rate	**7.8%**	**7.8%**	**7.8%**	0 to +30 bps
Retail				
Volume ($B)	12.0	9.3	18.4	
Cap Rate	**7.4%**	**7.2%**	**7.4%**	-10 to +30 bps

Source: CBRE EA Estimates from RCA data Jan 2013

1. CBRE EA estimates

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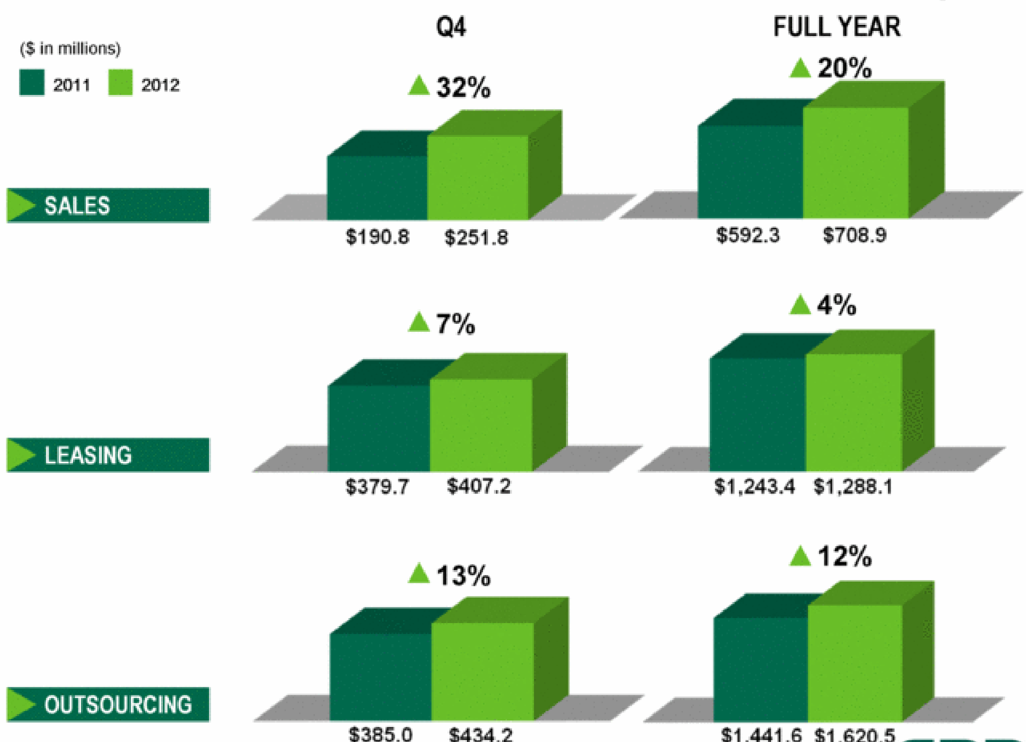
Sales, Leasing and Outsourcing Revenue: Americas

Total Q4 2012 revenue was up 16%



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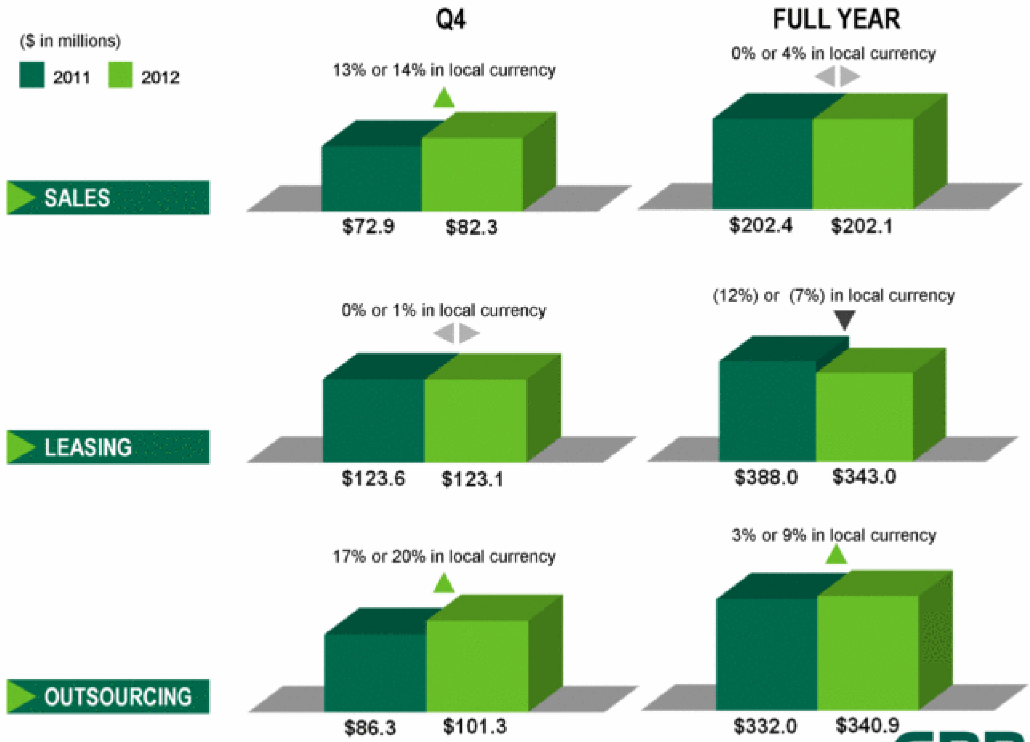
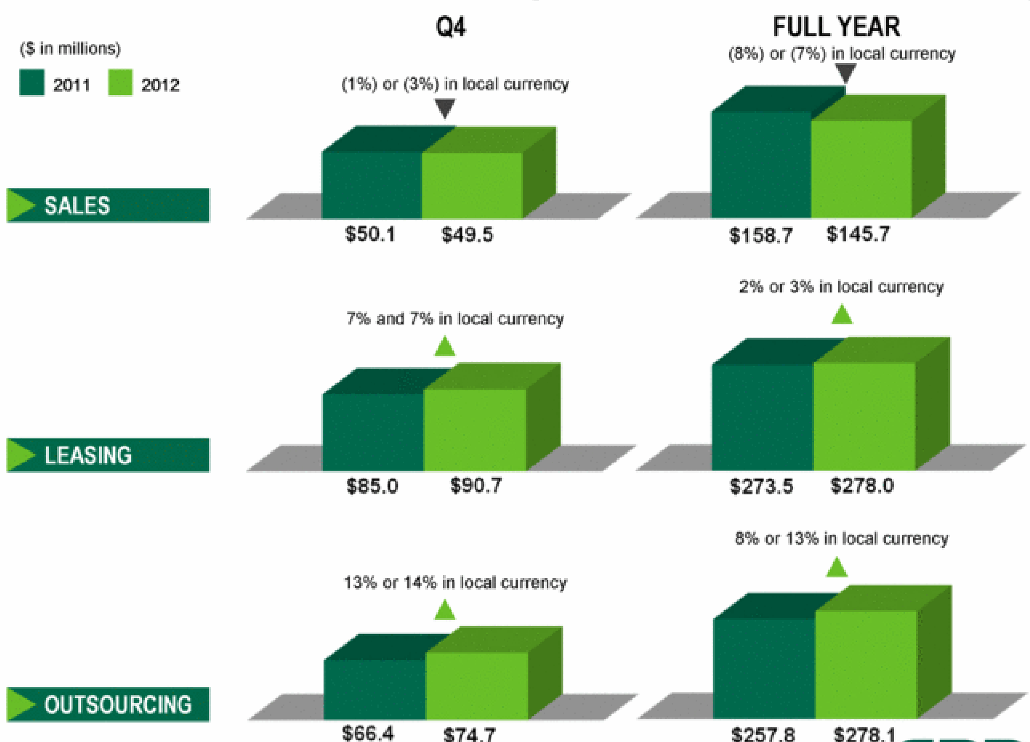
Sales, Leasing and Outsourcing Revenue: EMEA

Total Q4 2012 revenue was up 7% or 8% in local currency



Sales, Leasing and Outsourcing Revenue: Asia Pacific

Total Q4 2012 revenue was up 7% or 8% in local currency

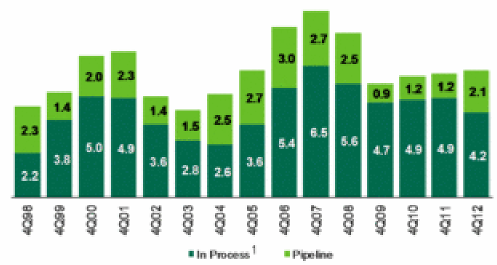


Development Services

THREE MONTHS ENDED			TWELVE MONTHS ENDED	
($ in millions)	12/31/2012	12/31/2011	12/31/2012	12/31/2011
Revenue [1]	33.3	22.4	83.7	77.6
EBITDA [2]	35.6	49.4	51.7	76.1
Add Back:				
Net write-down of impaired assets	-	2.7	-	4.1
Normalized EBITDA [2]	35.6	52.1	51.7	80.2
EBITDA Margin [2]	107%	233%	62%	103%

1. Includes revenue from discontinued operations of $4.9 million for both the three and twelve months ended December 31, 2012 and $1.3 million for both the three and twelve months ended December 31, 2011.
2. Includes EBITDA from discontinued operations of $5.1 million for both the three and twelve months ended December 31, 2012 and $10.1 million for both the three and twelve months ended December 31, 2011.

PROJECTS IN PROCESS/PIPELINE ($ IN BILLIONS)



1. In Process figures include Long-Term Operating Assets (LTOA) of $1.2 billion for 4Q 12, $1.5 billion for 4Q 11, $1.6 billion for 4Q 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.

HIGHLIGHTS

- $70.5 million of co-investments at the end of Q4 2012
- $16.1 million in recourse debt to CBRE and repayment guarantees at the end of Q4 2012

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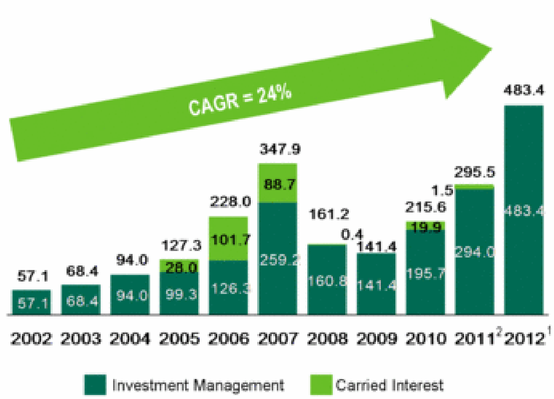
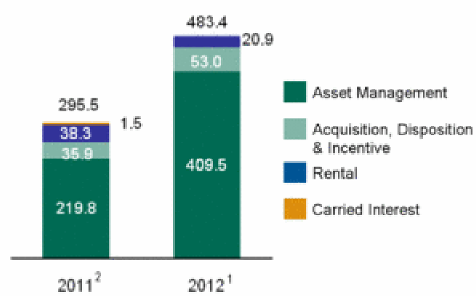
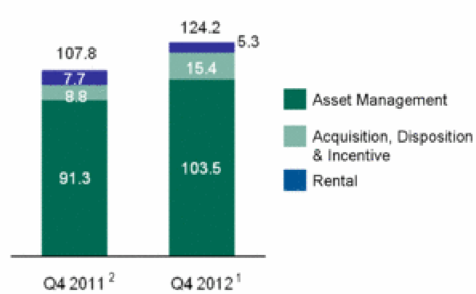
ANNUAL REVENUE ($ IN MILLIONS)



FULL YEAR REVENUE ($ IN MILLIONS)



Q4 REVENUE ($ IN MILLIONS)



1. Includes revenue from discontinued operations of $0.8 million for both the three and twelve months ended December 31, 2012.
2. Includes revenue from discontinued operations of $3.1 million and $5.5 million for the three and twelve months ended December 31, 2011, respectively.

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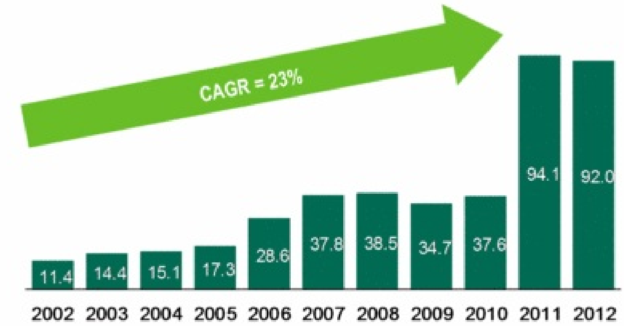
ASSETS UNDER MANAGEMENT ($ IN BILLIONS)



400 S. HOPE, LOS ANGELES
Owned by CBRE SP US Value 6

HIGHLIGHTS

- Performance of combined legacy and ING REIM businesses in line with expectations
- CBRE Strategic Partners (SP) US Value 6 fund closed with $1.1 billion of equity commitments, exceeding expectations
- CBRE's co-investments totaled $211.5 million at the end of Q4 2012

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Pro-forma Normalized EBITDA

($ in millions)	Three Months Ended December 31, 2012	Three Months Ended December 31, 2011	Twelve Months Ended December 31, 2012	Twelve Months Ended December 31, 2011
EBITDA[1]	18.5	(29.4)	96.4	(14.8)
Add Back:				
Integration and other costs related to acquisitions	5.9	45.0	39.2	66.7
Write-down of investments	-	0.9	-	5.4
Normalized EBITDA[1]	24.4	16.5	135.6	57.3
Net accrual of incentive compensation expense related to carried interest revenue not yet recognized	6.0	10.5	8.3	24.2
Pro-forma Normalized EBITDA[1]	30.4	27.0	143.9	81.5
Pro-forma Normalized EBITDA Margin[2]	24%	25%	30%	28%

- For the three months ended December 31, 2012 and 2011, the Company recorded net carried interest compensation expense pertaining to future periods of $6.0 million and $10.5 million, respectively.
- For the twelve months ended December 31, 2012 and 2011, the Company recorded net carried interest compensation expense pertaining to future periods of $8.3 million and $24.2 million, respectively.
- As of December 31, 2012, the Company maintained a cumulative remaining accrual of such compensation expense of approximately $48 million, which pertains to anticipated future carried interest revenue.

1. Includes EBITDA from discontinued operations of $0.5 million for both the three and twelve months ended December 31, 2012 and $2.1 million and $4.0 million for the three and twelve months ended December 31, 2011, respectively.
2. Calculation includes EBITDA and revenue from discontinued operations.

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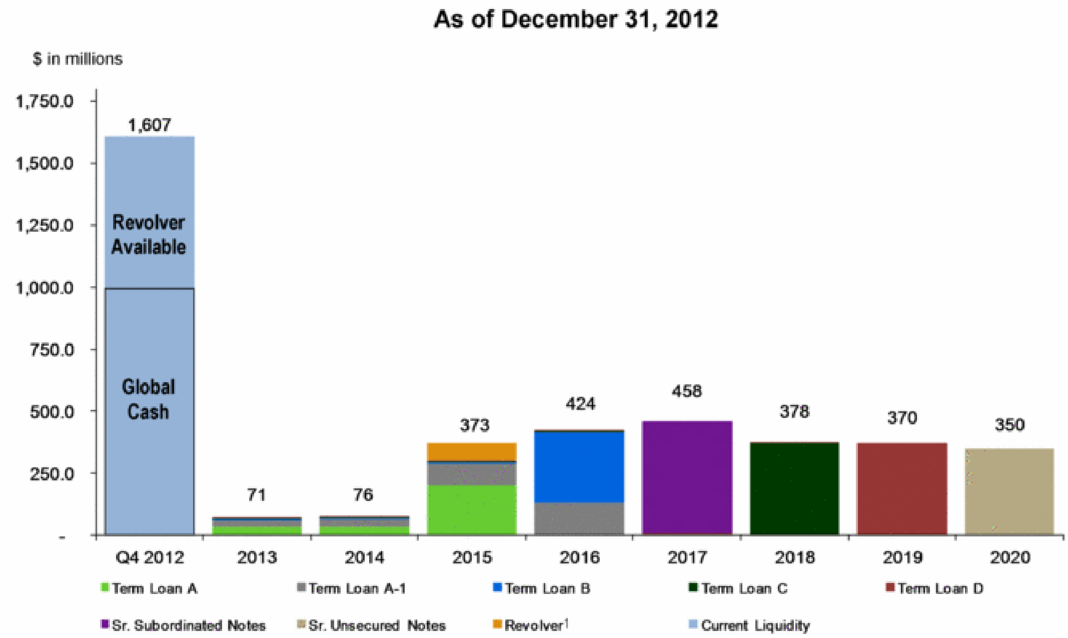
Mandatory Amortization and Maturity Schedule



1. $700.0 million revolver facility matures in May 2015. As of December 31, 2012, the outstanding revolver balance was $73.0 million.

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Capitalization

	As of		
($ in millions)	12/31/2012	12/31/2011	Variance
Cash[1]	994.7	885.1	109.6
Revolving credit facility	73.0	44.8	28.2
Senior secured term loan A	271.3	306.2	(34.9)
Senior secured term loan A-1	275.2	285.1	(9.9)
Senior secured term loan B	293.2	296.3	(3.1)
Senior secured term loan C	394.0	398.0	(4.0)
Senior secured term loan D	394.0	398.0	(4.0)
Senior subordinated notes[2]	440.5	439.0	1.5
Senior unsecured notes	350.0	350.0	-
Notes payable on real estate[3]	13.9	13.6	0.3
Other debt[4]	9.4	0.1	9.3
Total debt	2,514.5	2,531.1	(16.6)
Stockholders' equity	1,539.2	1,151.5	387.7
Total capitalization	4,053.7	3,682.6	371.1
Total net debt	**1,519.8**	**1,646.0**	**(126.2)**

1. Excludes $94.6 million and $208.1 million of cash in consolidated funds and other entities not available for Company use at December 31, 2012 and December 31, 2011, respectively.
2. Net of original issue discount of $9.5 million and $11.0 million at December 31, 2012 and December 31, 2011, respectively.
3. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of $312.1 million and $359.3 million at December 31, 2012 and December 31, 2011, respectively.
4. Excludes $1,026.4 million and $713.4 million of aggregate warehouse facilities at December 31, 2012 and December 31, 2011, respectively.

CBRE

2013 EXPECTATIONS

- We expect 2013 to be the fourth year in a slow commercial real estate recovery
- Overall revenue is expected to grow in the mid to high single digits
  - Leasing revenue expected to strengthen modestly in the second half
  - Investment sales revenue should increase in line with improving fundamentals
  - Outsourcing growth is expected to be in the low double digits
- We believe growth will again be paced by the Americas, with Asia Pacific rebounding and EMEA challenged by a weak macro environment
- Assuming the recovery continues as described, we expect some moderate expansion of our industry-leading margins while modestly increasing our platform investments to bolster long-term, profitable growth
- EPS is expected to be in a range of $1.40 to $1.45 implying a growth rate of approximately 15% to 20%

GAAP Reconciliation Tables

Reconciliation of Normalized EBITDA to EBITDA to Net Income

($ in millions)	Three Months Ended December 31, 2012	Three Months Ended December 31, 2011	Twelve Months Ended December 31, 2012	Twelve Months Ended December 31, 2011
Normalized EBITDA	$ 351.7	$ 314.9	$ 918.4	$ 802.6
Adjustments:				
Integration and other costs related to acquisitions	6.0	45.1	39.2	68.8
Cost containment expenses	-	31.1	17.6	31.1
Write-down of impaired assets	-	3.6	-	9.4
EBITDA	345.7	235.1	861.6	693.3
Add:				
Interest income	1.9	2.4	7.6	9.4
Less:				
Depreciation and amortization	46.0	36.5	170.9	116.9
Interest expense	44.6	45.1	176.6	153.5
Non-amortizable intangible asset impairment	-	-	19.8	-
Provision for income taxes	84.0	76.1	186.3	193.1
Net income attributable to CBRE Group, Inc.	173.0	79.8	315.6	239.2
Revenue	$ 2,011.5	$ 1,767.9	$ 6,519.8	$ 5,912.1
Normalized EBITDA Margin	17.5%	17.8%	14.1%	13.6%

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Reconciliation of Net Income to Net Income, As Adjusted

($ in millions, except for per share data)	Three Months Ended December 31, 2012	Three Months Ended December 31, 2011	Twelve Months Ended December 31, 2012	Twelve Months Ended December 31, 2011
Net income attributable to CBRE Group, Inc.	$ 173.0	$ 79.8	$ 315.6	$ 239.2
Integration and other costs related to acquisitions, net of tax	4.5	42.8	29.9	59.6
Amortization expense related to ING REIM and TCC incentive fees and customer relationships acquired, net of tax	4.4	3.9	25.4	9.4
Non-amortizable intangible asset impairment, net of tax	-	-	15.0	-
Cost containment expenses, net of tax	-	20.6	13.5	20.6
Write-down of impaired assets, net of tax	-	2.2	-	5.7
Net income attributable to CBRE Group, Inc., as adjusted	$ 181.9	$ 149.3	$ 399.4	$ 334.5
Diluted income per share attributable to CBRE Group, Inc., as adjusted	$ 0.55	$ 0.46	$ 1.22	$ 1.03
Weighted average shares outstanding for diluted income per share	329,012,910	324,117,111	327,044,145	323,723,755

CBRE