

**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): **March 21, 2013**

CBRE GROUP, INC.

(Exact name of registrant as specified in its charter)

Delaware
(State or other
jurisdiction of
incorporation)

001-32205
(Commission File Number)

94-3391143
(IRS Employer
Identification No.)

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

90025
(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 7.01 Regulation FD Disclosure.

The Company is scheduled to meet with investors during the month of March 2013. A copy of the presentation to be used at these meetings is furnished as Exhibit 99.1. The information contained in this Exhibit shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

Exhibit No.	Description
99.1	CBRE Investor Presentation

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: March 21, 2013

CBRE GROUP, INC.

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



CBRE Group, Inc.

Investor Presentation

March 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 and our current annual report filed on Form 10-K, 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

The Global Market Leader



GLOBAL LEADERSHIP WITH BROAD CAPABILITIES

- **#1** leasing
- **#1** investment sales
- **#1** outsourcing
- **#1** appraisal and valuation
- **#1** commercial mortgage brokerage
- **#1** commercial real estate investment manager



SCALE AND DIVERSITY

- **400+** offices in over 60 countries¹
- **Serves** approximately 80% of the Fortune 100
- **\$159.0** billion of transaction activity in 2011
- **3.0 billion square feet** of property and corporate facilities managed²
- **\$92.0 billion** of real estate investment assets under management²
- **\$6.3 billion** of development projects in process/pipeline²



LEADING GLOBAL BRAND

- **S&P 500** Only commercial real estate services company in the S&P 500
- **FORTUNE** Only commercial real estate services company in the Fortune 500
- **The Lipsey Company** #1 brand for 12 consecutive years
- **IAOP** #1 real estate outsourcing firm
- **Newsweek** #1 real estate company in "green" rankings
- **Wall Street Journal** best brand reputation in subscriber survey
- **Euromoney** global real estate advisor of the year

1. Includes affiliate offices as of December 31, 2012.
2. As of December 31, 2012.

CBRE

Our Vision

Be the preeminent, vertically integrated global commercial real estate services and investment firm serving our clients with market-leading collaboration.

CBRE

Our Key Strengths

- Market-leading professionals across business lines and geographies
- A loyal and diverse client base
- Most highly regarded, recognized brand in the industry
- Unmatched service line and geographic footprint
- Ability and willingness to invest in our business

CBRE

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Our Client Service Model

Provide a complete suite of premier services to property investors and occupiers across the globe.

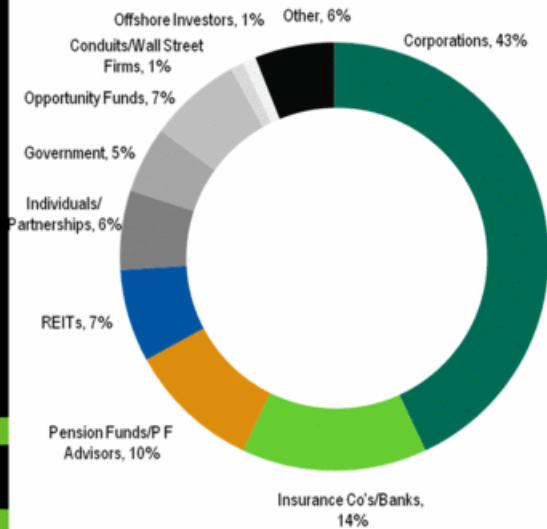


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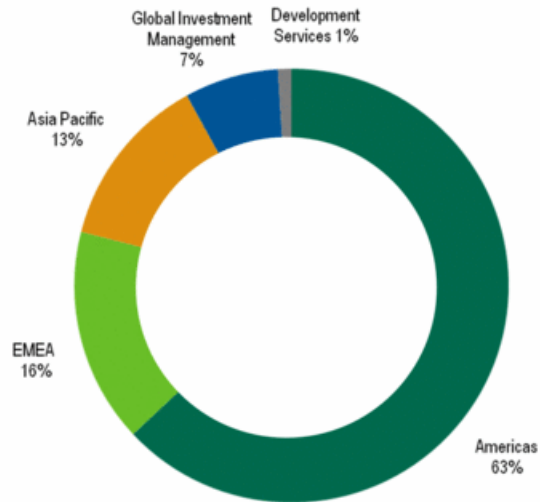
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Diversification

2012 REVENUE¹ BY CLIENT TYPE



2012 REVENUE¹ BY GEOGRAPHY



1. 2012 revenue of \$6.5 billion includes \$5.7 million of revenue related to discontinued operations.

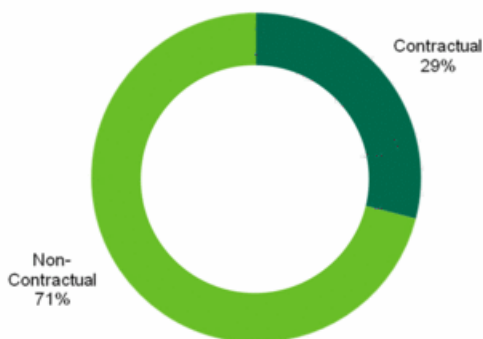
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CBRE

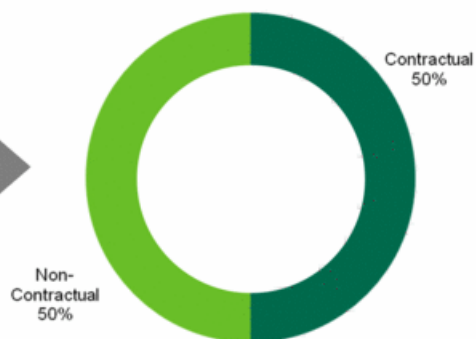
Revenue Diversification

Contractual revenues¹ represented 50% of 2012 revenue, up from 29% in 2006

2006 REVENUE²



2012 REVENUE³



1. Contractual revenue includes: Property & Facilities Management (14% in 2006 and 34% in 2012), Appraisal & Valuation (7% in 2006 and 6% 2012), Investment Management (6% in 2006 and 7% in 2012), Development Services (1% in both 2006 and 2012) and Other (1% in 2006 and 2% in 2012). Non-contractual revenue includes: Sales (31% in 2006 and 16% in 2012), Leasing (37% in 2006 and 29% in 2012) and Commercial Mortgage Brokerage (3% in 2006 and 5% in 2012).

2. Reflects Trammell Crow Company's revenue contributions beginning on December 20, 2006.

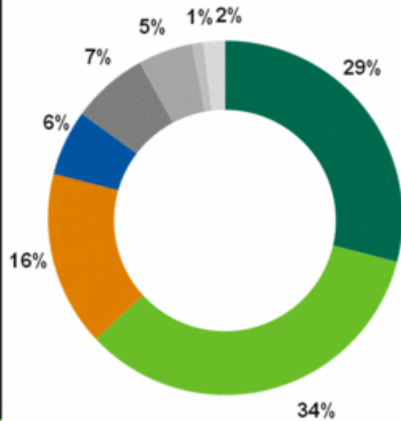
3. 2012 revenue of \$6.5 billion includes \$5.7 million of revenue related to discontinued operations.

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Revenue Breakdown

FULL YEAR 2012



(\$ in Millions)	Twelve months ended December 31,			
	2012 ¹	2011 ¹	% Change	
			USD	Local Currency
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

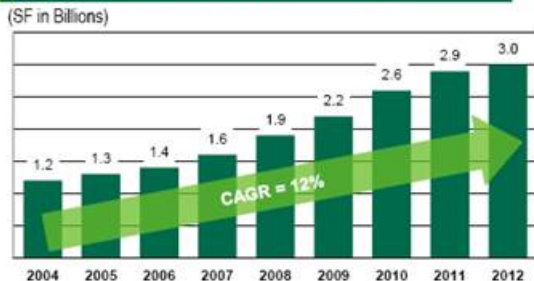
1. Includes revenue from discontinued operations of \$5.7 million and \$6.7 million for the twelve months ended December 31, 2012 and 2011, respectively.
2. Contains recurring revenue aggregating approximately 59% of total revenue for the twelve months ended December 31, 2012.

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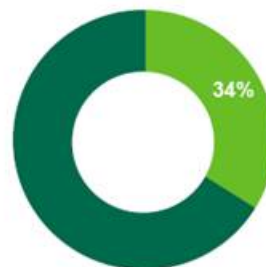
Outsourcing

- Asset Services (landlords/owners) and Global Corporate Services (GCS) (occupiers/tenants)

GLOBAL SQUARE FEET MANAGED¹



PERCENT OF 2012 TOTAL REVENUE²



PROPERTY & FACILITIES MANAGEMENT REVENUE²



TRANSACTION MANAGEMENT



PROJECT MANAGEMENT



PROPERTY/FACILITIES MANAGEMENT



CONSULTING



Total potential available market for GCS is estimated to be \$50 to \$60 billion.

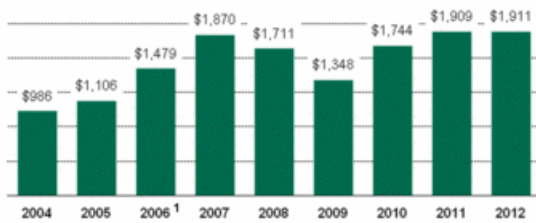
1. Represents combined data for CBRE and Trammell Crow Company; does not include joint ventures and affiliates.
2. Revenue includes property management, facilities management and project management fees. Does not include transaction revenue associated with outsourcing activities.
3. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.

CBRE

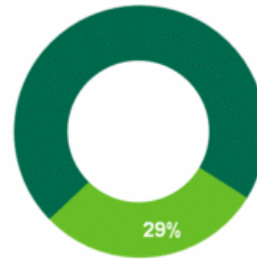
Leasing

GLOBAL LEASING REVENUE

(\$ in Millions)



PERCENT OF 2012 TOTAL REVENUE



KEY FACTS

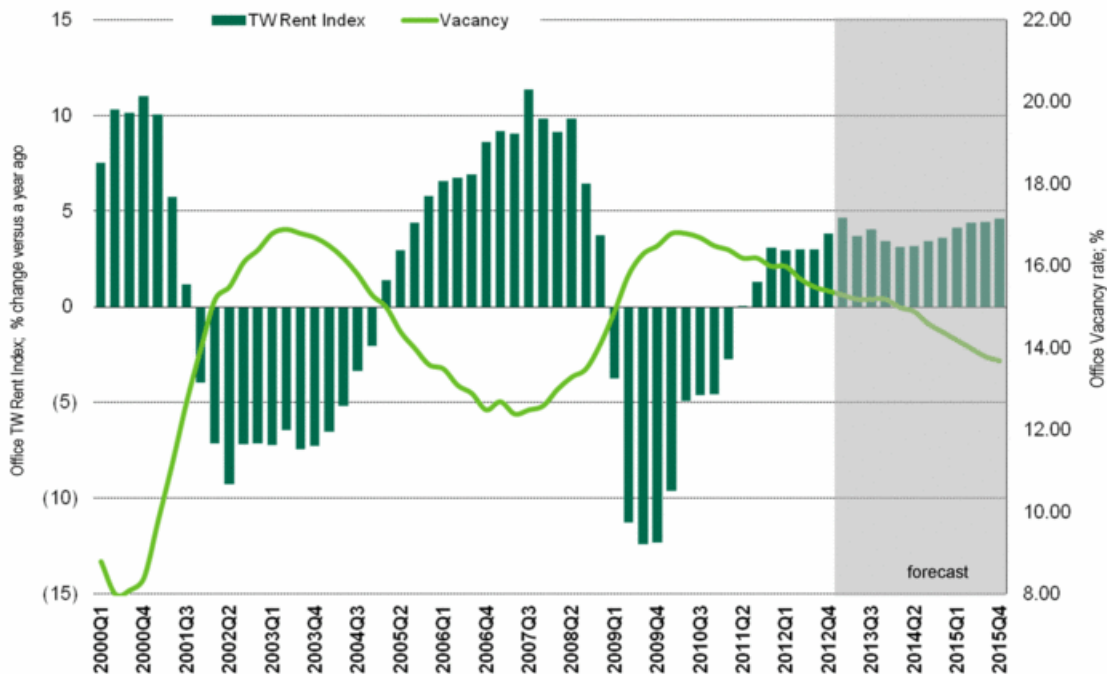
- Approximately **3,700² leasing professionals** worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- **\$66.5 billion** global lease transactions in 2011
- Soft leasing market conditions prevailed in 2012, reflecting occupier caution in a sub-par economic recovery. Activity improved modestly in the U.S. and parts of Asia Pacific, but remained weak throughout most of Europe.

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
 2. As of December 31, 2011. Does not include affiliate offices.



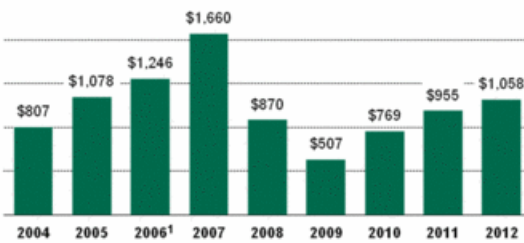
Office Leasing Market Outlook

U.S. OFFICE RENT FORECAST & VACANCY

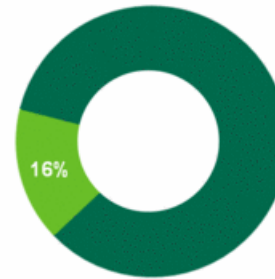


GLOBAL SALES REVENUE

(\$ in Millions)



PERCENT OF 2012 TOTAL REVENUE



KEY FACTS

- Approximately **1,800² investment sales specialists** worldwide
- Specialization across all major property types
- **\$92.5 billion** global sales in 2011
- Global investment markets improved in 2012, fueled by a strong fourth quarter. Activity at year-end was particularly robust in the U.S. and U.K., which remain favored destinations for investment capital and where debt financing is generally available.

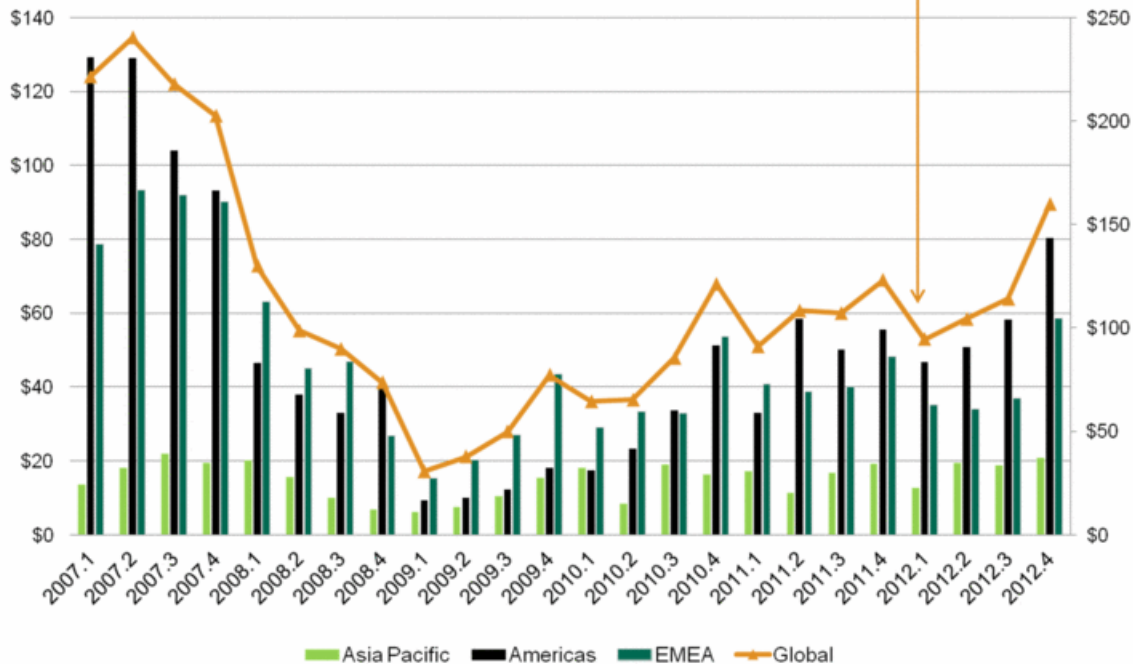
1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
 2. As of December 31, 2011. Does not include affiliate offices.



Global Sales Transaction Volume

Regional Volume, \$ in Billions

Global Volume, \$ in Billions



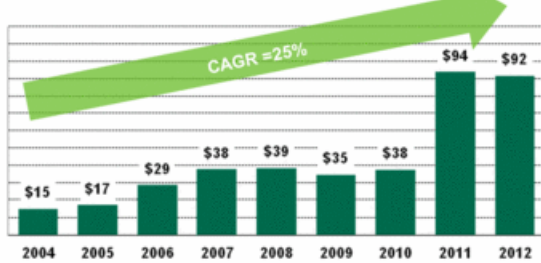
Source: CBRE Research (EMEA and Asia Pacific), RCA (Americas); Data excludes Development sites. Updated for Q4 2012.



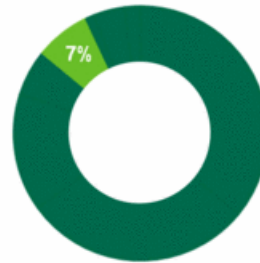
Global Investment Management

ASSETS UNDER MANAGEMENT ¹

(\$ in Billions)



PERCENT OF 2012 TOTAL REVENUE



HIGHLIGHTS ²

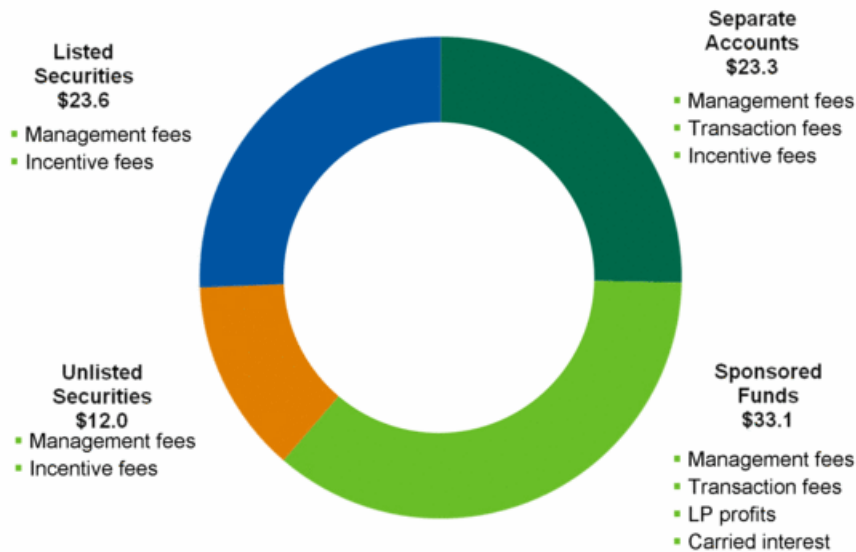
- 2012 pro-forma normalized EBITDA margin of 30%
- CBRE Strategic Partners (SP) US Value 6 fund closed with \$1.1 billion of equity commitments, exceeding expectations
- \$92.0 billion in assets under management; 2012 impacted by a large disposition in Q2
- \$211.5 million of co-investments

1. As of December 31 for each year presented.
2. As of December 31, 2012.



Global Investment Management Programs

ASSETS UNDER MANAGEMENT^{1,2} (\$ IN BILLIONS) & TYPICAL FEE STRUCTURE



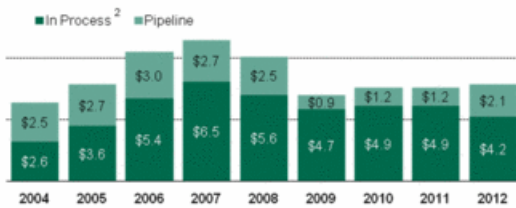
1. As of December 31, 2012.
2. Assets under management (AUM) refers to the fair market value of real estate-related assets with respect to which CBRE Global Investors provides, on a global basis, oversight, investment management services and other advice, and which generally consist of properties and real estate-related loans; securities portfolios; and investments in operating companies, joint ventures and in private real estate funds under its fund of funds program. This AUM is intended principally to reflect the extent of CBRE Global Investors' presence in the global real estate market, and its calculation of AUM may differ from the calculations of other asset managers.



Development Services: Trammell Crow Company

PROJECTS IN PROCESS/PIPELINE¹

(\$ in Billions)



PERCENT OF 2012 TOTAL REVENUE



KEY FACTS³

- \$6.3 billion in process/pipeline
- \$70.5 million of co-investments
- \$16.1 million in recourse debt to CBRE and repayment guarantees

1. As of December 31 for each year presented.

2. 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.

3. As of December 31, 2012.

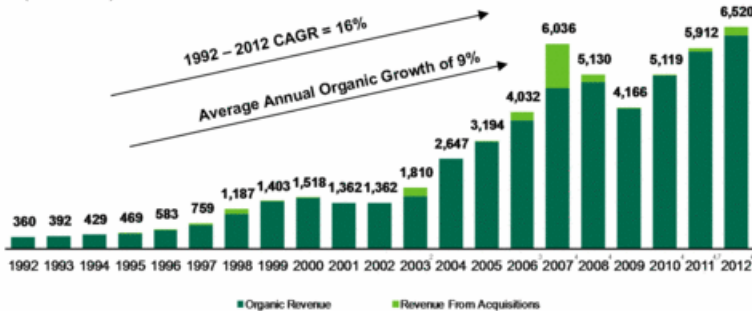
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Historical Performance

REVENUE¹

(\$ in Millions)



1. No reimbursements are included for the period 1992 through 1996, as amounts were immaterial. Reimbursements for 1997 through 2001 have been estimated. For 2002 and forward, reimbursements are included.

2. Includes Insignia activity for the period July 23, 2003 through December 31, 2003.

3. Includes Trammell Crow Company activity for the period December 20, 2006 through December 31, 2006.

4. Includes revenue from discontinued operations, which totaled \$2.1 million for the year ended December 31, 2007, \$1.3 million for the year ended December 31, 2008, \$3.9 million for the year ended December 31, 2010, \$6.7 million for the year ended December 31, 2011 and \$5.7 million for the year ended December 31, 2012.

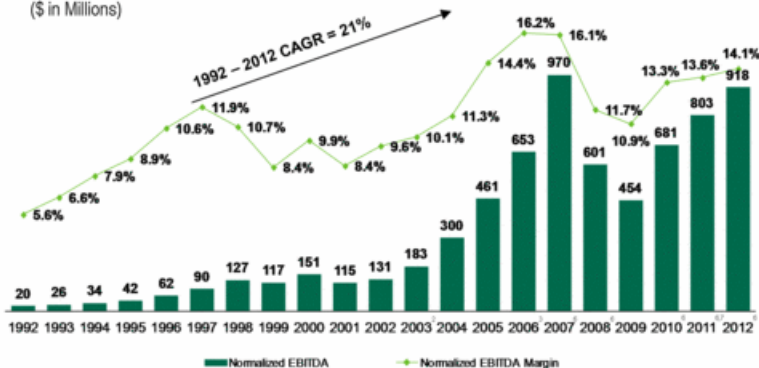
5. Normalized EBITDA excludes merger-related and other non-recurring costs, integration and other costs related to acquisitions, cost containment expenses, one-time IPO-related compensation expense, gains/losses on trading securities acquired in the Trammell Crow Company acquisition and the write-down of impaired assets.

6. Includes EBITDA related to discontinued operations of \$6.5 million for the year ended December 31, 2007, \$16.9 million for the year ended December 31, 2008, \$16.4 million for the year ended December 31, 2010, \$14.1 million for the year ended December 31, 2011 and \$5.6 million for the year ended December 31, 2012.

7. Includes activity from CRES, ING REIM Asia and ING REIM Europe beginning July 1, October 3 and October 31, 2011, respectively.

NORMALIZED EBITDA AND MARGIN⁵

(\$ in Millions)

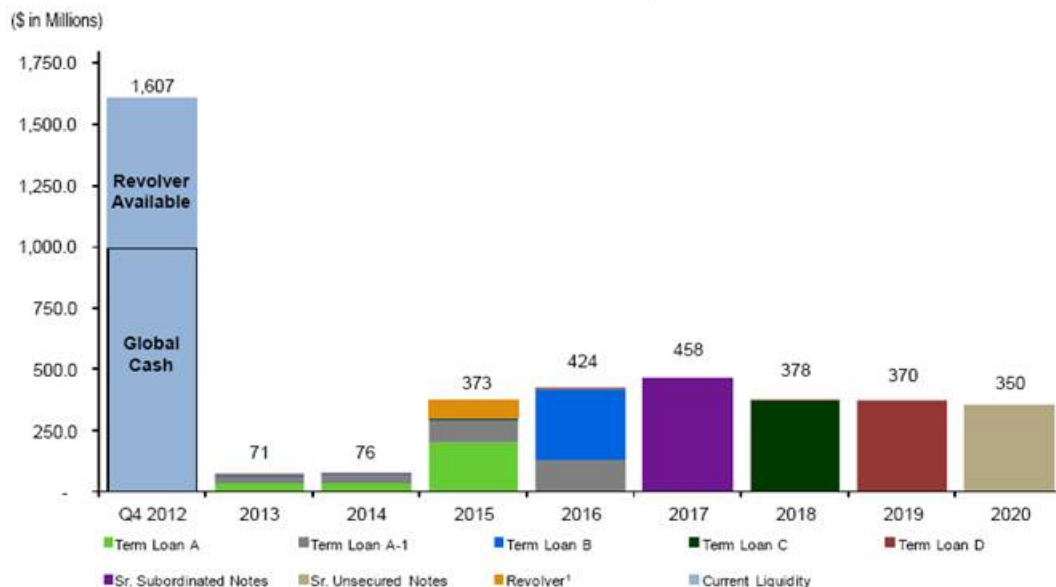


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Mandatory Amortization and Maturity Schedule

As of December 31, 2012



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

(\$ in Millions)	As of		Variance
	12/31/2012	12/31/2011	
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.

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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%

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Appendix

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Reconciliation of Global Investment Management Pro-forma Normalized EBITDA

(\$ in millions)	Year Ended December 31, 2012
Net loss attributable to CBRE Global Investment Management	\$ (14.9)
Add:	
Depreciation and Amortization ¹	51.6
Interest Expense ²	44.8
Royalty and management service expense	4.2
Provision for income taxes	11.8
Less:	
Interest Income	1.1
EBITDA ³	96.4
Add Back:	
Integration and other costs related to acquisitions	39.2
Normalized EBITDA ³	135.6
Net accrual of incentive compensation expense related to carried interest revenue not yet recognized	8.3
Pro-forma Normalized EBITDA ³	\$ 143.9
Pro-forma Normalized EBITDA Margin ⁴	30%

1. Includes depreciation and amortization related discontinued operations of \$0.3 million.
2. Includes interest expense related to discontinued operations of \$0.2 million.
3. Includes EBITDA related to discontinued operations of \$0.5 million.
4. Calculation includes EBITDA and revenue from discontinued operations.

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

(\$ in millions)	Year Ended December 31,				
	2012	2011	2010	2009	2008
Normalized EBITDA ¹	\$ 918.4	\$ 802.6	\$ 681.3	\$ 453.9	\$ 601.2
Less:					
Integration and other costs related to acquisitions	39.2	68.8	7.2	5.7	16.4
Cost containment expenses	17.6	31.1	15.3	43.6	27.4
Write-down of impaired assets	-	9.4	11.3	32.5	100.4
EBITDA ¹	861.6	693.3	647.5	372.1	457.0
Add:					
Interest income ²	7.6	9.4	8.4	6.1	17.9
Less:					
Depreciation and amortization ³	170.9	116.9	109.0	99.5	102.9
Interest expense ⁴	176.6	153.5	192.7	189.1	167.8
Write-off of financing costs	-	-	18.1	29.3	-
Goodwill and other non-amortizable intangible asset impairments	19.8	-	-	-	1,159.4
Provision for income taxes ⁵	186.3	193.1	135.8	27.0	56.9
Net income (loss) attributable to CBRE Group, Inc.	\$ 315.6	\$ 239.2	\$ 200.3	\$ 33.3	\$ (1,012.1)
Revenue ⁶	\$ 6,519.8	\$ 5,912.1	\$ 5,119.2	\$ 4,165.8	\$ 5,130.1
Normalized EBITDA Margin	14.1%	13.6%	13.3%	10.9%	11.7%

Notes:

1. Includes EBITDA related to discontinued operations of \$5.6 million for the year ended December 31, 2012, \$14.1 million for the year ended December 31, 2011, \$16.4 million for the year ended December 31, 2010, and \$16.9 million for the year ended December 31, 2008.
2. Includes interest income related to discontinued operations of \$0.1 million for the year ended December 31, 2008.
3. Includes depreciation and amortization related to discontinued operations of \$1.3 million for the year ended December 31, 2012, \$1.2 million for the year ended December 31, 2011, \$0.6 million for the year ended December 31, 2010, and \$0.1 million for the year ended December 31, 2008.
4. Includes interest expense related to discontinued operations of \$1.6 million for the year ended December 31, 2012, \$3.2 million for the year ended December 31, 2011, \$1.6 million for the year ended December 31, 2010, and \$0.6 million for the year ended December 31, 2008.
5. Includes provision for income taxes related to discontinued operations of \$1.0 million for the year ended December 31, 2012, \$4.0 million for the year ended December 31, 2011, \$5.4 million for the year ended December 31, 2010, and \$6.0 million for the year ended December 31, 2008.
6. Includes revenue related to discontinued operations of \$5.7 million for the year ended December 31, 2012, \$6.7 million for the year ended December 31, 2011, \$3.9 million for the year ended December 31, 2010, and \$1.3 million for the year ended December 31, 2008.

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