

**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): **November 19, 2014**

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.)

400 South Hope Street, 25th Floor, Los Angeles, California
(Address of Principal Executive Offices)

90071
(Zip Code)

(213) 613-3333
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 hosting its Business Outlook Day conference for institutional investors in New York City on November 19, 2014 and will be discussing various aspects of its business. During the course of those discussions, certain limited financial information and other limited facts of its business will be presented to investors. The presentation materials are furnished as Exhibits 99.1, 99.2, 99.3, 99.4 and 99.5 to this report. The information contained in these Exhibits shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, nor shall any 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

<u>Exhibit No.</u>	<u>Description</u>
99.1	Financial Overview
99.2	Global Corporate Services Outlook
99.3	Leasing Outlook
99.4	Regional Business Outlook

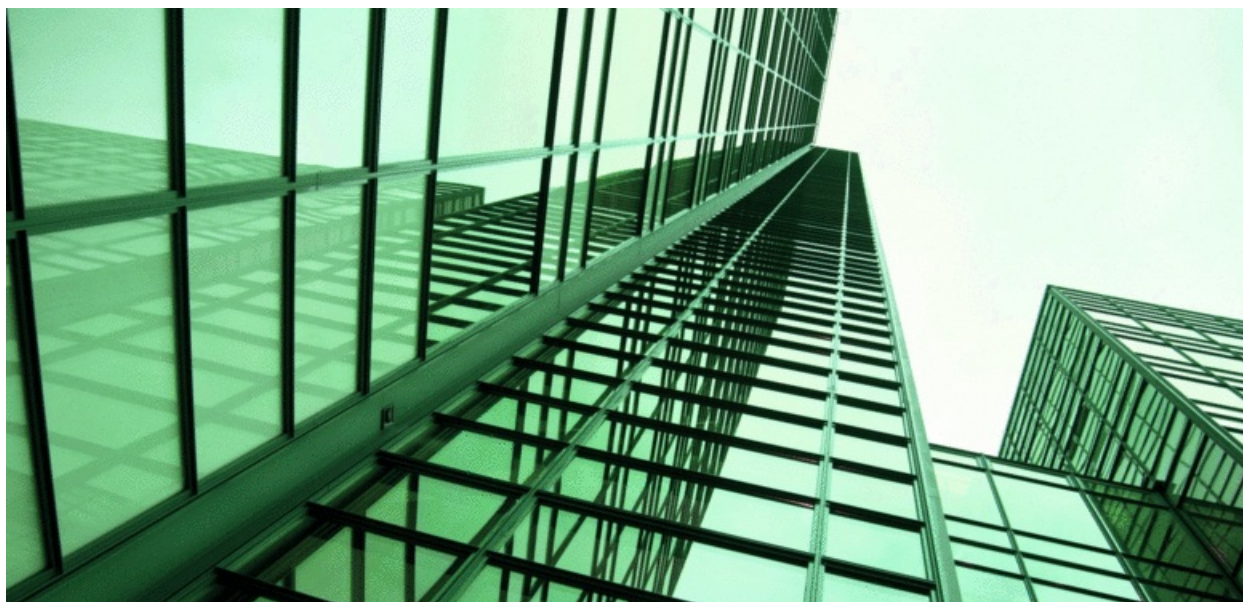
Signature

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: November 19, 2014

CBRE GROUP, INC.

By: /s/ GIL BOROK
Gil Borok
Deputy Chief Financial Officer and Chief Accounting Officer



FINANCIAL OUTLOOK DRIVING LONG-TERM GROWTH

Jim Groch

Chief Financial Officer & Global Director, Corporate Development

CBRE



OUTLOOK

- Positive trends
 - Strong momentum across our business lines
 - Underlying fundamentals continue to improve
 - Market sentiment remains positive
- Considerations
 - Remain attentive to concerns about slowing economic growth outside the U.S.
- 2014
 - Adjusted EPS guidance for 2014 of \$1.65 - \$1.70¹ (as announced in connection with reporting Q3 2014 results on October 29, 2014)
 - Challenging earnings comparison for Q4 (\$58 million of EBITDA from carried interest in Q4 2013)

See slide 10 for footnotes.

CBRE

POSITIONED FOR LONG TERM GROWTH

CBRE leads a sector with strong underlying growth dynamics

- Consolidation
 - Leasing and capital markets remain highly fragmented
- Outsourcing
 - Still in early stage of client penetration
 - Continued move toward account-based services across product lines
- Capability
 - With scale, investment and focus we continue to extend our capability to add more value for our clients



3

CBRE | BUSINESS OUTLOOK DAY

TRACK RECORD OF LONG TERM GROWTH

- Track record of long-term growth
 - Revenue increased four fold from 2003 to 2013¹
 - Normalized EBITDA² increased approximately 5.6x from 2003 to 2013
- Year to date performance (through Q3 2014 vs same period in 2013):
 - Revenue is up 26%, or 14% without contribution from Norland
 - Adjusted EPS increased 32%

See slide 10 for footnotes.



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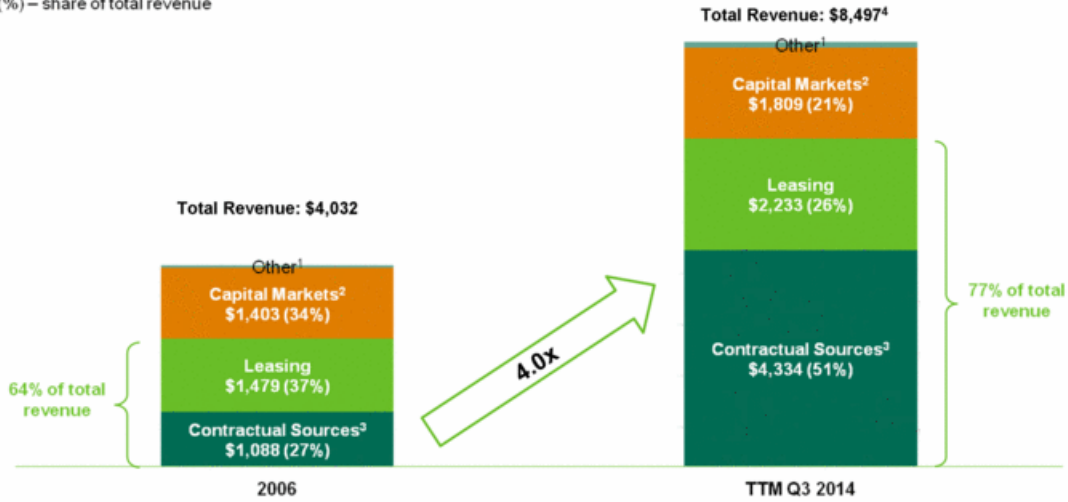
CBRE | BUSINESS OUTLOOK DAY

GROWTH AND DIVERSIFICATION

From 2006 to TTM Q3 2014, contractual revenue increased 4.0x.

REVENUE MIX BY BUSINESS

\$ in millions
(%) – share of total revenue



See slide 10 for footnotes.



TTM Q3 2014 BUSINESS LINE REVENUE

Contractual revenue plus leasing, which is largely recurring, is 77% of total revenue

Revenue (\$ in millions)

	Contractual Revenue Sources			Leasing	Capital Markets	Other			Total
	Global Corporate Services and Asset Services ²	Investment Management	Appraisal & Valuation	Leasing	Sales	Commercial Mortgage Services	Development Services	Other	
TTM Q3 2014 ¹	\$ 3,381	\$ 512	\$ 441	\$ 2,233	\$ 1,465	\$ 343	\$ 48	\$ 74	\$ 8,497 ³
% of TTM Q3 2014 Total	40%	6%	5%	26%	17%	4%	1%	1%	100%
TTM Q3 2013 ¹	\$ 2,413	\$ 495	\$ 410	\$ 1,992	\$ 1,216	\$ 317	\$ 66	\$ 62	\$ 6,971 ³
Growth Rate (Change TTM Q3 2014-over-TTM Q3 2013)									

USD	▲ 40%	▲ 3%	▲ 8%	▲ 12%	▲ 20%	▲ 8%	▼ -27%	▼ -18%	▲ 22%
Local Currency	▲ 41%	▲ 2%	▲ 8%	▲ 12%	▲ 21%	▲ 8%	▼ -27%	▼ -16%	▲ 22%

See slide 10 for footnotes.



KEY STRATEGIC PRIORITIES

- Capitalize on our unique leadership position to widen our competitive advantage in the marketplace
- Continue to:
 - Drive market share gains in core leasing and capital markets businesses
 - Expand depth and breadth of our Global Corporate Services business
 - Enhance our operating platform (IT, Research, Marketing) to support long-term growth
 - Acquire strong companies in our space that enhance our ability to serve our clients



MERGERS & ACQUISITIONS STRATEGY

- Evaluation of acquisition candidates based on:
 - Strategic rationale/value proposition for clients
 - Financial metrics
 - Cultural fit
 - Ability to integrate
- Transactions generally fall into two categories:
 - Strategic in-fill acquisitions sourced principally by lines of business
 - Larger, transformational transactions driven by macro strategy (e.g., Norland)
- Since the beginning of 2013, CBRE has completed 20 acquisitions
 - UK-based Norland Managed Services in December 2013 with revenue at acquisition of approximately \$629 million revenue^{1,2}
 - 19 in-fill acquisitions across the globe with revenue at acquisition of approximately \$259 million²



KEY TAKEAWAYS

- CBRE leads an industry with strong underlying growth dynamics
- Positioned to continue our track record of long term growth
- Our business model has evolved significantly
 - Contractual revenue has increased 4.0x from 2006 to TTM Q3 2014
 - Contractual revenues and Leasing, which is largely recurring, represented 77% of total revenue (TTM Q3 2014)
- Management team is highly focused on continuing to extend our competitive advantage in the marketplace



FOOTNOTES

Slide 2

1. We have not reconciled the non-GAAP EPS guidance to the most directly comparable GAAP measure because this cannot be done without unreasonable effort.

Slide 4

1. Includes revenue from discontinued operations. See below for details.
2. Normalized EBITDA excludes merger-related and other non-recurring charges, gains/losses on trading securities acquired in the Trammell Crow acquisition, cost containment expenses, one-time IPO related compensation expense, integration and other costs related to acquisitions, certain carried interest expense to better match with carried interest revenue realization and the write-down of impaired assets.

Slide 5

1. Other includes Development Services (1% in both 2006 and TTM Q3 2014) and Other (1% in both 2006 and TTM Q3 2014).
2. Capital Markets includes Sales (31% in 2006 and 17% in TTM Q3 2014) and Commercial Mortgage Services (3% in 2006 and 4% TTM Q3 2014).
3. Contractual Revenues include Global Corporate Services and Asset Services (14% in 2006 and 40% in TTM Q3 2014; excludes associated sales and lease revenues, most of which are contractual), Global Investment Management (6% in both 2006 and TTM Q3 2014), and Appraisal & Valuation (7% in 2006 and 5% in TTM Q3 2014).
4. Includes revenue and EBITDA from discontinued operations. See below for details.

Slide 6

1. Includes revenue from discontinued operations. See below for details.
2. Global Corporate Services (GCS) and Asset Services revenue excludes all associated leasing and sales revenue, most of which is contractual.
3. Totals may not tie due to rounding.

Slide 8

1. For fiscal year ended April 5, 2013.
2. Annual revenue approximations are based on revenues at the time of purchase.

Discontinued Operations (Slides 4, 5, 6)

- Under GAAP, the Company has historically classified most of its gains on dispositions of consolidated real estate as income from discontinued operations rather than as revenue and earnings from continuing operations. The Company's Development Services segment, and occasionally its Global Investment Management segment, are engaged in developing and selling real estate projects in the normal course of business. Management believes that the characterization of these gains as income from discontinued operations may create the inaccurate impression that the Company is exiting this business. Effective January 1, 2014, CBRE adopted new GAAP accounting standards that no longer require it to report dispositions of real estate as income from discontinued operations.
- Revenue from discontinued operations totaled \$9.6 million for the twelve months ended September 30, 2013, \$9.4 million for the year ended December 31, 2013 and \$0.4 million for the twelve months ended September 30, 2014.
- EBITDA related to discontinued operations totaled \$7.9 million for the year ended December 31, 2013.





GLOBAL CORPORATE SERVICES OUTLOOK DRIVING LONG-TERM GROWTH

Bill Concannon
Chief Executive Officer, Global Corporate Services



GLOBAL CORPORATE SERVICES OVERVIEW

Core Services

- Facilities Management – 1.0 billion square feet globally¹
- Project Management
- Transaction and Portfolio Services
- Strategic Consulting

Representative Clients



YTD Q3 2014 Total Contracts

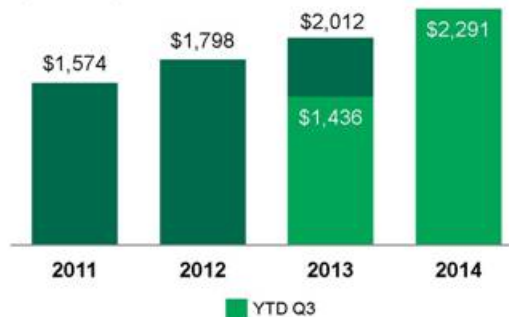
167



New:	70
Expansion:	50
Renewal:	47

#1
Real Estate
Outsourcing
Partner²

Historical Fee Revenue³ (\$ in millions)



1. As of December 31, 2013, includes affiliates but excludes Norland FM SF under management.
2. Ranked #3 outsourcing company (all industries) and #1 Real Estate Outsourcing brand for five consecutive years by International Association of Outsourcing Professionals (IAOP).
3. Global Corporate Services (GCS) revenue includes associated sales and leasing revenue, most of which is contractual.



KEY CLIENT TRENDS CONTINUE TO FUEL INDUSTRY GROWTH



GCS IS EXECUTING A DEFINED AND FOCUSED GROWTH STRATEGY



NUMEROUS STRENGTHS PROVIDE FOUNDATION TO SOLIDIFY OUR MARKET LEADERSHIP POSITION

1

Focus on Driving Client Outcomes and Performance

4

Ability to Acquire and Integrate Companies

2

High Client Satisfaction and Retention Rates

5

A Deep Platform of Global Experts

3

Pricing Discipline and Robust Sales Process / Pipeline

CBRE

5

CBRE | BUSINESS OUTLOOK DAY

2014 INTERNATIONAL WIN



HONG KONG

Key Facts

- Long-standing GCS client
- Largest office sales transaction in Hong Kong (HK\$5.4 billion)
- Citigroup will consolidate up to 5,000 employees in Kowloon (Hong Kong)

CBRE's Role

- CBRE Investment Properties brokered sale to Citigroup
- CBRE Project Management to oversee fit-out of Citigroup headquarters (512,000 square feet)



CBRE

6

CBRE | BUSINESS OUTLOOK DAY

2014 AMERICAS WIN + EXPANSION



U.S.

Key Facts

- Operates 16 acute care hospitals in the US and Mexico
- Largest Healthcare contract win in 2014
- Long-term client with major win and expansion in 2014

CBRE's Role

- 10.8 million square foot Facilities Management contract signed in Q1 2014
- Project Management expansion for selected sites in Q2 2014
- Transaction Management for headquarters site (227,000 square feet, pictured below)



CBRE



LEASING OUTLOOK DRIVING LONG-TERM GROWTH

Jack Durburg
Global President, Transaction Services



OVERVIEW

- Advise occupiers and investors in formulating and executing leasing strategies
- Tailored service delivery by property type and industry/market specialization
- Strategic insight and high-level execution driving significant market share gains
- Approximately 4,350² leasing professionals worldwide

2013 Lease Transactions¹

\$83.1 billion



Office:	\$56.2 billion
Retail:	\$15.1 billion
Industrial:	\$10.5 billion
Other:	\$ 1.3 billion



Historical Fee Revenue (\$ in millions)



1. Total lease value
2. As of January 1, 2014; excludes affiliates



MARKET GROWTH DRIVERS | AMERICAS

Macro Trends

- Sustained, strong job growth
- Improved GDP growth in the second half of 2014
- E-commerce growth (same/next-day delivery)
- Construction remains low but picking up

Outlook



Volumes
and
Rents

Leasing Market Trends

- Best office absorption in Q3 in seven years
- Q3 office rents up 1.3%; net absorption up 5% from Q2
- 16 straight quarters of falling industrial availability
- Q3 industrial rents up 0.5%; net absorption up 14.8% from Q2



3

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MARKET GROWTH DRIVERS | EMEA

Macro Trends

- Likely zero growth in Eurozone in Q3, better in non-Eurozone countries and strong in UK
- ECB action has weakened Euro — very good for exports

Outlook



Volumes
and
Rents

Leasing Market Trends

- Despite weak GDP growth, real estate demand improving, giving grounds for measured optimism
- Q3 office take up increased by 10%, while rents edged up by 1.3% from Q2
- Q3 industrial take up posted 3%, increase while rents moved up 1% from Q2



4

CBRE | BUSINESS OUTLOOK DAY

MARKET GROWTH DRIVERS | ASIA PACIFIC

Macro Trends

- APAC growth slowing from 2013, but still strongest globally
- China in transition and facing weaker growth, but not recession
- Australia growth remains sub-par
- Growth improving in India
- Japan volatile but positive
- Emerging Asia countries benefiting from exports to U.S.

Outlook



Volumes
and
Rents

Leasing Market Trends

- Demand rising but strong construction activity will limit rent increases in some markets
- Q3 office take up increased 15%; rents rose 2.5% from Q2
- Q3 industrial take up increased 6.5%; rents stable from Q2



5

CBRE | BUSINESS OUTLOOK DAY

GROWTH STRATEGY

VISION: Continue to lead our sector in the core business of Leasing and create more distance between CBRE and competitors



Matrix
Leadership



Platform
Enhancements



Recruiting and
Retention



Client Care
and Development



Sales Management
▪ Integration with
Other Business Lines



Mergers and
Acquisitions



6

CBRE | BUSINESS OUTLOOK DAY

CBRE STRENGTHS



Top Talent
▪ Across Service Lines and Markets



Depth of
▪ Service Offering
▪ Resources
▪ Tools



Enviable Client Roster



Sales Management Operating Model



Geographic Footprint



Entrepreneurial and Collaborative Culture



2014 U.S. SUCCESS

STEWART TITLE

HOUSTON
Texas

Key Facts

- 240,000 square foot occupier lease
- Advisory and Transaction solution
- Integrated multiple service lines to drive more value to client

CBRE's Role

- Collaboration across CBRE service lines
 - Brokerage
 - Capital Markets
 - Labor Analytics
 - Location Incentive Practice
 - Project Management
 - Workplace Strategies
- Produce exceptional total outcome for Stewart Title



2014 INTERNATIONAL SUCCESS

CAPITALAND

SINGAPORE

Key Facts

- 700,000 square foot office tower under construction
- Completion: year-end 2014
- JV of CapitaLand, CCT and Mitsubishi Estate
- Anchor tenant: Cargill

CBRE's Role

- 15-year relationship with CapitaLand
- Appointed sole marketing agent for new office tower, CapitaGreen
- Secured Cargill as anchor tenant
- Pre-leased 40% of building with additional 20% under negotiation



CBRE



REGIONAL BUSINESS OUTLOOK DRIVING LONG-TERM GROWTH



CBRE

REGIONAL BUSINESS OUTLOOK

Panel



Cal
Frese

*Chief Executive Officer,
Americas*



Danny
Queenan

*Chief Executive Officer,
Asia Pacific*



Martin
Samworth

*Chief Executive Officer,
Europe, Middle East & Africa*



Mike
Lafitte
(moderator)

Chief Operating Officer

CBRE

CBRE BUSINESS ACTIVITY STATISTICS

Americas 2013 SALES

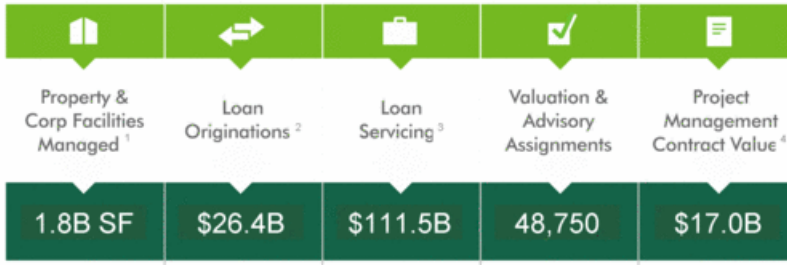
7,150 Transactions | \$72.6B Value

LEASING

38,375 Transactions | \$61.2B Value

\$133.8B

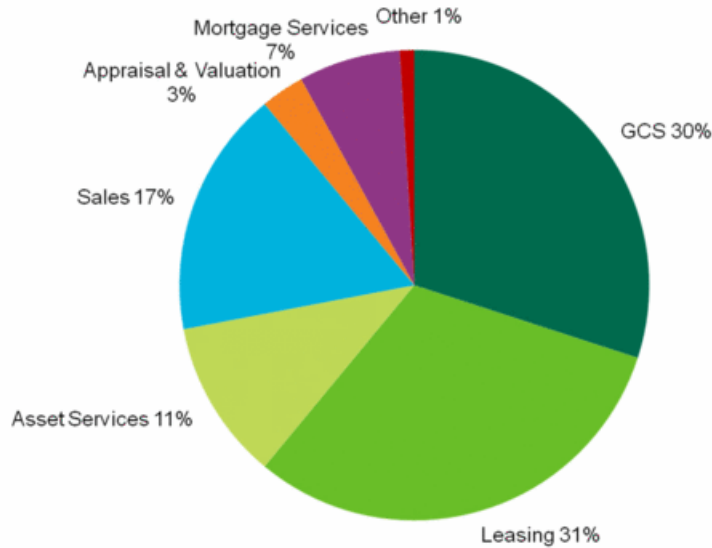
TOTAL TRANSACTION VALUE



- 1. Includes 0.12 billion sq. ft. managed by affiliate offices
- 2. Includes loan sale advisory
- 3. Reflects loans serviced by GEMSA, a joint venture between CBRE Capital Markets and GE Capital Real Estate
- 4. Includes \$9.4 billion of projects that were in process as of December 31, 2013



AMERICAS REVENUE BY SERVICE LINE YTD Q3 2014



CBRE BUSINESS ACTIVITY STATISTICS

APAC 2013 SALES

9,475 Transactions | \$27.1B Value

LEASING

10,325 Transactions | \$6.2B Value

\$33.3B

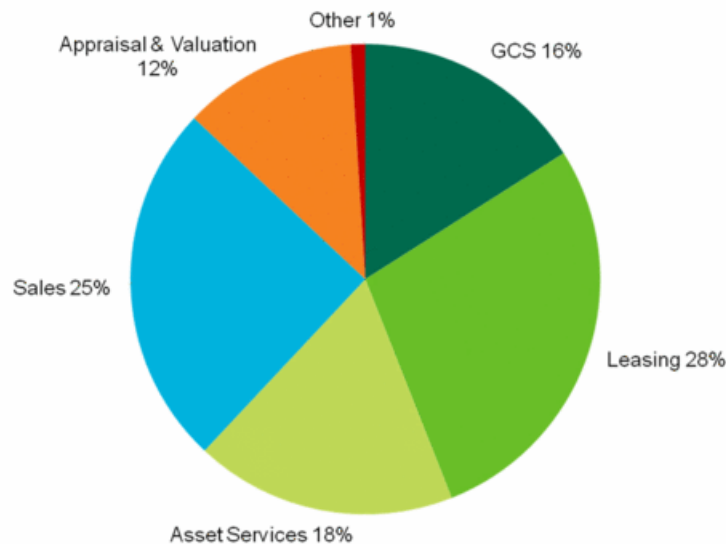
TOTAL TRANSACTION VALUE



1. Includes 0.07 billion sq. ft. managed by affiliate offices
 2. Includes \$3.9 billion of projects that were in process as of December 31, 2013

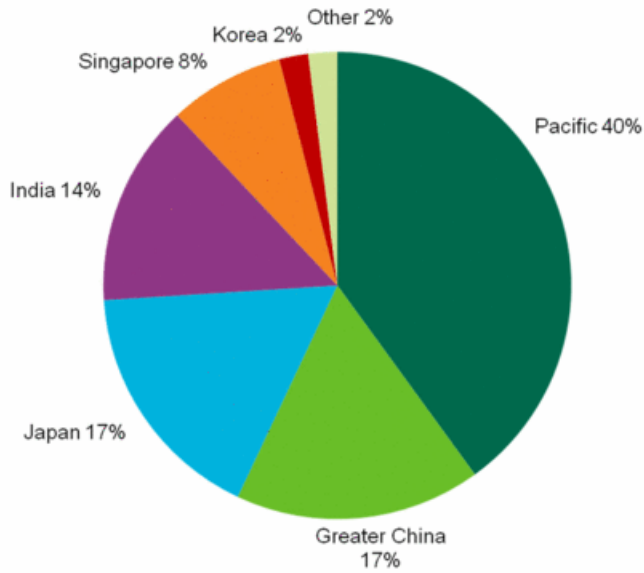


ASIA PACIFIC REVENUE BY SERVICE LINE YTD Q3 2014



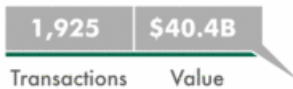
REVENUE BY COUNTRY YTD Q3 2014

Asia Pacific Revenue by Country

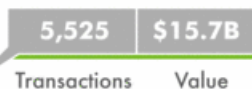


CBRE BUSINESS ACTIVITY STATISTICS

EMEA 2013 SALES

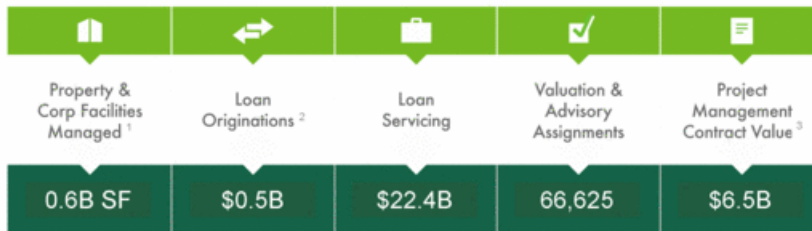


LEASING



\$56.1B

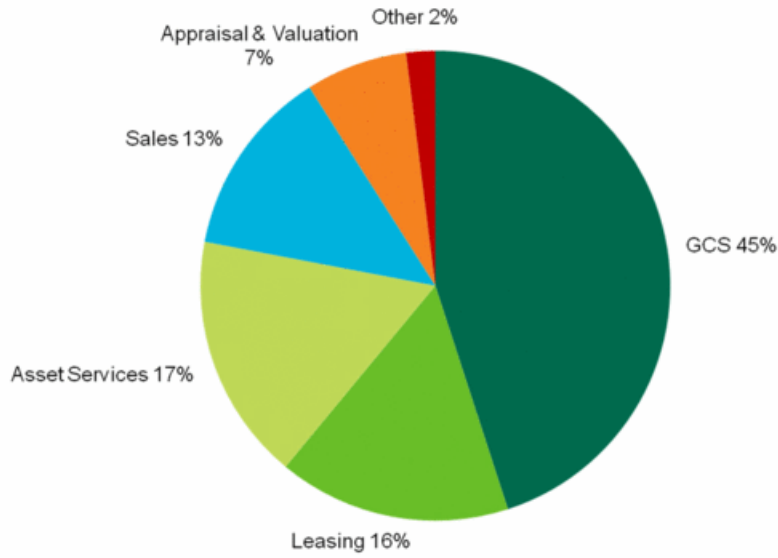
TOTAL TRANSACTION VALUE



1. Includes 0.07 billion sq. ft. managed by affiliate offices
 2. Includes loan sale advisory
 3. Includes \$4.3 billion of projects that were in process as of December 31, 2013



EMEA REVENUE BY SERVICE LINE YTD Q3 2014



REVENUE BY COUNTRY YTD Q3 2014

EMEA Revenue by Country

