CBRE GROUP, INC.

Investor Presentation

August 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 second quarter earnings report filed on Form 8-K, our current annual report filed on Form 10-K and our current quarterly report filed 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.

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 countries[1]
- **Serves** approximately 80% of the Fortune 100
- **$189.8 billion** of transaction activity in 2012
- **3.0 billion** square feet of property and corporate facilities managed[2,3]
- **$88.2 billion** of real estate investment assets under management[3]
- **$6.4 billion** of development projects in process/pipeline[3]

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. Excludes affiliate offices.
3. As of June 30, 2013.

OUR VISION

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

OUR KEY STRENGTHS

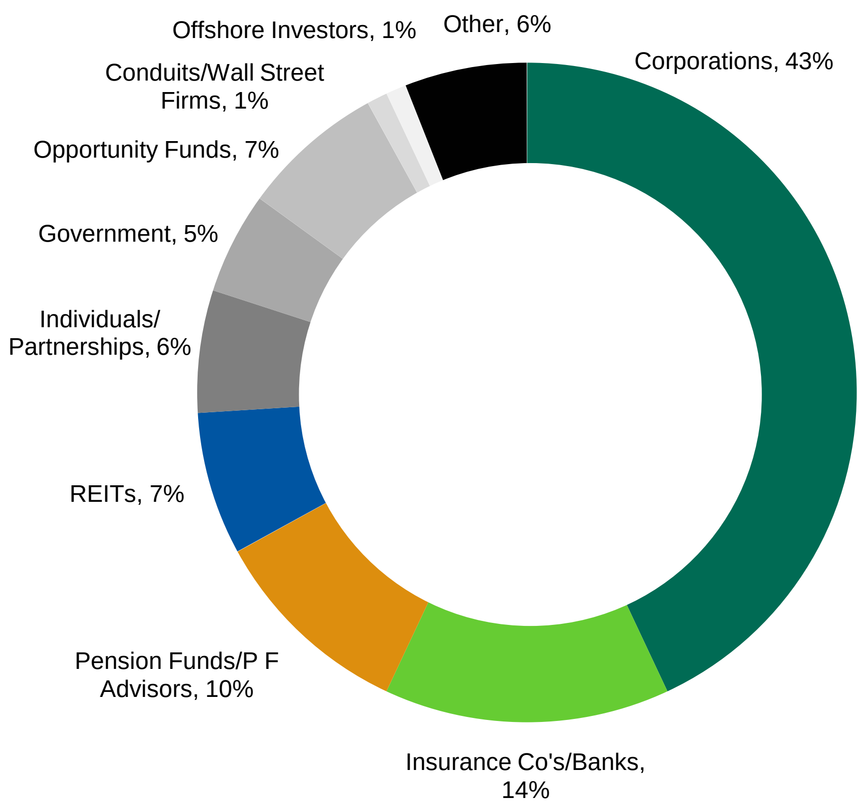
- Market-leading professionals across business lines and geographies
- A loyal and diverse client base
- Most highly regarded, recognized brand in the industry
- Unmatched service line and geographic footprint
- Ability and willingness to invest in our business

OUR CLIENT SERVICE MODEL

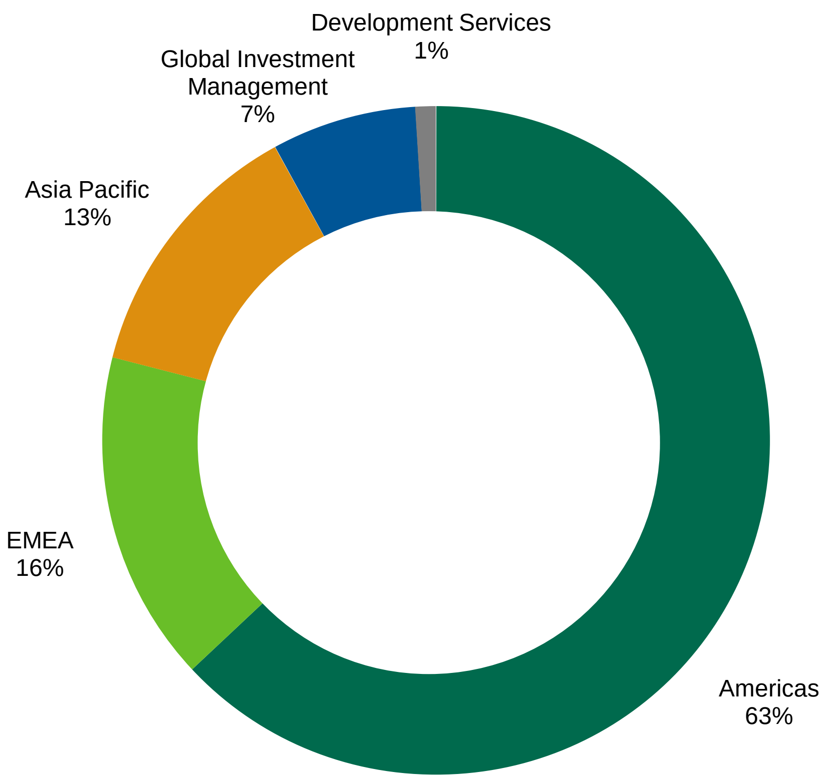
Provide a complete suite of premier services to property investors and occupiers across the globe.

DIVERSIFICATION

2012 REVENUE[1] BY CLIENT TYPE



LTM 6/30/13 REVENUE[2] BY GEOGRAPHY

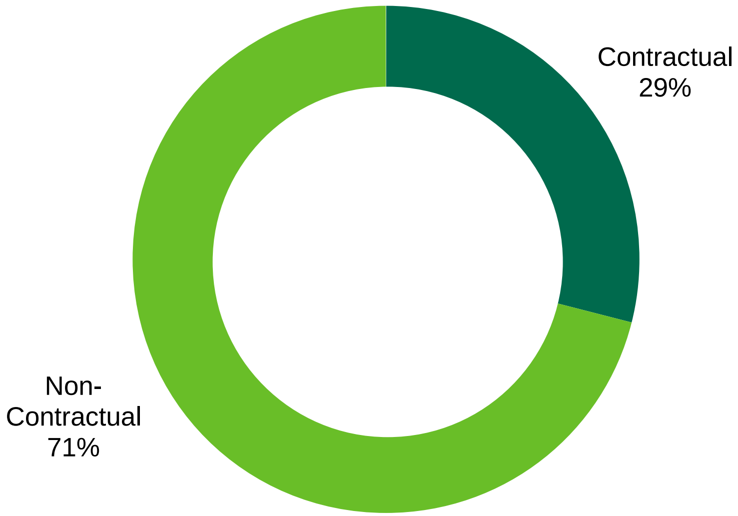


1. 2012 revenue of $6.5 billion includes $5.7 million of revenue related to discontinued operations.
2. LTM 6/30/13 revenue of $6.8 billion includes $14.6 million of revenue related to discontinued operations.

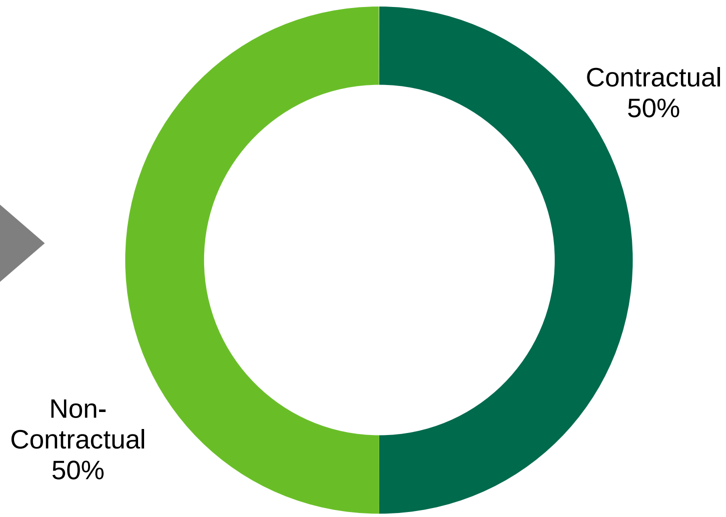
REVENUE DIVERSIFICATION

Contractual revenues[1] represented 50% of LTM 6/30/2013 revenue, up from 29% in 2006

2006 REVENUE[2]



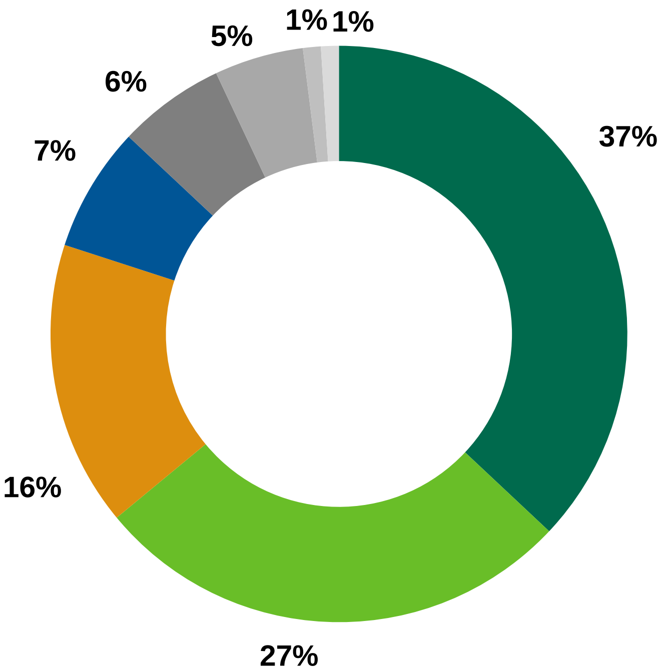
LTM 6/30/13 REVENUE[3]



1. Contractual revenue includes: Property , Facilities and Project Management (14% in 2006 and 35% in LTM 6/30/13), Appraisal & Valuation (7% in 2006 and 6% in LTM 6/30/13), Investment Management (6% in 2006 and 7% in LTM 6/30/13), Development Services (1% in both 2006 and LTM 6/30/13) and Other (1% in both 2006 and LTM 6/30/13). Non-contractual revenue includes: Sales (31% in 2006 and 17% in LTM 6/30/13), Leasing (37% in 2006 and 28% in LTM 6/30/13) and Commercial Mortgage Brokerage (3% in 2006 and 5% in LTM 6/30/13).
2. Reflects Trammell Crow Company's revenue contributions beginning on December 20, 2006.
3. LTM 6/30/13 revenue of $6.8 billion includes $14.6 million of revenue related to discontinued operations.

REVENUE BREAKDOWN

YTD 2ND QUARTER 2013



($ in millions)	2013[1]	2012	% Change USD	% Change Local Currency
	Three months ended June 30,			
Property, Facilities & Project Management[2]	**606.6**	548.1	11	11
Leasing[2]	**492.5**	474.9	4	5
Sales	**317.8**	263.9	20	22
Investment Management[2]	**111.4**	112.0	-1	0
Appraisal & Valuation	**104.7**	95.2	10	11
Commercial Mortgage Brokerage[2]	**83.0**	68.2	22	22
Development Services	**12.6**	15.5	-19	-19
Other	**18.4**	23.3	-20	-16
Total	**1,747.0**	1,601.1	9	10

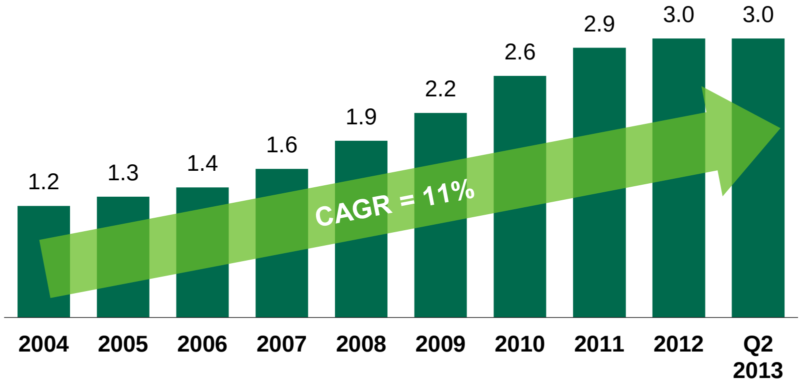
($ in millions)	2013[1]	2012	% Change USD	% Change Local Currency
	Six months ended June 30,			
Property, Facilities & Project Management[2]	**1,191.9**	1,074.1	11	12
Leasing[2]	**867.1**	837.4	4	4
Sales	**528.2**	437.7	21	22
Investment Management[2]	**232.6**	230.8	1	1
Appraisal & Valuation	**194.0**	174.9	11	12
Commercial Mortgage Brokerage[2]	**148.8**	125.1	19	19
Development Services	**25.3**	28.5	-11	-11
Other	**38.1**	42.6	-10	-8
Total	**3,226.0**	2,951.1	9	10

1. Includes revenue from discontinued operations of $4.9 million and $8.9 million for the three and six months ended June 30, 2013, respectively.
2. Contains recurring revenue aggregating approximately 61% and 62% of total revenue for the three and six months ended June 30, 2013, respectively.

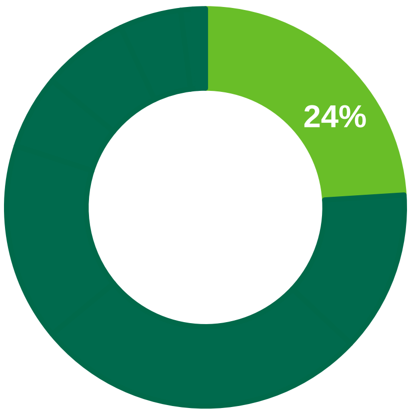
GLOBAL CORPORATE SERVICES (GCS)

GLOBAL SQUARE FEET MANAGED[1]

(SF in Billions)



PERCENT OF YTD Q2 2013 GLOBAL REVENUE[2]



TRANSACTION MANAGEMENT

PROJECT MANAGEMENT

FACILITIES MANAGEMENT

CONSULTING

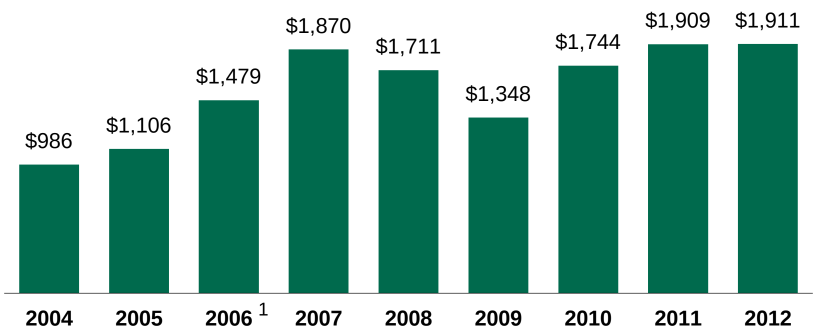
Total potential available market for GCS is estimated to be $50 to $60 billion.

1. Represents combined data for CBRE and Trammell Crow Company prior to 2007; includes properties managed by Asset Services; does not include joint ventures and affiliates.
2. Total outsourcing revenue (including Asset Services) comprises 37% of total revenue. Does not include transaction revenue associated with outsourcing activities.

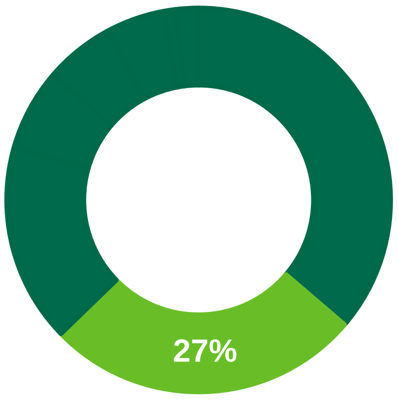
LEASING

GLOBAL LEASING REVENUE

($ in Millions)



PERCENT OF YTD Q2 2013 GLOBAL REVENUE

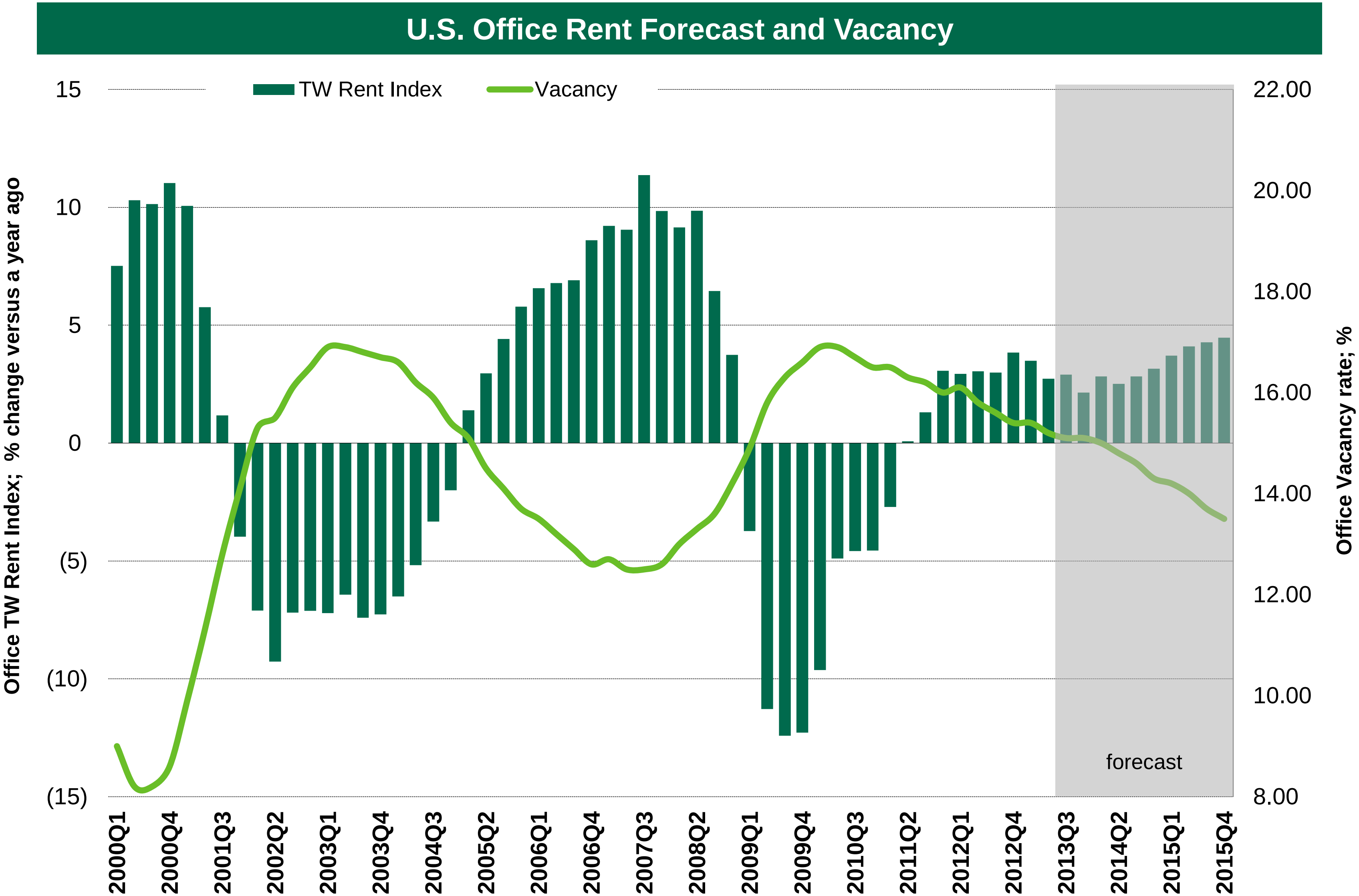


KEY FACTS

- Approximately **4,100[2] leasing professionals** worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- **$72.9 billion** global lease transactions in 2012
  - $48.6 billion – office
  - $ 9.8 billion – industrial
  - $13.2 billion – retail
  - $ 1.3 billion – other

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of January 1, 2013. Does not include affiliate offices.

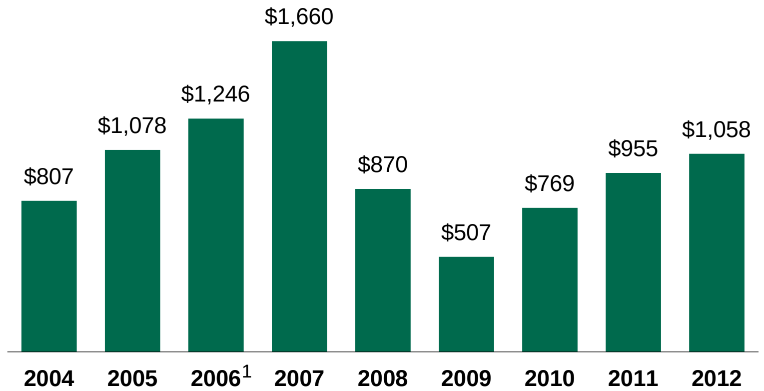
OFFICE LEASING MARKET OUTLOOK



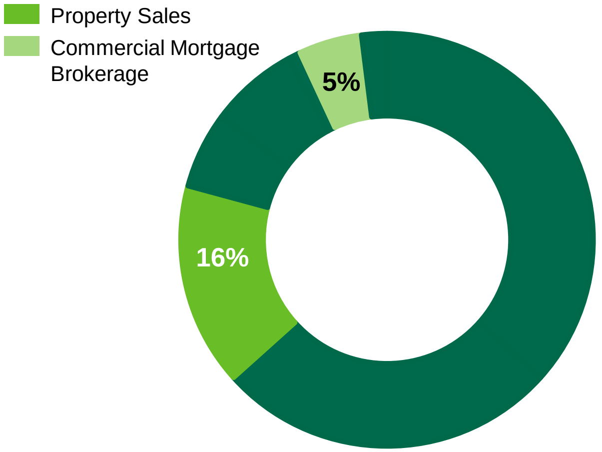
CAPITAL MARKETS

GLOBAL SALES REVENUE

($ in Millions)



PERCENT OF YTD Q2 2013 GLOBAL REVENUE



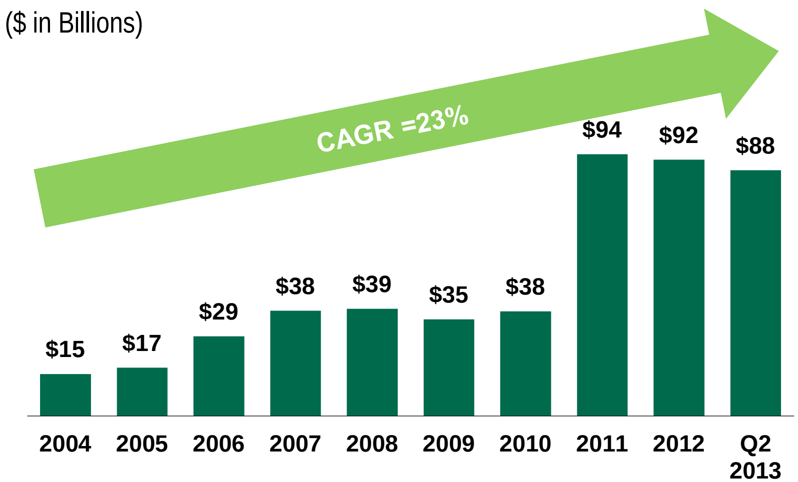
KEY FACTS

- Approximately **1,600[2] investment sales and mortgage brokerage specialists** worldwide
- Specialization across all major property types
- **$116.9 billion** global sales in 2012
  - $46.5 billion – office
  - $15.8 billion – industrial
  - $16.5 billion – retail
  - $27.8 billion – multi-family
  - $10.3 billion – other
- **$22.0 billion** global mortgage activity in 2012

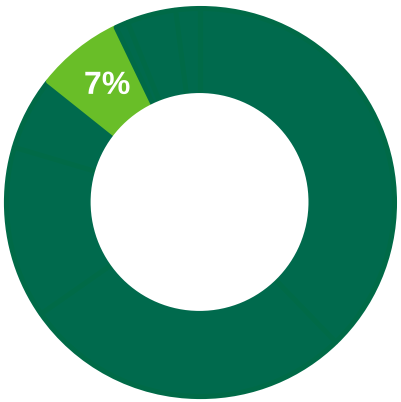
1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of January 1, 2013. Does not include affiliate offices.

GLOBAL INVESTMENT MANAGEMENT

ASSETS UNDER MANAGEMENT[1]



PERCENT OF YTD Q2 2013 GLOBAL REVENUE



HIGHLIGHTS[2]

- $88.2 billion in assets under management
- $191.8 million of co-investments

YTD Q2 2013 AUM CHANGE ($ IN BILLIONS)

AUM 12/31/2012	92.0
Acquisitions	2.3
Dispositions	(4.6)
Foreign Exchange	(1.8)
Net Value Appreciation	0.3
AUM 6/30/2013	88.2

1. As of December 31 for each year presented except for Q2 2013, which is as of June 30, 2013.
2. As of June 30, 2013.

GLOBAL INVESTMENT MANAGEMENT PROGRAMS

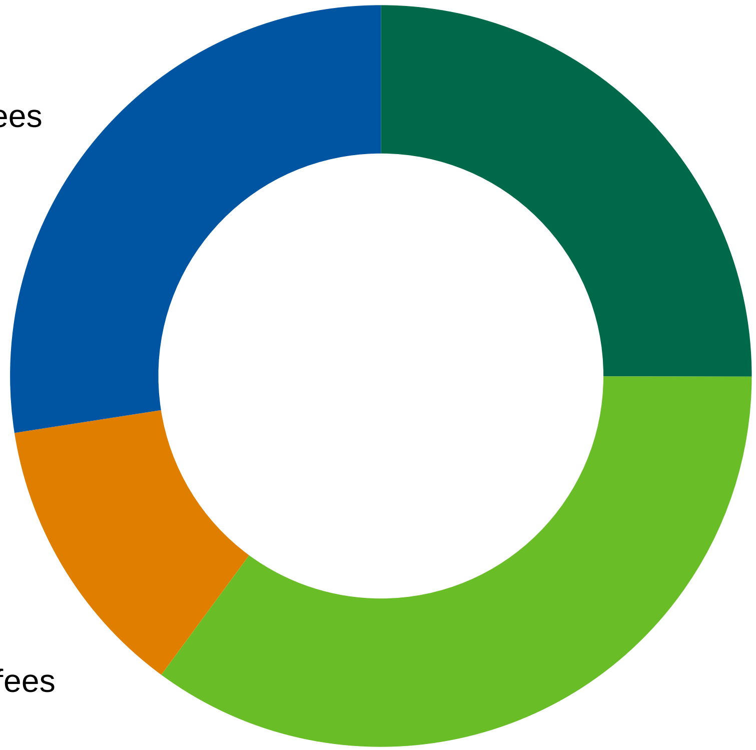
ASSETS UNDER MANAGEMENT[1,2] ($ IN BILLIONS) & TYPICAL FEE STRUCTURE

Listed Securities $23.6

- Management fees
- Incentive fees

Separate Accounts $21.7

- Management fees
- Transaction fees
- Incentive fees



Unlisted Securities $11.2

- Management fees
- Incentive fees

Sponsored Funds $31.7

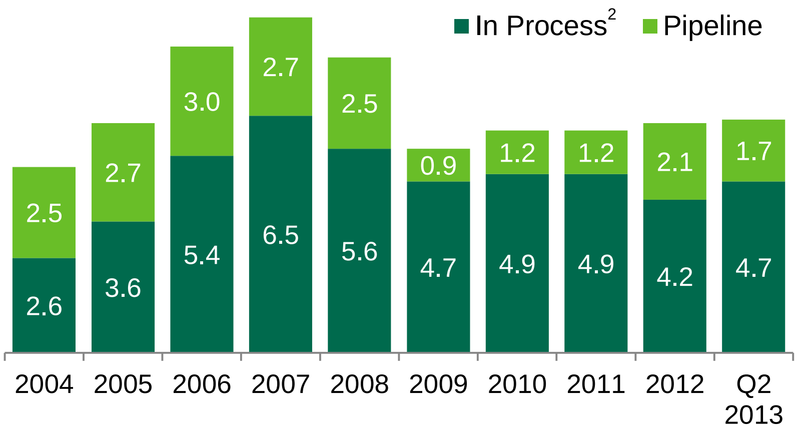
- Management fees
- Transaction fees
- LP profits
- Carried interest

1. As of June 30, 2013.
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.

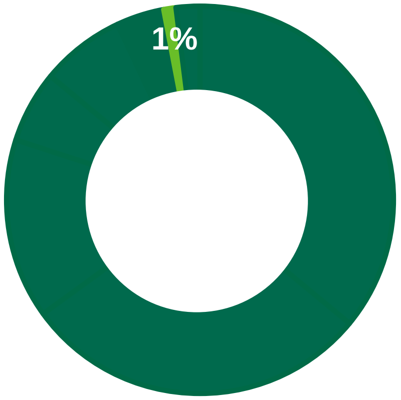
DEVELOPMENT SERVICES: TRAMMELL CROW COMPANY

PROJECTS IN PROCESS/PIPELINE[1]

($ in Billions)



PERCENT OF YTD Q2 2013 GLOBAL REVENUE



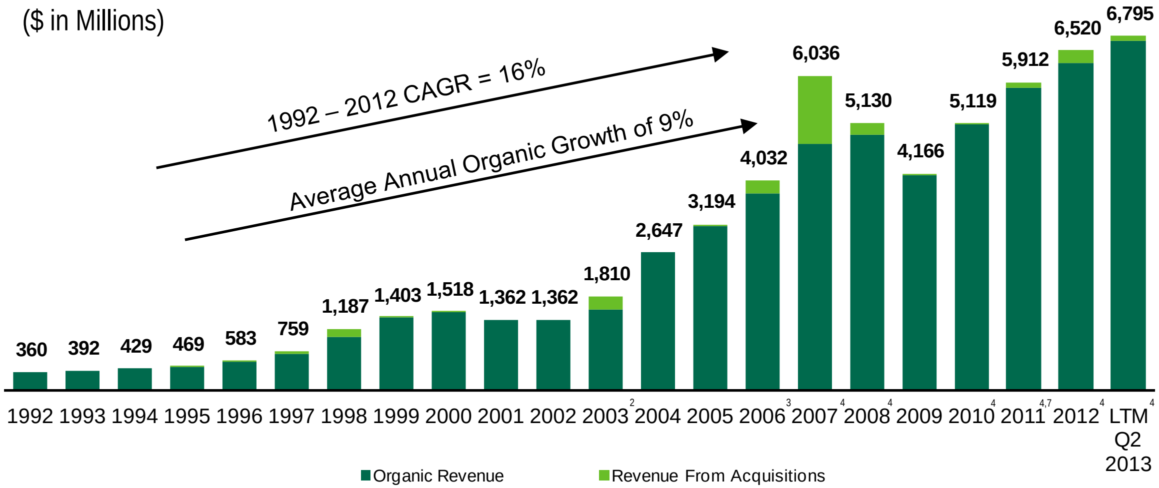
HIGHLIGHTS[3]

- $6.4 billion in process/pipeline
- $72.4 million of co-investments
- $16.2 million in recourse debt to CBRE and repayment guarantees

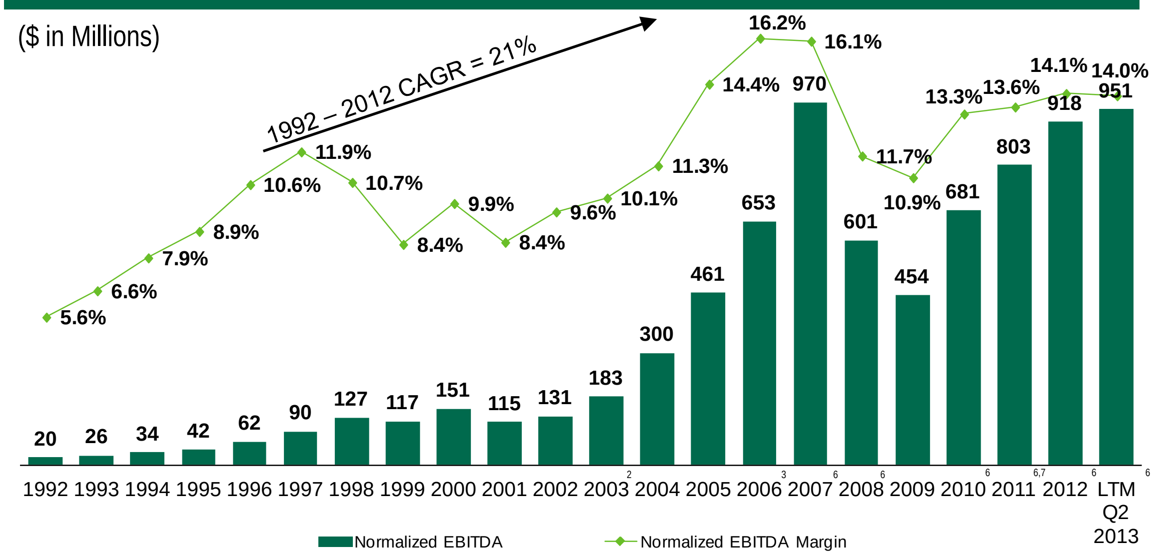
1. As of December 31 for each year presented except for Q2 2013, which is as of June 30, 2013.
2. In Process figures include Long-Term Operating Assets (LTOA) of $1.0 billion for 2Q 13, $1.2 billion for Q4 12, $1.5 billion for Q4 11, $1.6 billion for Q4 10, $1.4 billion for Q4 09 and $0.4 billion for Q4 08. 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 June 30, 2013.

HISTORICAL PERFORMANCE

REVENUE[1]



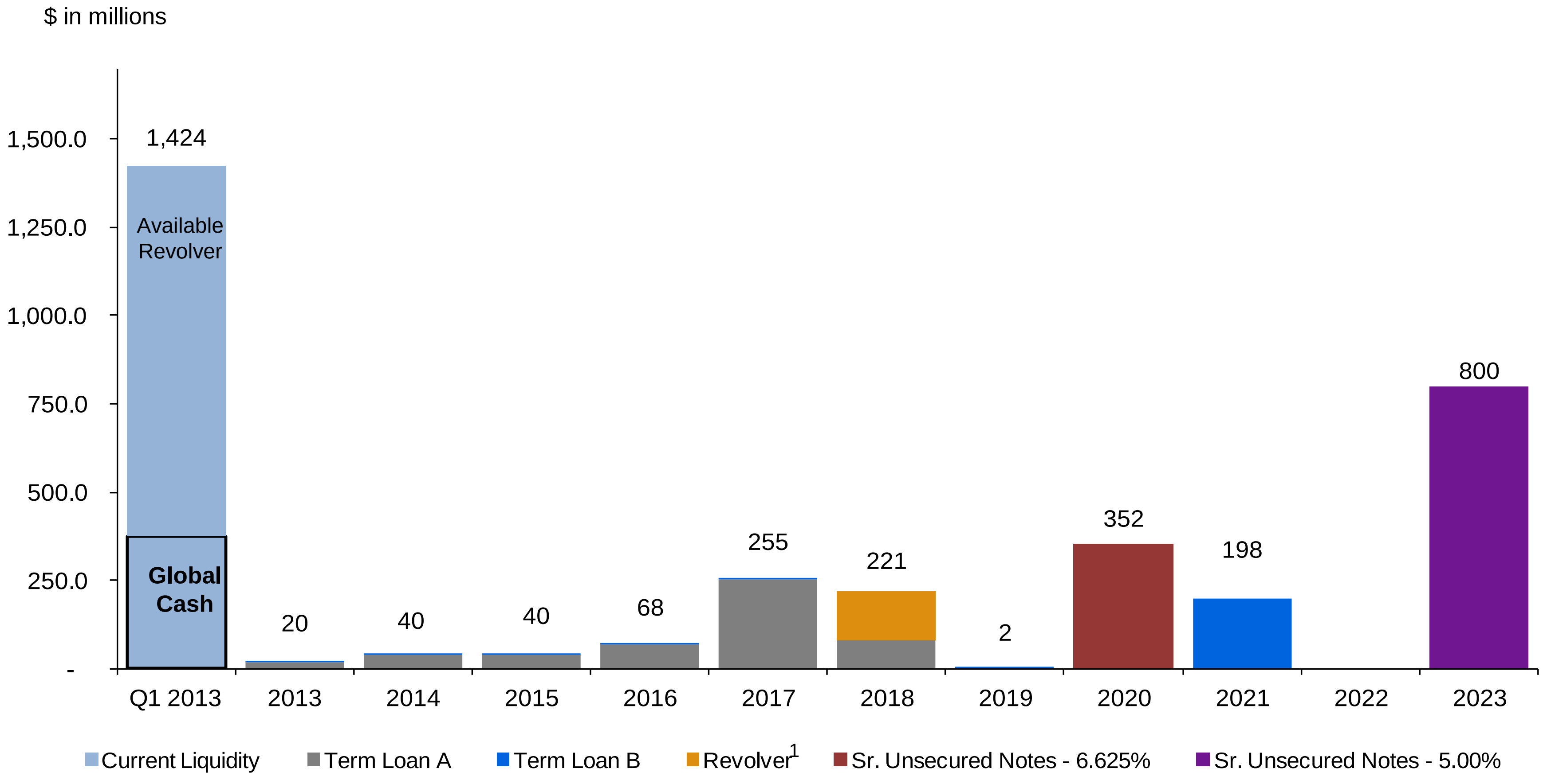
NORMALIZED EBITDA AND MARGIN[5]



See slide 23 for footnotes.

MANDATORY AMORTIZATION AND MATURITY SCHEDULE

As of June 30, 2013



1. $1,200.0 million revolver facility matures in March 2018. As of June 30, 2013, the outstanding revolver balance was $140.3 million.

CAPITALIZATION

($ in millions)	As of 6/30/2013	As of 12/31/2012	Variance
Cash[1]	375.6	994.7	(619.1)
Revolving credit facility	140.3	73.0	67.3
Senior secured term loan A	-	271.3	(271.3)
Senior secured term loan A-1	-	275.2	(275.2)
Senior secured term loan B	-	293.2	(293.2)
Senior secured term loan C	-	394.0	(394.0)
Senior secured term loan D	-	394.0	(394.0)
Senior secured term loan A (new)	490.6	-	490.6
Senior secured term loan B (new)	214.5	-	214.5
Senior subordinated notes[2]	-	440.5	(440.5)
Senior unsecured notes 5.0% (new)	800.0	-	800.0
Senior unsecured notes 6.625%	350.0	350.0	-
Notes payable on real estate[3]	14.0	13.9	0.1
Other debt[4]	22.7	9.4	13.3
Total debt	2,032.1	2,514.5	(482.4)
Stockholders' equity	1,620.1	1,539.2	80.9
Total capitalization	3,652.2	4,053.7	(401.5)
Total net debt	**1,656.5**	**1,519.8**	**136.7**

1. Excludes $109.9 million and $94.6 million of cash in consolidated funds and other entities not available for Company use at June 30, 2013 and December 31, 2012, respectively.
2. Net of original issue discount of $9.5 million at December 31, 2012.
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 $134.8 million and $312.1 million at June 30, 2013 and December 31, 2012, respectively.
4. Excludes $525.8 million and $1,026.4 million of aggregate warehouse facilities at June 30, 2013 and December 31, 2012, respectively.

BUSINESS OUTLOOK

2013 Expectations

- At mid-year, performance generally is unfolding consistent with expectations
- Expect continued slow macro recovery
  - Brand and well-balanced business give us confidence in the current environment
- Anticipate full year revenue growth in the mid to high single digits
  - Property sales expected to remain strong
  - Steady, low double-digit growth expected in property, facilities and project management
  - Leasing activity still expected to improve modestly
  - Significant carried interest revenue from Investment Management, much of which was anticipated in our initial expectations for 2013
- Continue to expect solid bottom-line growth with moderately improved normalized EBITDA margins for the full year
- Forecast full-year EPS of $1.40 to $1.45, with upside potential from carried interest revenue

APPENDIX

RECONCILIATION OF NORMALIZED EBITDA TO EBITDA TO NET INCOME (LOSS)

($ in millions)	LTM Q2 2013	Year Ended December 31, 2012	2011	2010	2009	2008
Normalized EBITDA[1]	$ 951.4	$ 918.4	$ 802.6	$ 681.3	$ 453.9	$ 601.2
Less:						
Integration and other costs related to acquisitions	21.6	39.2	68.8	7.2	5.7	16.4
Cost containment expenses	17.6	17.6	31.1	15.3	43.6	27.4
Carried interest incentive compensation expense[2]	2.6	-	-	-	-	-
Write-down of impaired assets	-	-	9.4	11.3	32.5	100.4
EBITDA[1]	909.6	861.6	693.3	647.5	372.1	457.0
Add:						
Interest income[3]	7.2	7.6	9.4	8.4	6.1	17.9
Less:						
Depreciation and amortization[4]	177.0	170.9	116.9	109.0	99.5	102.9
Interest expense[5]	171.3	176.6	153.5	192.7	189.1	167.8
Write-off of financing costs	56.3	-	-	18.1	29.3	-
Goodwill and other non-amortizable intangible asset impairments	19.8	19.8	-	-	-	1,159.4
Provision for income taxes[6]	172.3	186.3	193.1	135.8	27.0	56.9
Net income (loss) attributable to CBRE Group, Inc.	$ 320.1	$ 315.6	$ 239.2	$ 200.3	$ 33.3	$ (1,012.1)
Revenue[7]	$ 6,794.7	$ 6,519.8	$ 5,912.1	$ 5,119.2	$ 4,165.8	$ 5,130.1
Normalized EBITDA Margin	14.0%	14.1%	13.6%	13.3%	10.9%	11.7%

Notes:

1. Includes EBITDA related to discontinued operations of $13.0 million for the twelve months ended June 30, 2013, $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. Carried interest incentive compensation is related to a fund that began recording carried interest expense in Q2 2013.
3. Includes interest income related to discontinued operations of $0.1 million for the year ended December 31, 2008.
4. Includes depreciation and amortization related to discontinued operations of $2.2 million for the twelve months ended June 30, 2013, $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.
5. Includes interest expense related to discontinued operations of $4.8 million for the twelve months ended June 30, 2013, $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.
6. Includes provision for income taxes related to discontinued operations of $2.3 million for the twelve months ended June 30, 2013, $1.0 million for the year ended December 31, 2012, $4.0 million 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.
7. Includes revenue related to discontinued operations of $14.6 million for the twelve months ended June 30, 2013, $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.

FOOTNOTES

Slide 17

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, $5.7 million for the year ended December 31, 2012 and $14.6 million for the twelve months ended June 30, 2013.
5. Normalized EBITDA excludes merger-related and other non-recurring costs, integration and other costs related to acquisitions, cost containment expenses, certain carried interest incentive compensation 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, $5.6 million for the year ended December 31, 2012 and $13.0 million for the twelve months ended June 30, 2013.
7. Includes activity from CRES, ING REIM Asia and ING REIM Europe beginning July 1, October 3 and October 31, 2011, respectively.