CBRE GROUP, INC.

Global Market Leader in Integrated Commercial Real Estate Services

May 2014

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, business outlook and ability to successfully integrate businesses we have acquired with our existing operations. 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 most recent 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.

THE GLOBAL MARKET LEADER

CBRE is the premier global provider of integrated services to commercial real estate investors and occupiers.

GLOBAL LEADERSHIP WITH BROAD CAPABILITIES

- **#1** Leasing
- **#1** Property Sales
- **#1** Outsourcing
- **#1** Appraisal & Valuation
- **#1** Commercial Real Estate Investment Manager

SCALE AND DIVERSITY

- **440+** offices in over 60 countries[1]
- **Serves** approximately 85% of the Fortune 100
- **$223.2 billion** of transaction activity in 2013
- **3.5 billion** property and corporate facilities square feet under management[1]
- **$90.2 billion** of real estate investment assets under management[2]

1. As of December 31, 2013; includes affiliates.
2. As of March 31, 2014.

CBRE

THE LEADING GLOBAL BRAND

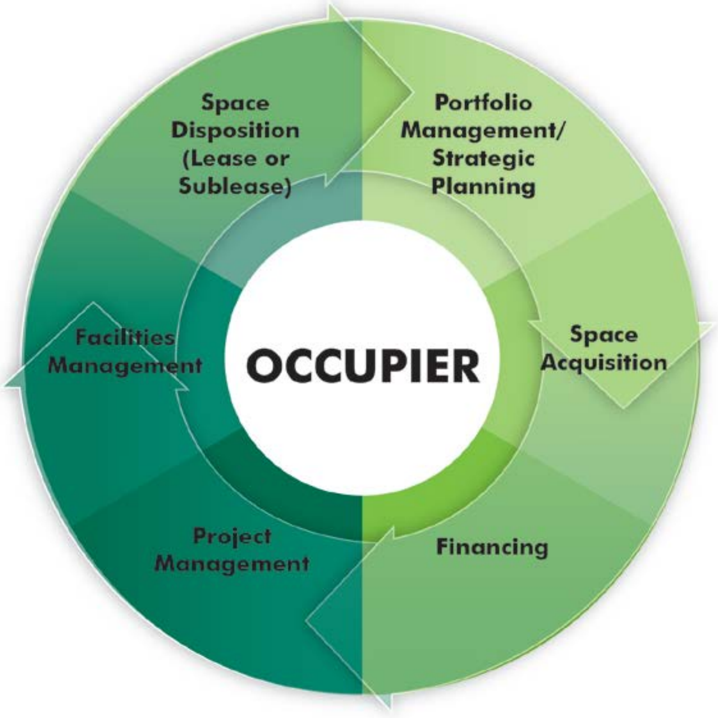
CBRE is recognized as the foremost commercial real estate authority.

Barron's 500	Ranked #7 in the Barron's 500
S&P 500	Only commercial real estate services company in the S&P 500
Fortune 500	Only commercial real estate services company in the Fortune 500
Forbes Global 2000	Only commercial real estate services company in Forbes Global 2000
Fortune's Most Admired Companies	Highest ranked commercial real estate services and investment company for four consecutive years
The Lipsey Company	#1 brand for 13 consecutive years
Euromoney	Global Real Estate Advisor of the Year two years in a row
Newsweek	Top real estate services and investment company in "green" rankings
Ethisphere	Named a World's Most Ethical Company
International Association of Outsourcing Professionals	#1 commercial real estate occupier outsourcing firm for five consecutive years

CBRE

CBRE SERVES INVESTORS AND OCCUPIERS

CBRE's integrated, best-in-class offering creates value for clients at every stage of the life cycle.



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KEY STRATEGIC PRIORITIES

- Exploit unique leadership position with globally integrated solutions and specialized expertise to widen our competitive advantage and differentiation from other firms
- Drive continued market share gains in core brokerage business
- Continue expansion of Global Corporate Services (Occupier Outsourcing) business
  - Expand self-perform model in Europe (Norland acquisition)
  - Capitalize on increased global mandates
  - Further penetrate vertical markets such as healthcare
- Seize growth opportunities afforded by CBRE Global Investors
  - Investment performance across risk/return spectrum and geographies
  - Leverage synergies with real estate services business
- Continue to develop operating platform (IT, Research, Marketing) to improve support for our professionals, enhance capabilities for clients and sustain long-term growth
- Continue accretive acquisitions of strong companies in our space

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MERGERS & ACQUISITIONS STRATEGY

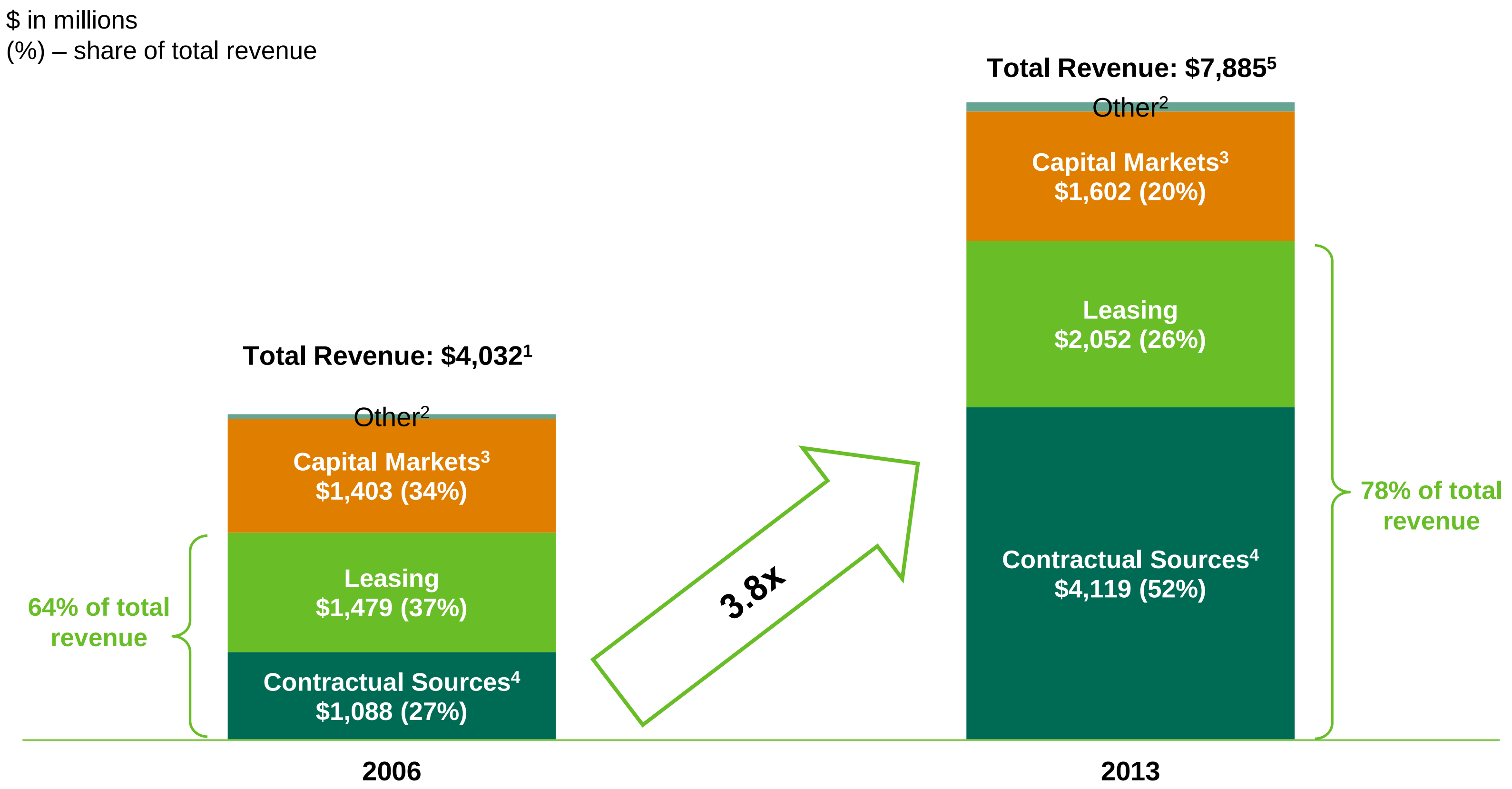
- In 2013, CBRE completed eleven acquisitions
  - Acquired UK-based Norland Managed Services for a cash purchase price of approximately $434 million[1,2] with approximately $629 million revenue[3]
  - Ten in-fill acquisitions across the globe with an aggregate purchase price of $110 million[1] and annual revenues of approximately $105 million
- 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)
- CBRE intends to remain active in pursuing acquisitions for the foreseeable future
  - Continued opportunities to acquire strong businesses that meet our financial criteria

1. Excludes deal costs, deferred consideration and / or earnouts.
2. Acquisition also includes 362,916 shares of common stock issued to Norland senior management, the value of which is not included in this figure.
3. For fiscal year ended April 5, 2013.

DIVERSIFICATION

From 2006 to 2013, contractual revenue increased 3.8x.

REVENUE MIX BY BUSINESS



- Contractual Revenues include GCS and Asset Services (excludes associated sales and lease revenues, most of which is contractual), Global Investment Management, Appraisal & Valuation.

See slide 26 for footnotes.

Q1 2014 BUSINESS LINE REVENUE

Contractual revenue plus leasing, which is largely recurring, is 80% of total revenue.

Revenue[1] ($ in millions)

	Contractual Revenue Sources				Capital Markets				
	Global Corporate Services and Asset Services[2]	Investment Management	Appraisal & Valuation	Leasing	Sales	Commercial Mortgage Services	Development Services	Other	Total
Q1 2014	869	113	96	411	267	74	10	20	1,861
% of Q1 2014 Total	47%	6%	5%	22%	14%	4%	1%	1%	100%

80% of total revenue

Growth Rate (Change Q1 2014-over-Q1 2013[3])

USD	▲ 49%	▼ -12%	▲ 7%	▲ 10%	▲ 27%	▲ 13%	▼ -20%	▼ 48%	▲ 26%
Local Currency	▲ 50%	▼ -13%	▲ 9%	▲ 11%	▲ 29%	▲ 13%	▼ -20%	▼ 50%	▲ 27%

1. Numbers may not total due to rounding.
2. Global Corporate Services (GCS) and Asset Services revenue excludes associated sales and leasing revenue, most of which is contractual.
3. Q1 2013 includes revenues from discontinued operations of $4.0 million.

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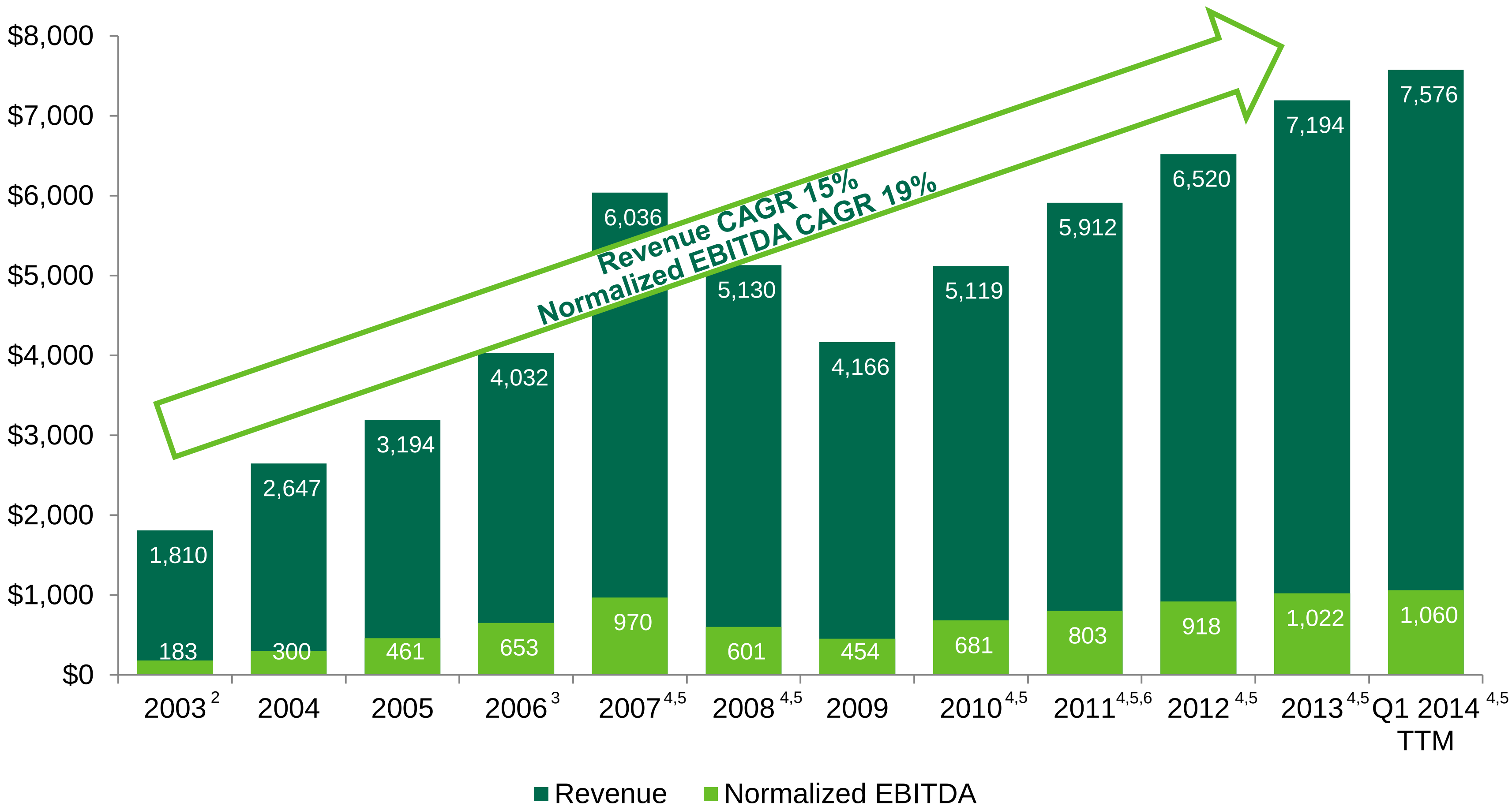
LONG-TERM GROWTH

From 2003 to 2013 total revenue has increased 4.0x and Normalized EBITDA[1] has increased 5.6x.

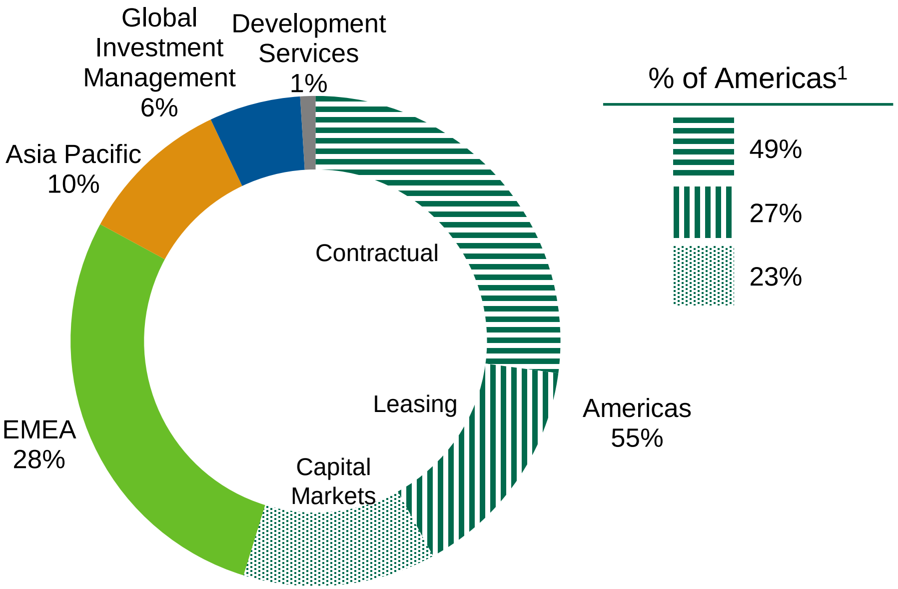
($ in millions)



See slide 26 for footnotes.

BUSINESS OVERVIEW

Q1 2014 Region Highlights



Americas

- Revenue ▲10%
- Property Sales ▲17%
- Occupier Outsourcing (Global Corporate Services) ▲13%
- Leasing ▲10%

EMEA

- Revenue▲127% (▲122% in local currency)
- Double digit organic growth in every major business line
- Without Norland, revenue ▲32% (27% in local currency)
- Property Sales ▲61%

Asia Pacific

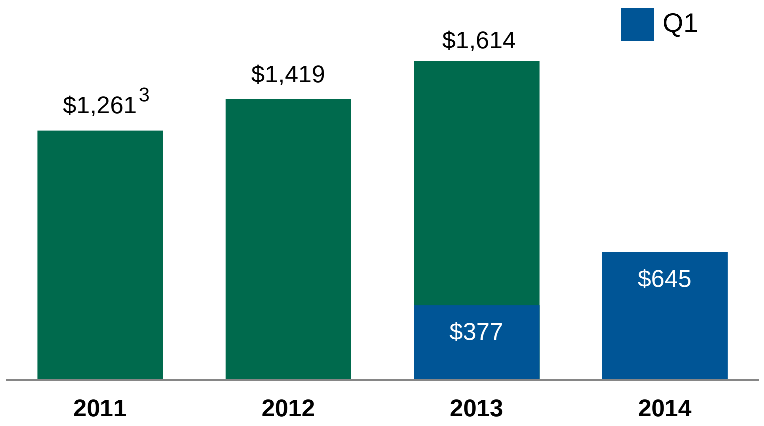
- Revenue ▲8% (▲18% in local currency)
- Property Sales ▲26% (▲38% in local currency)
- Strong growth in Leasing and Outsourcing in local currency

1. Excludes 1% of Other revenue.

GLOBAL CORPORATE SERVICES
Integrated Global Solutions for Occupiers

HISTORICAL FEE REVENUE[1]

($ in millions)



FULL SERVICE OFFERING

- Facilities Management – **1.0 billion sq. ft.** globally[2]
- Project Management
- Transaction and Portfolio Services
- Strategic Consulting
- #1 Real Estate Outsourcing brand[4] for five consecutive years

Q1 2014 TOTAL CONTRACTS

New	25
Expansions	24
Renewals	14

SOCIETE GENERALE

yelp

Sealed Air Re-imagine™

WIPRO Applying Thought

Alibaba Group

1. Global Corporate Services (GCS) revenue excludes associated sales and leasing revenue, most of which is contractual.
2. As of December 31, 2013; includes affiliates.
3. Updated to accurately reflect GCS revenue for 2011.
4. Per International Association of Outsourcing Professionals (IAOP).

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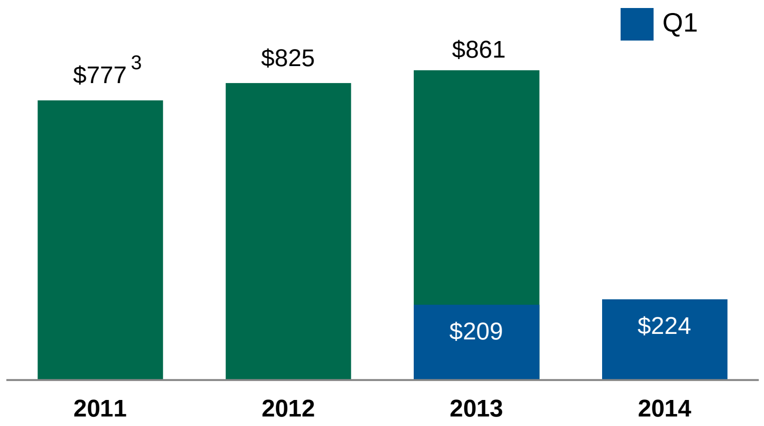
ASSET SERVICES
Maximizing Building Operating Performance for Investors

HISTORICAL FEE REVENUE[1]

($ in millions)



OVERVIEW

- Asset Services operates buildings for investors
  - Highly synergistic with property leasing
- Manage approximately **2.5 billion sq. ft.** globally[2]
- **300+** trophy assets in major CBDs (approximately 450 million sq. ft.)

KEY STRATEGIC ACCOUNTS

Blackstone

Bentall Kennedy

CLARION PARTNERS

Invesco

KBS Realty Advisors

Morgan Stanley

Principal Global Investors

RREEF

TIAA CREF

1. Asset services revenue excludes associated sales and leasing revenue, most of which is contractual.
2. As of December 31, 2013; includes affiliates.
3. Updated to accurately reflect Asset Services revenue for 2011.

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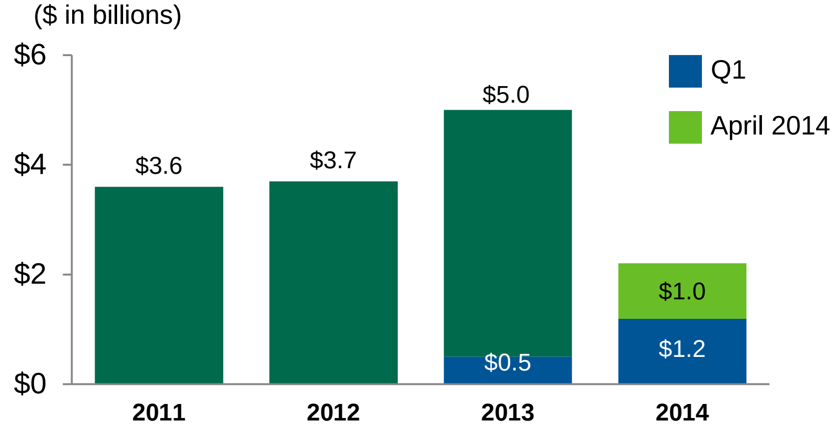
INVESTMENT MANAGEMENT
Performance Across Risk/Return Options Globally

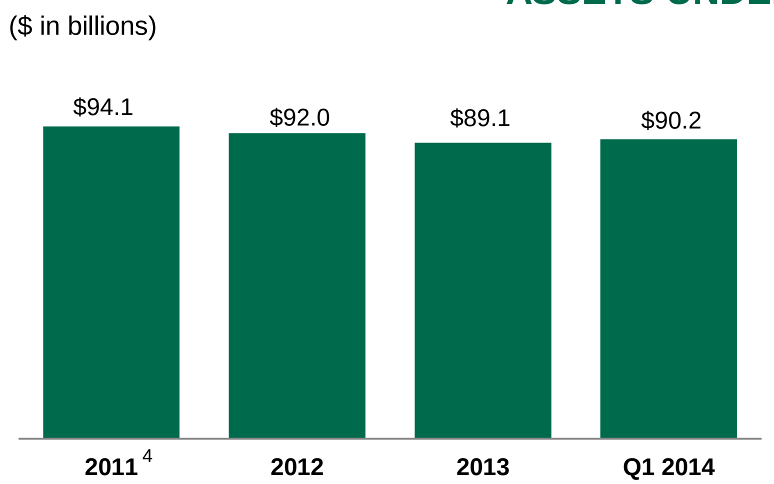
CAPITAL RAISED[1]

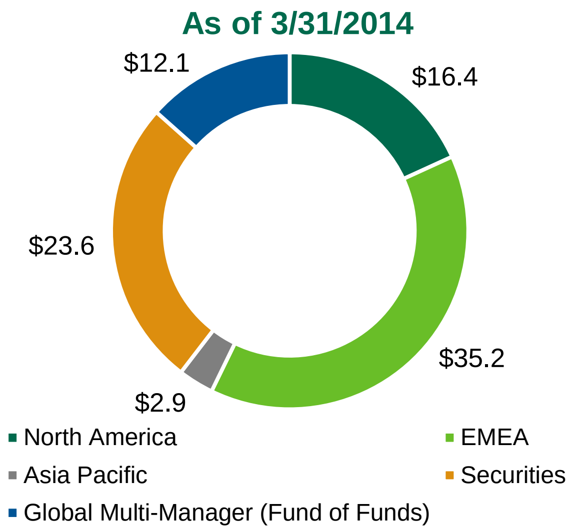


OVERVIEW

- Performance-driven global real estate investment manager
- More than 600 institutional clients
- Equity to deploy: $5.3 billion[1,2]
- Co-Investment: $159.8 million[3]

ASSETS UNDER MANAGEMENT (AUM)





See slide 26 for footnotes.

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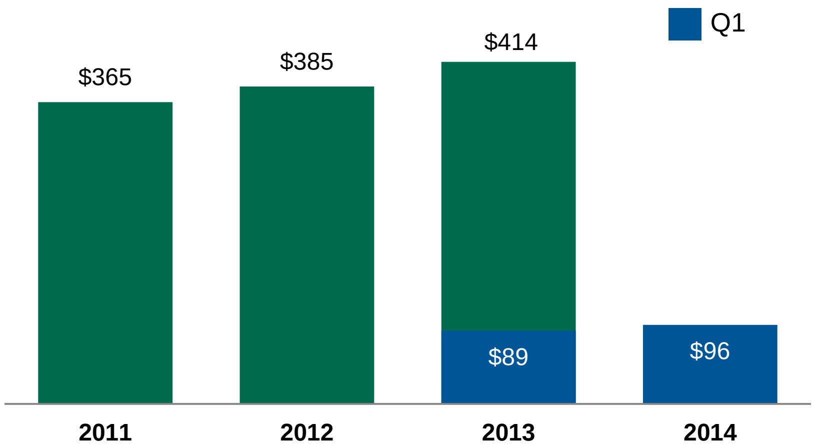
APPRAISAL & VALUATION
Serving Clients Globally

HISTORICAL FEE REVENUE

($ in millions)



OVERVIEW

- 132,000+ assignments in 2013
  - Up 14% from 2012
- *Euromoney* Global Valuation Advisor of the Year
- Clients include lenders, life insurance companies, special servicers and REITs

PREMIER CLIENTS

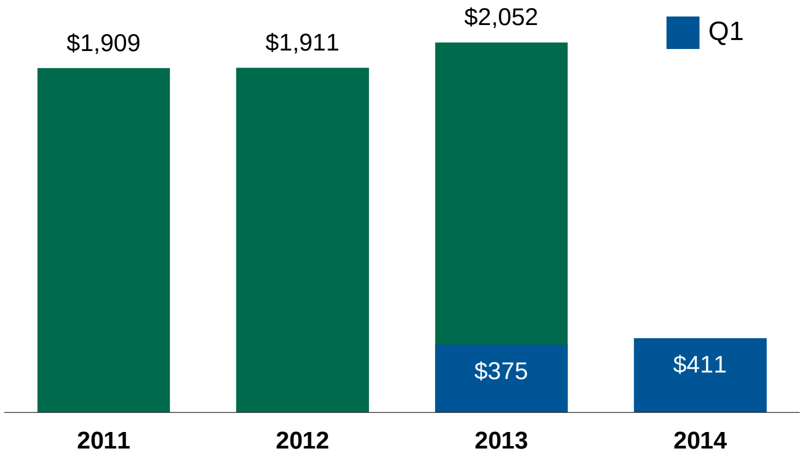
Bank of America
PROLOGIS
STARWOOD CAPITAL GROUP
LLOYDS BANKING GROUP
COLE REAL ESTATE INVESTMENTS
JPMORGAN CHASE & CO.
Westpac
PRUDENTIAL
CWCapital
LNR Partners, LLC
AVIVA
pwc

CBRE

LEASING
Strategic Advisory and Execution

HISTORICAL FEE REVENUE

($ in millions)



RECENT TRANSACTIONS

Boston Properties
Hines

San Francisco, CA

714,000 SF

Lenovo

Raleigh, NC

445,000 SF

American Express

Sussex, UK

100,000 SF

OVERVIEW

- Serve 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 **4,350[1] leasing professionals** worldwide
- #1 global market position – **$83.2 billion** lease transactions in 2013
  - Office: $56.2 billion
  - Industrial: $10.5 billion
  - Retail: $15.1 billion
  - Other: $ 1.4 billion

1. As of January 1, 2014; excludes affiliates.

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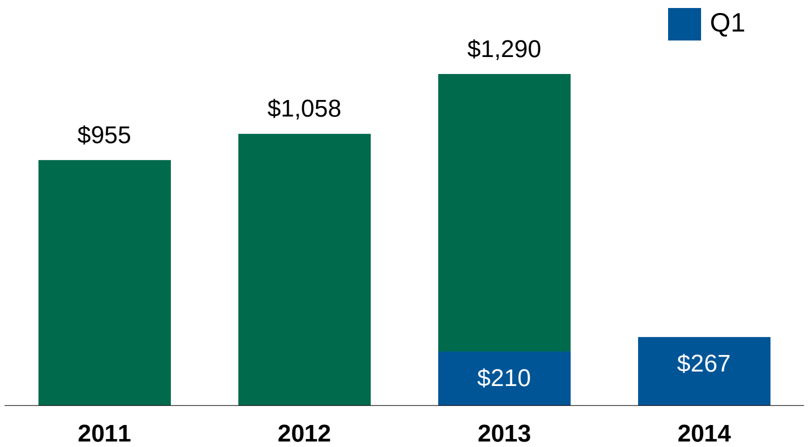
PROPERTY SALES
Insight and Execution Across Markets & Property Types

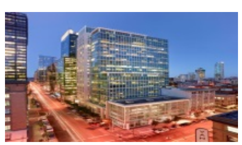
HISTORICAL FEE REVENUE

($ in millions)



RECENT TRANSACTIONS

Denmark/Finland/Sweden
AB Volvo
$321 Million
Property Sale



San Francisco, CA
Hines
$298 Million
Property Sale

Krakow, Poland
Invesco
$248 Million
Property Acquisition

OVERVIEW

- Represent investors (sellers and buyers) in commercial real estate
- #1 global market share, per Real Capital Analytics
  - 650 basis point advantage over #2 firm in 2013
  - 180 basis point increase from 2012
- Approximately **1,650[1] investment sales specialists** worldwide
- #1 global market position – **$140.1 billion** sales transactions in 2013
  - Office: $59.9 billion
  - Industrial: $19.0 billion
  - Retail: $21.6 billion
  - Multi-family: $26.3 billion
  - Other: $13.3 billion

1. As of January 1, 2014; excludes affiliates.

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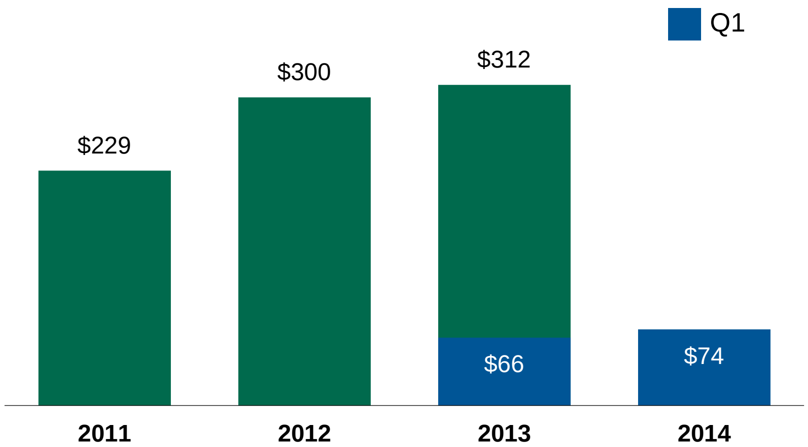
COMMERCIAL MORTGAGE SERVICES

Premier Debt and Structured Finance Solutions

HISTORICAL FEE REVENUE

($ in millions)



RECENT TRANSACTIONS

CWCapital		
New York, NY	Georgia/Nevada/ Texas	Frankfurt, Germany
CWCapital Asset Management	KTR Capital	IVG Institutional Funds
$2.5 Billion	$142 Million	$350 Million
Loan Sale Advisory	Loan Sale	Equity Financing

OVERVIEW

- Leading strategic advisor for debt and structured finance solutions
  - Highly synergistic with property sales
- Key services:
  - Loan origination / debt placement
  - Portfolio loan sales
  - Loan servicing via JV with GE Capital
- Approximately **125[1] mortgage brokerage specialists**
- **$26.9 billion** of global mortgage activity in 2013[2]
- **#1** in commercial loan origination with government agencies

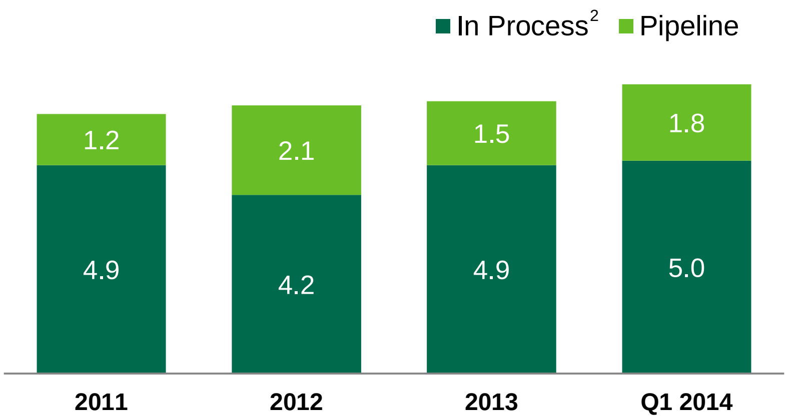
1. As of January 1, 2014; excludes affiliates.
2. Activity includes loan originations and loan sales.

CBRE

DEVELOPMENT SERVICES
Pre-eminent Merchant Builder Brand in U.S.

PROJECTS IN PROCESS/PIPELINE[1]

($ in billions)



OVERVIEW

- Merchant builder business model
- Premier brand in U.S. development
  - 65+ year record of excellence
- Partner with leading institutional capital sources
- $87.6 million of co-investment at the end of Q1 2014
- $7.7 million of recourse debt to CBRE and repayment guarantees at the end of Q1 2014

RECENT PROJECTS

Hess Tower

Houston, TX
Office

Coldwater Logistics Center

Phoenix, AZ
Industrial

Denver Union Station

Denver, CO
Mixed-Use

Shops at Dakota Crossing

Washington, DC
Retail

1. As of December 31 for each year presented.
2. In Process figures include Long-Term Operating Assets (LTOA) of $0.7 billion for Q1 14, $0.9 billion for Q4 13, $1.2 billion for Q4 12 and $1.5 billion for Q4 11. LTOA are projects that have achieved a stabilized level of occupancy or have been held 18-24 months following shell completion or acquisition.

BUSINESS OUTLOOK

2014 Expectations

- Property Sales should continue strong, double-digit growth
  - Pace expected to moderate from Q1's robust level
  - More difficult comparisons as the year progresses
- Leasing is expected to continue to grow well despite slow, uneven recovery
- GCS (Occupier Outsourcing) is expected to sustain double-digit growth
  - Norland provides enhanced growth prospects and long-term contractual revenue
- Investment Management and Development, combined, still expected to perform roughly in line with 2013, excluding carried interest
- Declining GSE volume likely to remain a challenge in Commercial Mortgage Services, while activity increases with other capital sources
- See more upside than downside to full-year guidance of $1.55 to $1.60 Adjusted EPS
  - Q1 is a relatively small portion of the year's earnings and not an adequate barometer of full-year performance
  - Year-over-year earnings comparisons will be more challenging in the quarters ahead

KEY TAKEAWAYS

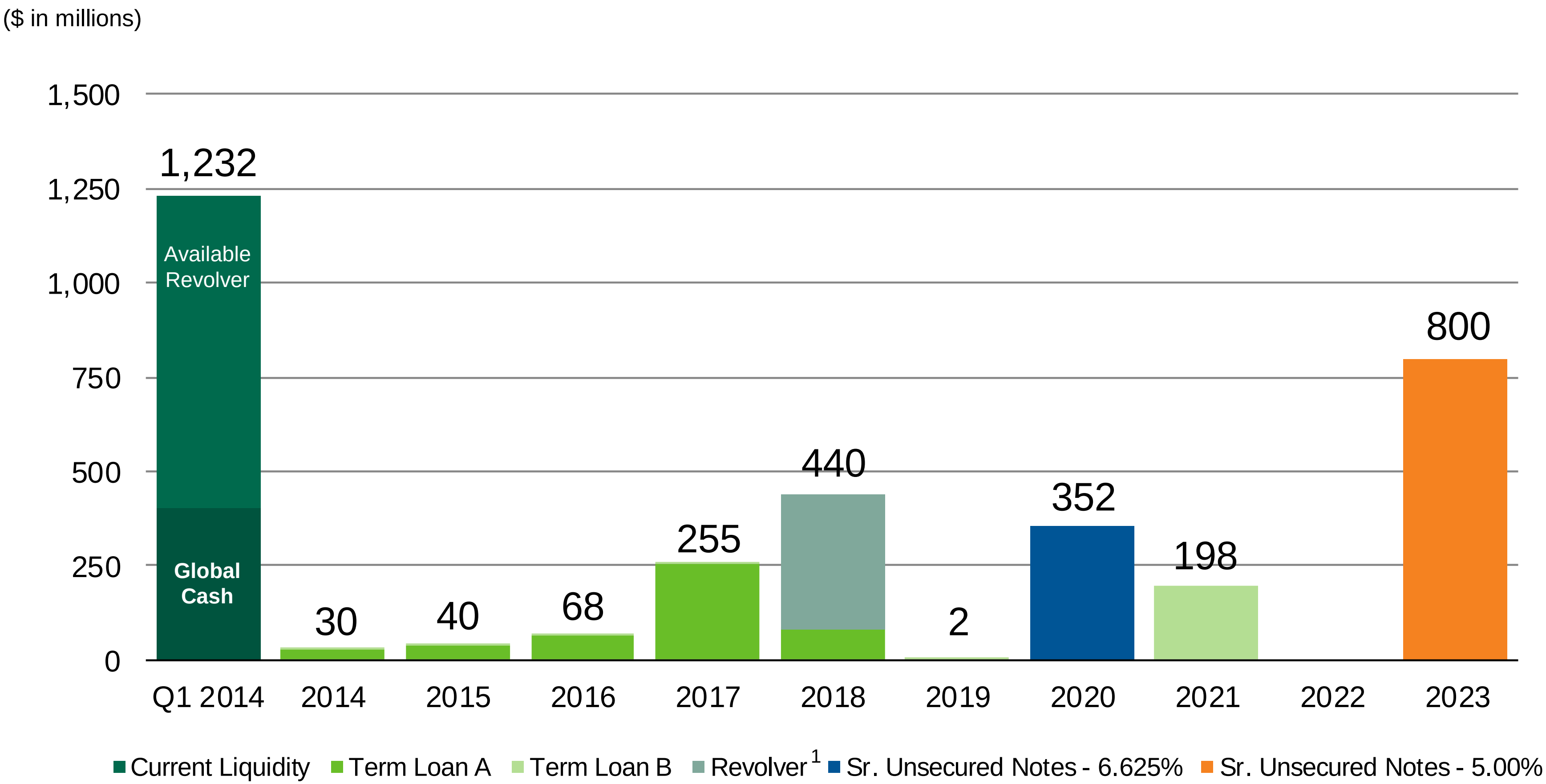
- Premier global provider of integrated services to real estate investors and occupiers
  - Global leadership and scale
  - The leading global brand with a balanced and diversified business mix
  - Known for delivering high-quality solutions that create value for clients
- CBRE has significantly evolved its business profile
  - Revenue from contractual sources has increased 3.8x from 2006 to 2013[1]
  - Contractual revenues and Leasing, which is largely recurring, represented 80% of total revenue in Q1 2014
  - Acquisitions have strengthened CBRE's service offering and contractual revenue
- Track record of long-term growth
  - Revenue has increased 4.0x from 2003 to 2013
  - Normalized EBITDA has increased 5.6x from 2003 to 2013
- CBRE intends to remain active in pursuing acquisitions for the foreseeable future
  - Continued opportunities to acquire strong businesses that meet our financial criteria
- Highly focused on extending competitive advantage with globally integrated solutions and a unique product line and geographic footprint that others find difficult to match

See slide 26 for footnotes.

APPENDIX

MANDATORY AMORTIZATION AND MATURITY SCHEDULE

As of March 31, 2014



1. $1,200.0 million revolver facility matures in March 2018. As of March 31, 2014, the outstanding revolver balance was $359.5 million.

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CAPITALIZATION

As of March 31, 2014

($ in millions)		
Cash[1]	**$**	**401.0**
Revolving credit facility		359.5
Senior secured term loan A (new)		462.5
Senior secured term loan B (new)		212.9
Senior unsecured notes 5.0%		800.0
Senior unsecured notes 6.625%		350.0
Notes payable on real estate[2]		4.0
Other debt[3]		5.5
Total debt	$	2,194.4
Stockholders' equity		1,989.6
Total capitalization		4,184.0
Total net debt	**$**	**1,793.4**
Net debt to TTM Normalized EBITDA[4]		**1.69x**

1. Excludes $27.2 million of cash in consolidated funds and other entities not available for Company use at March 31, 2014.
2. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of $127.9 million at March 31, 2014.
3. Excludes $306.6 million of aggregate warehouse facilities outstanding at March 31, 2014.
4. Calculation includes EBITDA from discontinued operations. See slide 26 for details.

RECONCILIATION OF NORMALIZED EBITDA TO EBITDA TO NET INCOME

($ in millions)	Q1 2014 TTM	Twelve Months Ended December 31, 2013	2012	2011	2010	2009
Normalized EBITDA[1]	$ 1,059.8	$ 1,022.3	$ 918.4	$ 802.6	$ 681.3	$ 453.9
Adjustments:						
Carried interest incentive compensation[2]	10.8	9.2	-	-	-	-
Integration and other costs related to acquisitions	11.1	12.6	39.2	68.8	7.2	5.7
Cost containment expenses	17.6	17.6	17.6	31.1	15.3	43.6
Write-down of impaired assets	-	-	-	9.4	11.3	32.5
EBITDA[1]	1,020.3	982.9	861.6	693.3	647.5	372.1
Add:						
Interest Income[3]	5.9	6.3	7.6	9.4	8.4	6.1
Less:						
Depreciation and amortization[3]	209.9	191.3	170.9	116.9	109.0	99.5
Non-amortizable intangible asset impairment	98.1	98.1	19.8	-	-	-
Interest expense[3]	122.2	138.4	176.6	153.5	192.7	189.1
Write-off of financing costs	42.7	56.3	-	-	18.1	29.3
Provision for income taxes[3]	206.6	188.6	186.3	193.1	135.8	27.0
Net Income attributable to CBRE Group, Inc. [3]	$ 346.7	$ 316.5	$ 315.6	$ 239.2	$ 200.3	$ 33.3
Revenue[1]	$ 7,579.9	$ 7,194.2	$ 6,519.8	$ 5,912.1	$ 5,119.2	$ 4,165.8
Normalized EBITDA Margin	14.0%	14.2%	14.1%	13.6%	13.3%	10.9%

1. Includes discontinued operations. See slide 26 for details.
2. Carried interest incentive compensation is related to funds that began recording carried interest expense in Q2 2013 and beyond.
3. Includes immaterial amount of discontinued operations.

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FOOTNOTES

Slide 8

1. Includes Trammell Crow Company for the period December 20, 2006 through December 31, 2006.
2. Other includes Development Services (1% in both 2006 and proforma 2013) and Other (1% in both 2006 and proforma 2013).
3. Capital Markets includes Sales (31% in 2006 and 16% in proforma 2013) and Commercial Mortgage Services (3% in 2006 and 4% in proforma 2013).
4. Contractual Revenues include GCS and Asset Services (14% in 2006 and 40% in proforma 2013; excludes associated sales and lease revenues, most of which are contractual), Global Investment Management (6% in 2006 and 7% in proforma 2013), and Appraisal & Valuation (7% in 2006 and 5% in proforma 2013).
5. Includes $9.4 million of discontinued operations for the twelve months ended December 31, 2013 and $690 million of proforma revenue from Norland which was acquired December 23, 2013.

Slide 10

1. Normalized EBITDA excludes merger-related and other non-recurring charges, gains/losses trading securities acquired in the Trammell Crow Company 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.
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. See discontinued operations below.
5. See discontinued operations below.
6. Includes CRES, ING REIM Asia and ING REIM Europe beginning July 1, October 3 and October 31, 2011, respectively.

Slide 14

1. Excludes global securities business.
2. As of April 30, 2014.
3. As of March 31, 2014.
4. Includes CRES, ING REIM Asia and ING REIM Europe beginning July 1, October 3 and October 31, 2011, respectively.

Slide 21

1. Includes $9.4 million of discontinued operations for the twelve months ended December 31, 2013 and $690 million of proforma revenue from Norland which was acquired December 23, 2013.

Discontinued Operations (Slides 10, 24 and 25)

- Under GAAP, the Company has historically classified most of its gains on dispositions of 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 us to report dispositions of real estate as income from discontinued operations.
- Revenue from discontinued operations which totaled: $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, $9.4 million for the year ended December 31, 2013 and $5.4 million for the twelve months ended March 31, 2014.
- EBITDA related to discontinued operations which totaled: $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, $7.9 million for the year ended December 31, 2013 and $3.5 million for the twelve months ended March 31, 2014.

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