CB Richard Ellis Group, Inc.

Investor Presentation

May 2008

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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 growth momentum in 2008, future operations and future financial performance. 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 current annual report on Form 10-K (in particular, “Risk Factors”) and our current quarterly report on Form 10-Q which are filed with the SEC and available at the SEC’s website (http://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.

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Global Leader in Commercial Real Estate Services

Leading Global Brand

- 100+ years
- 55 countries
- #1 in key cities in America, Europe and Asia Pacific

Broad Capabilities

- #1 commercial real estate brokerage
- #1 outsourcing
- #1 appraisal and valuation
- $42.2 billion in assets under management[1]
- #2 commercial mortgage brokerage
- $9.1 billion of development projects in process/pipeline[1]

Scale, Diversity and Earnings Power

- 2.3x nearest competitor
- Thousands of clients, 88% of Fortune 100
- Q1 2008 TTM revenue of $6.1 billion
- Q1 2008 TTM normalized EBITDA of $968.0 million[2,3]

1. As of March 31, 2008
2. Normalized EBITDA excludes merger-related charges, integration costs related to acquisitions, and the write down of an impaired investment.
3. Q1 2008 TTM normalized EBITDA includes $55.2 million of net gains from Development services activities, which cannot be recognized under purchase accounting rules.

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2008 Milestones

FORTUNE	First commercial real estate services company in the Fortune 500; Ranked #404
BusinessWeek	Ranked #11 among 50 "Best-in-Class" companies
CPN	World's Most Powerful Brokerage Firm
National Real Estate Investor	World's Top Brokerage and Property Management Firm
The Lipsey Company	#1 brand for seven consecutive years
Estates gazette	Property Advisor of the Year
2008 The Global Outsourcing 100 IAOP	One of the world's leading outsourcing companies
Real Estate Forum	#1 Brokerage and Capital Markets Firm
Energy Star Award 2008 Partner of the Year	U.S. EPA 2008 ENERGY STAR Partner of the Year
Companies That Care Honor Roll 2008	Named to "Companies that Care" 2008 Honor Roll

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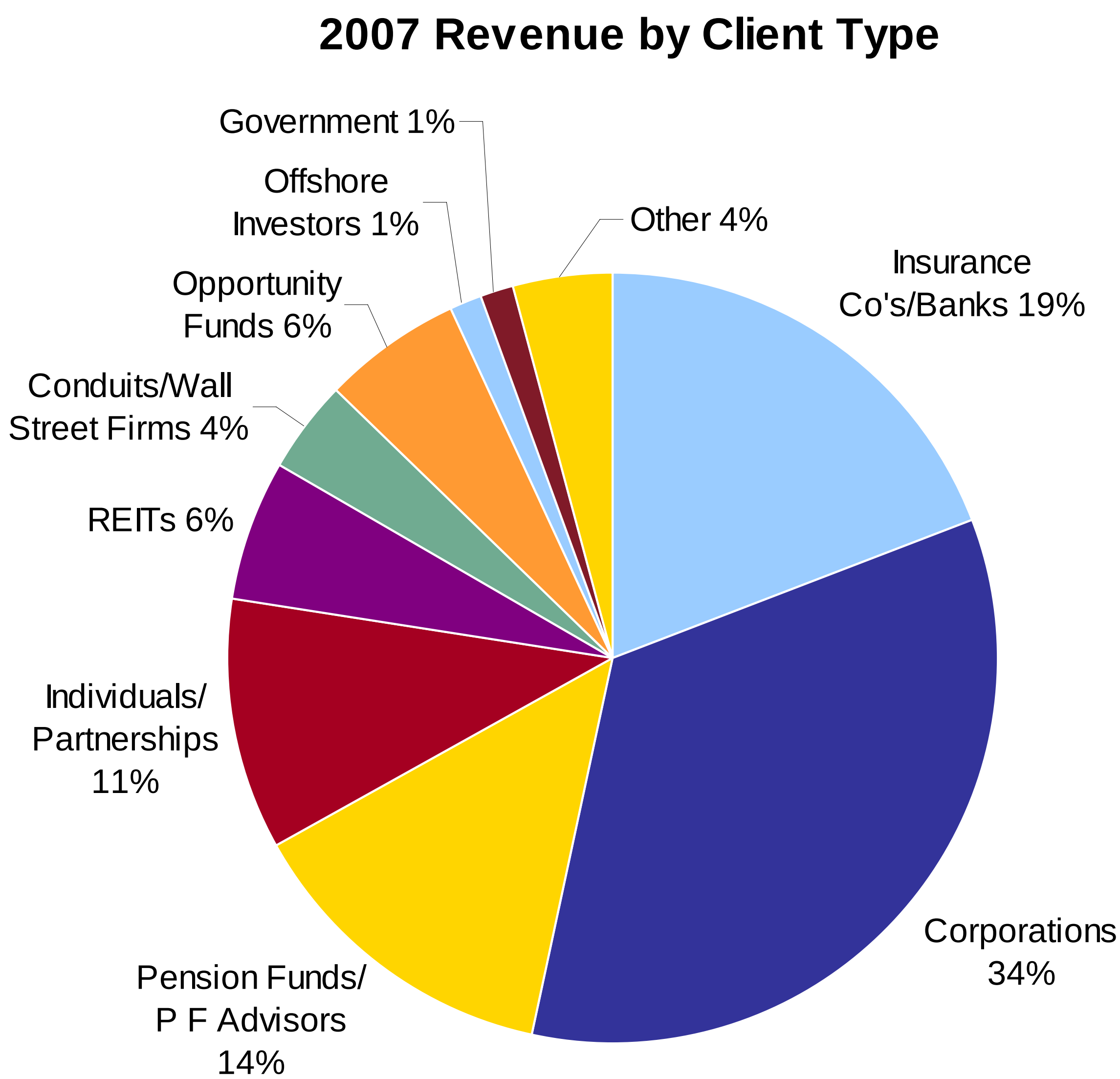
Diverse Client Base



Diversified revenue spread across broad base of clients with no concentration.

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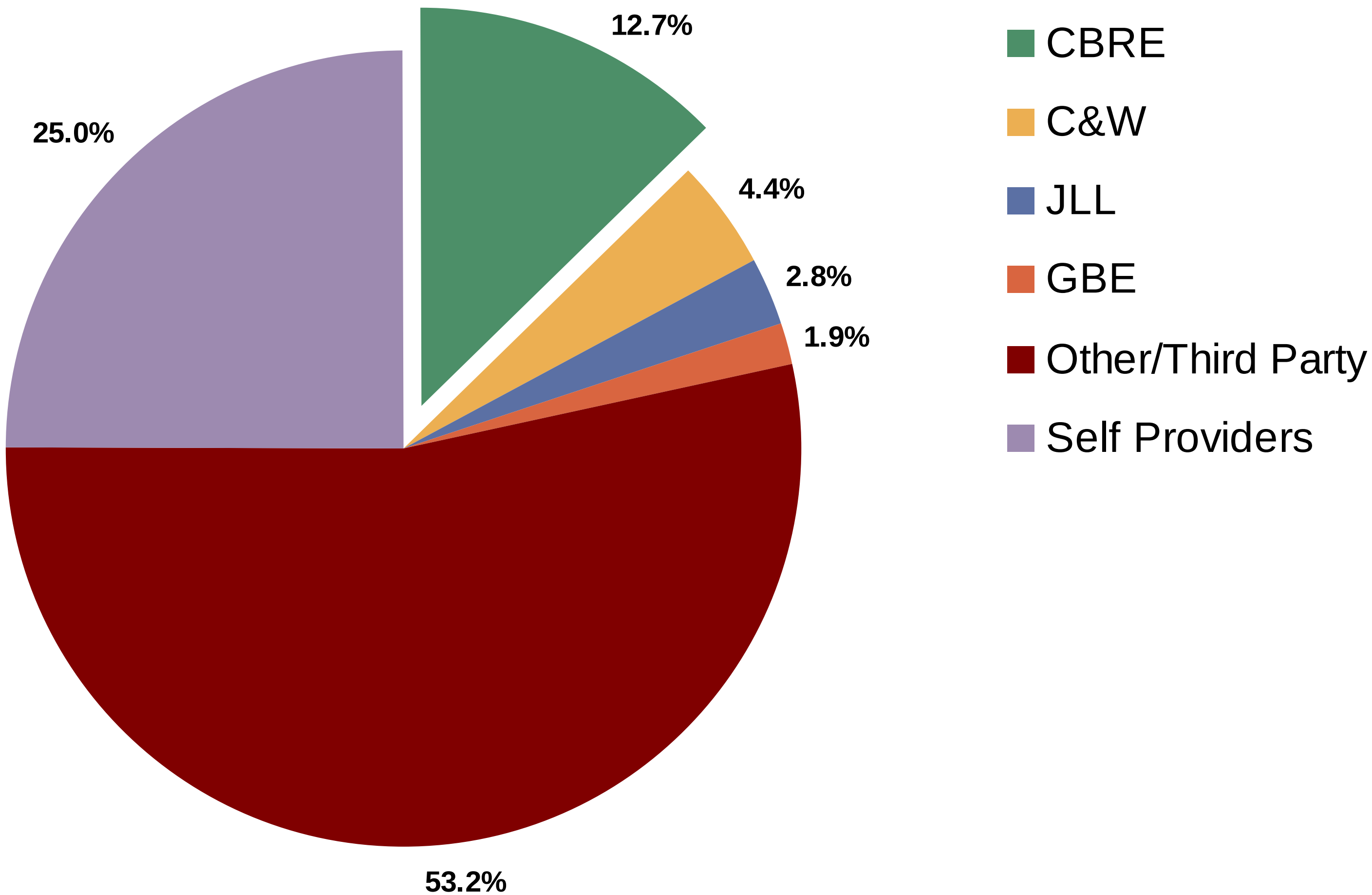
#1 Position in a Fragmented Market

$27 Billion U.S. Commercial Real Estate Market(1)



- Large and growing market—4.2% CAGR 1997-2007
- Highly fragmented—top four firms have 21.8% market share

Source: 2007 external public filings and CBRE management estimates as of December 31, 2007
(1) Excludes global investment management and development services

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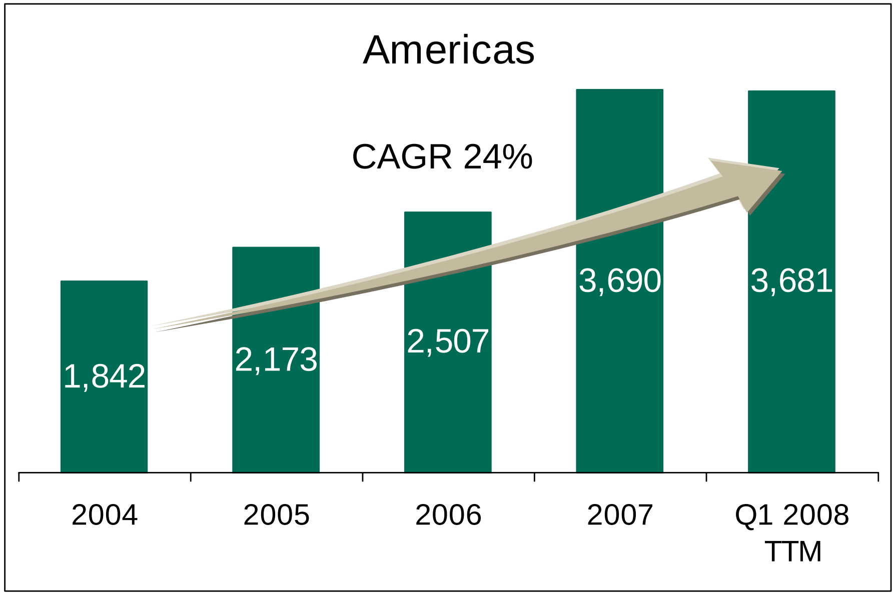
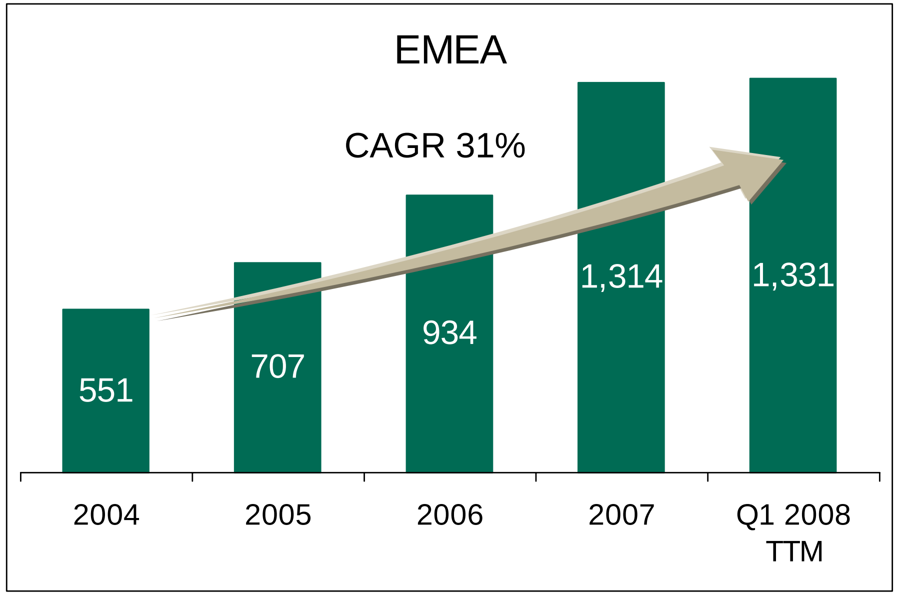
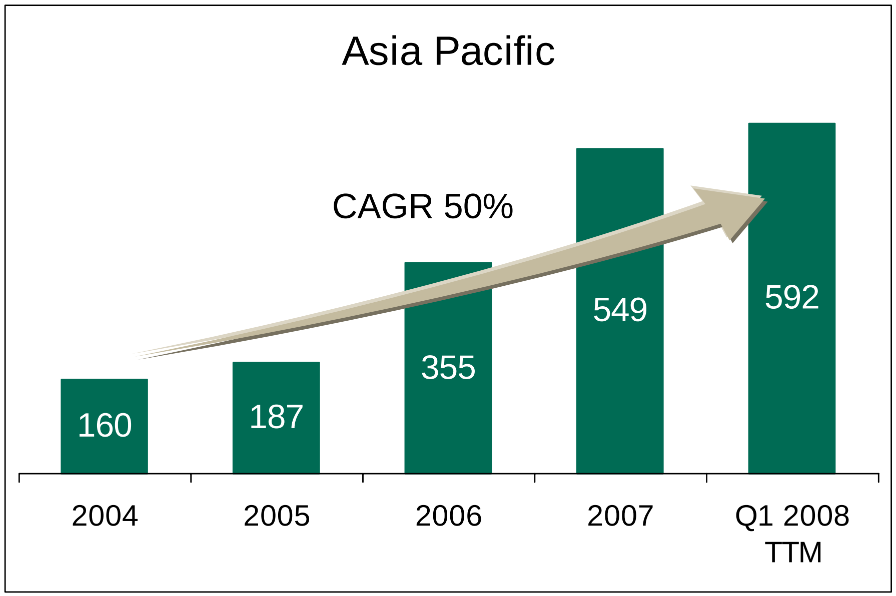
Segment Revenue Performance[1]

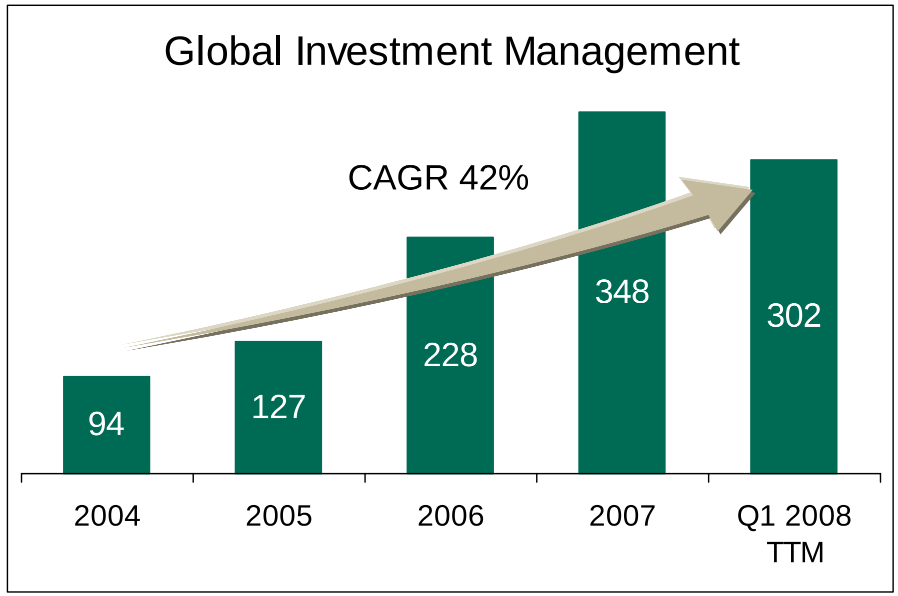
($ in millions)

Strong Growth Across All Segments









1. Excludes development services segment.

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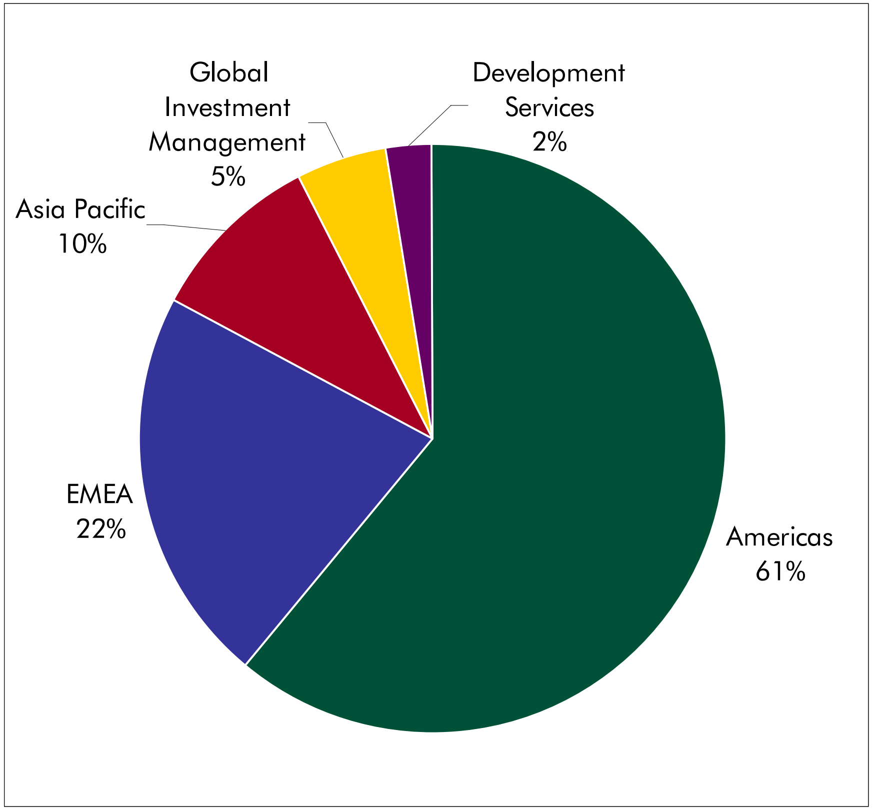
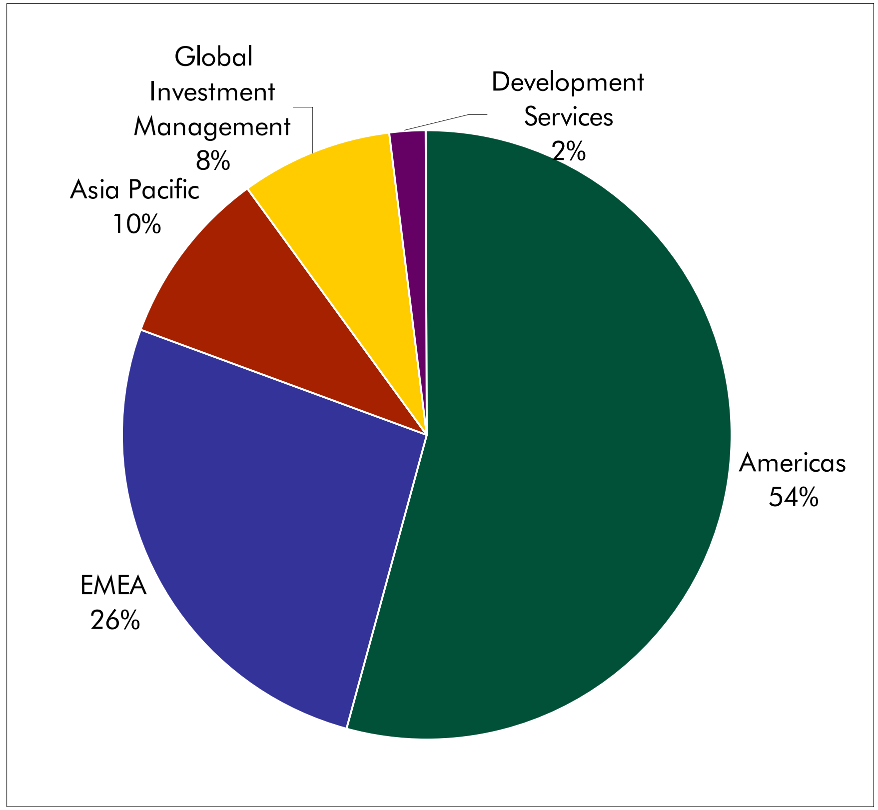
Segment Contribution

Q1 2008 TTM
Revenue



Q1 2008 TTM
Normalized EBITDA[1]



1. Normalized EBITDA excludes merger-related charges, integration costs related to acquisitions, and the write down of an impaired investment.

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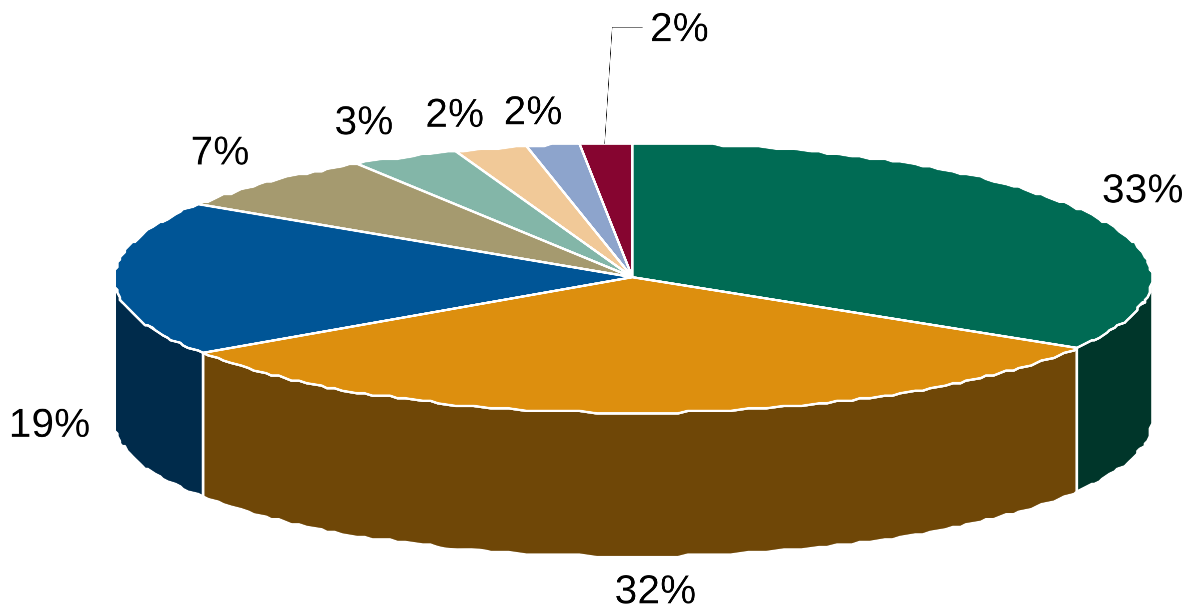
Q1 2008 Revenue Breakdown



($ in millions)	2008	2007	% Change
	Three months ended March 31,		
Property & Facilities Management	**413.2**	307.8	34
Leasing	**394.5**	328.5	20
Sales	**227.9**	339.0	-33
Appraisal & Valuation	**87.1**	80.0	9
Investment Management	**41.0**	87.9	-53
Development Services	**26.2**	14.6	79
Commercial Mortgage Brokerage	**21.9**	40.5	-46
Other	**19.1**	15.6	22
Total	**1,230.9**	1,213.9	1

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US Market Statistics

	US Vacancy				US Absorption Trends (in millions of square feet)			
	2006	**2007**	**2008 PF**	**2008 CF**	**2006**	**2007**	**2008 PF**	**2008 CF**
Office	12.6%	12.6%	13.7%	14.7%	79.8	56.1	13.6	-5.2
Industrial	9.4%	9.4%	9.9%	10.2%	208.0	160.7	94.0	47.6
Retail	8.2%	9.2%	8.7%	9.3%	10.1	13.3	12.0	18.8

Source: TWR Outlooks Summer 2008 – preliminary data
Note: PF is prior forecast from Q4 2007 earnings call. CF is current forecast

Cap Rates Remain Steady At Lower Volumes

	1Q07	4Q07	1Q08
Office			
Volume ($B)	34.2	27.7	13.1
Cap Rate	6.7%	6.5%	6.9%
Industrial			
Volume ($B)	10.9	9.8	7.1
Cap Rate	6.9%	7.4%	7.1%
Retail			
Volume ($B)	18.6	11.0	6.5
Cap Rate	6.7%	6.7%	6.9%

Source: RCA April 2008

Cap Rate Growth

2008 / 2009 F
+60 to100 bps
+60 to 80 bps
+20 to 60 bps

Source: TWR est

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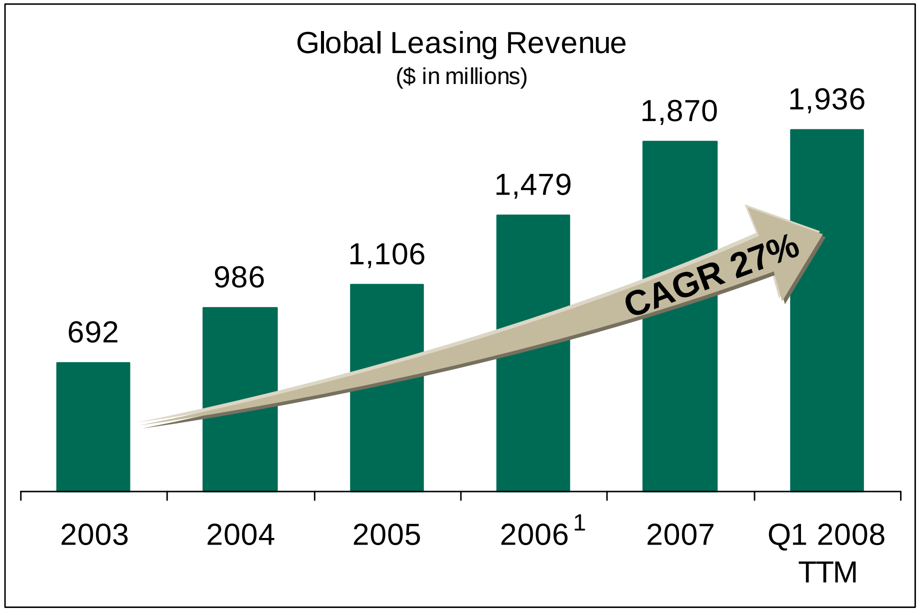
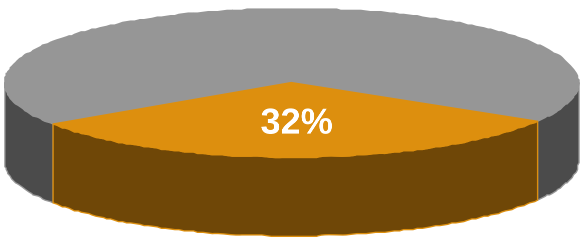
Leasing



Leasing % of Q1 2008 Total Revenue



Q1 2008 Business Update

- **Leasing results were strong globally**
- **In U.S., rational levels of new construction in 2008 should support continued increase in rents, albeit at a slower pace**
- **Trends in vacancy and absorption reflect softness in U.S. and European economies**
- **Asia remained strong with low vacancy rates in major CBDs although pace of rental increases has slowed**

1. Includes Trammell Crow Company's revenue for the period from the 12/20/2006 acquisition date through 12/31/2006.

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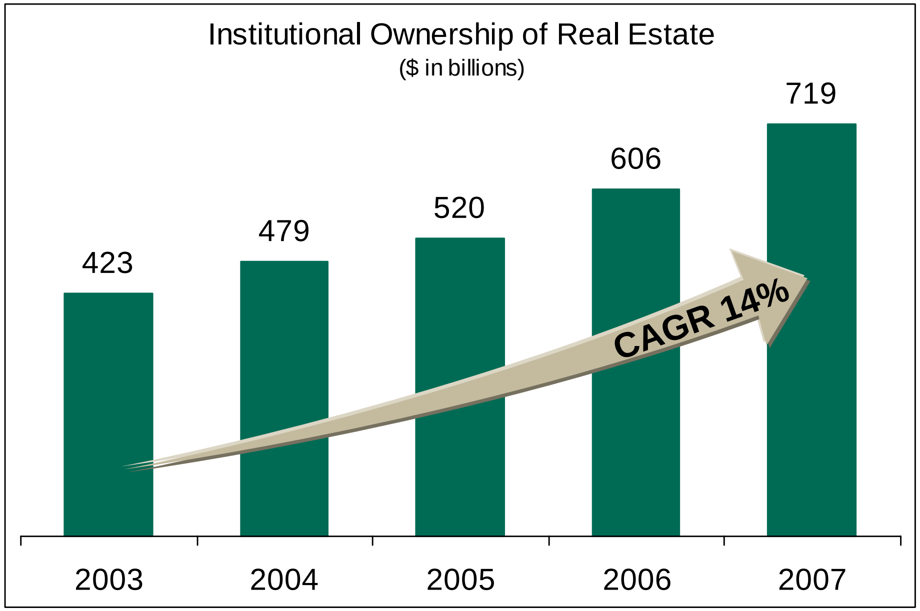
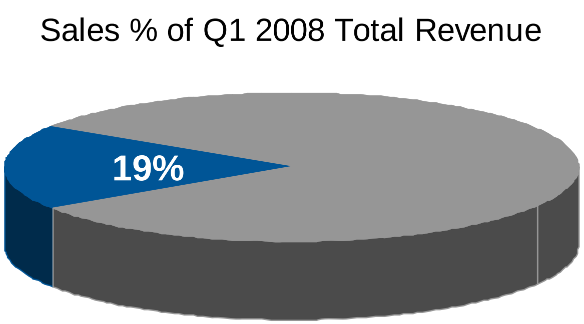
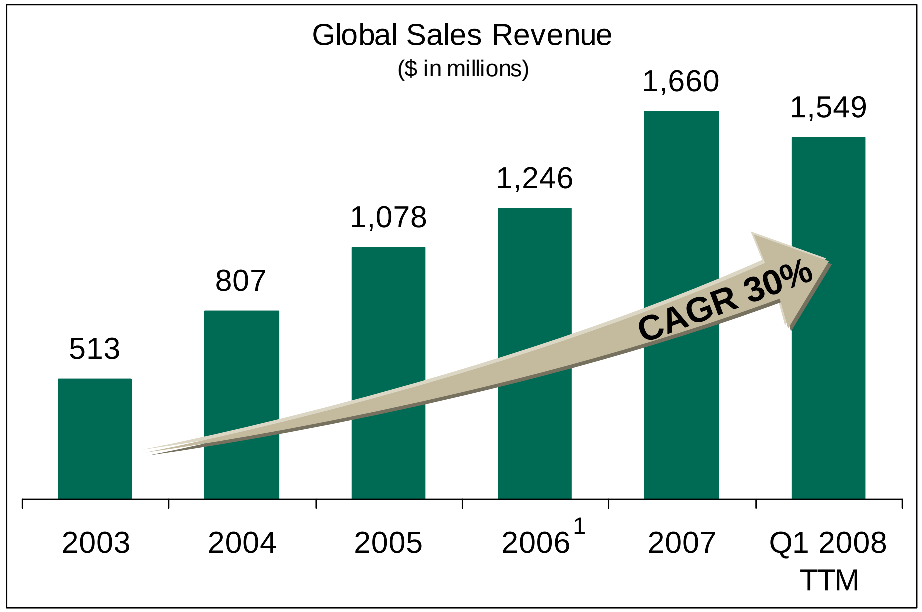


Q1 2008 Business Update

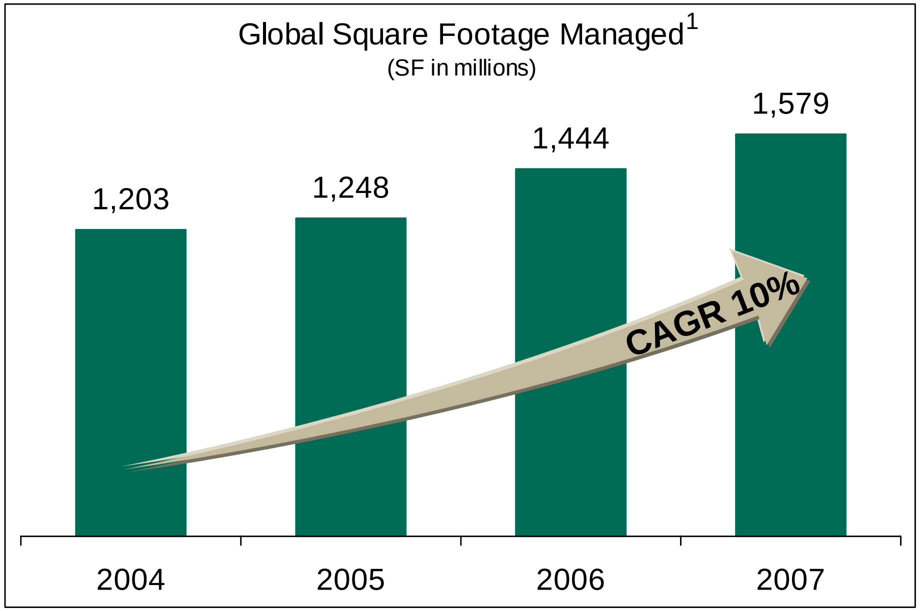
- **Ongoing challenges in credit markets impacted sales in the Americas and EMEA**
- **Asia showed stability in Q1 but investment sentiment is softening in several markets**
- **Continued high level of capital allocation to real estate**
- **Lower interest rates support cap rates**



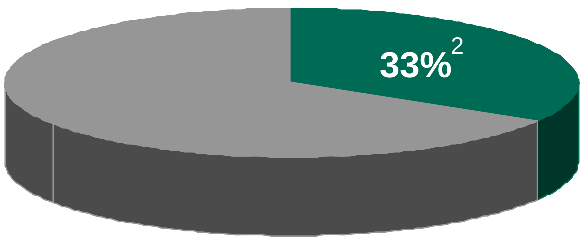


1. Includes Trammell Crow Company's revenue for the period from the 12/20/2006 acquisition date through 12/31/2006.

Outsourcing Services



Outsourcing % of Q1 2008 Total Revenue



- **Global property and facilities management**
- **Global project management**
- **Global corporate services**

88 of the Fortune 100

1. Represents combined data for CBRE and TCC; does not include joint ventures and affiliates.
2. Management fees include property management, facilities management and project management fees. Does not include transaction revenue associated with outsourcing activities.

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#1 Provider Of Every Outsourced Real Estate Service

Transaction Management	Project Management	Property and Facilities	Consulting
▪ Global execution of transactions with a portfolio-wide focus ▪ Optimize portfolio ▪ Lease administration services ▪ Multiple-transaction focus	▪ Full service outsourcing ▪ Program management ▪ One-off integrated transaction management/ project management ▪ Moves, adds, changes	▪ Sourcing and procurement ▪ Operations and maintenance ▪ Energy services ▪ Health, safety and security ▪ Environmental sustainability	▪ Organizational design ▪ Portfolio optimization ▪ Workplace strategy ▪ Land use analysis and strategy ▪ Fiscal and economic impact analysis
▪ **5,300 brokers worldwide** ▪ **$264 billion in transactions**	▪ **2,500 project managers** ▪ **$3 billion capex managed**	▪ **6,000 professionals** ▪ **1.9 BSF under management*** ▪ **$20 billion opex under management**	▪ **200+ global consultants**

* Including affiliates

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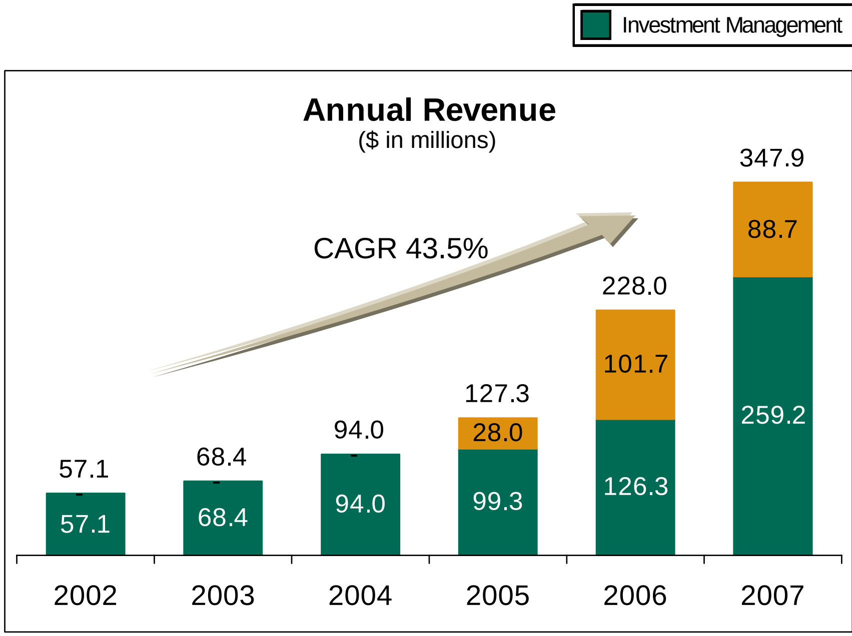
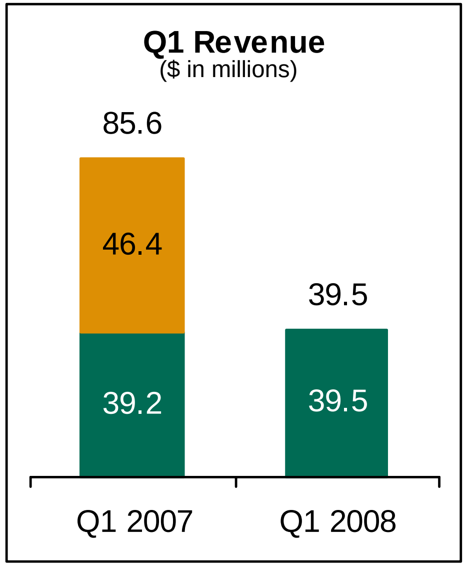
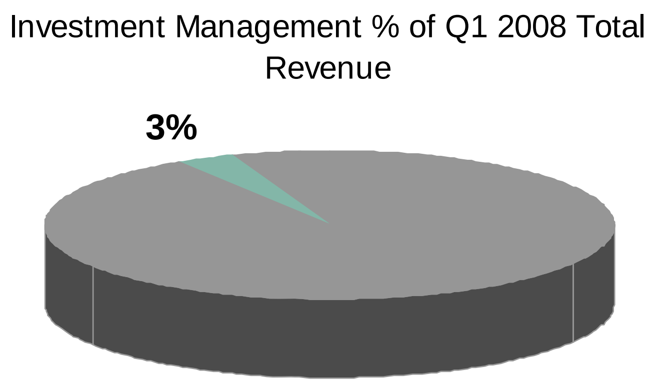
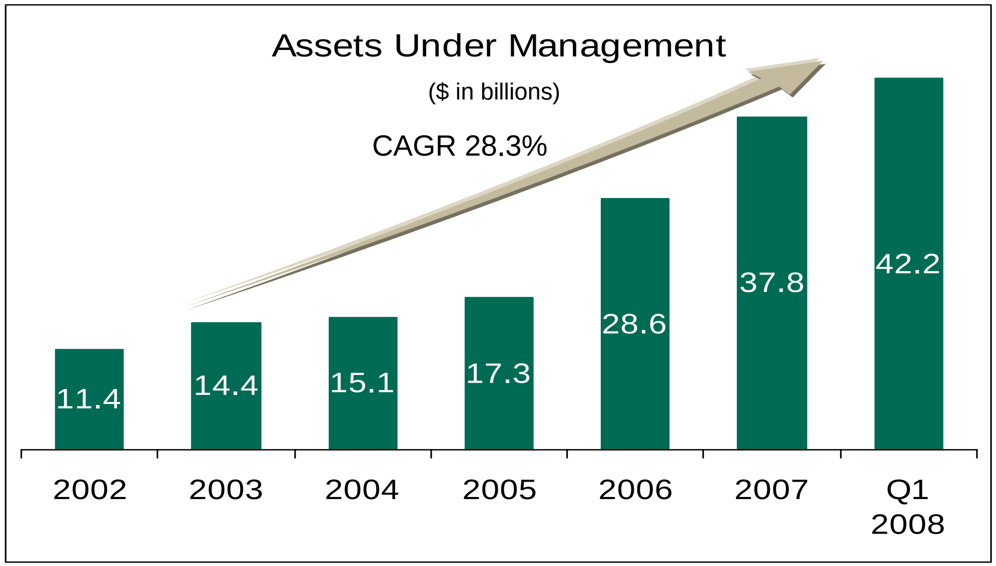
Global Investment Management





CBRE's co-investments totaled $112 million at the end of March 2008.





Combination with CBRE platform creates competitive advantage

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Global Investment Programs

Description	Q1 2008 Statistics	Typical Fee Structure
Separate Accounts	▪ $20.4 billion of assets under management *(5% growth over Q1 2007)*	▪ Management fees ▪ Transaction fees ▪ Incentive fees
Sponsored Funds	▪ $16.8 billion of assets under management *(98% growth over Q1 2007)*	▪ Management fees ▪ Transaction fees ▪ LP profits ▪ Carried Interest
Unlisted Securities	▪ $3.0 billion of assets under management *(114% growth over Q1 2007)*	▪ Management fees ▪ Incentive fees
Listed Securities	▪ $2.0 billion of assets under management *(67% growth over Q1 2007)*	▪ Management fees ▪ Incentive fees

Geography/Strategy	Assets Under Management ($ in billions)	%
North America	21.1	50
Europe	13.7	32
Asia Pacific	2.4	6
Total Direct	37.2	88
Total Indirect	5.0	12
Total	42.2	100

- Assets Under Management = $42.2 billion*
- 38% Growth over Q1 2007

* As of March 31, 2008

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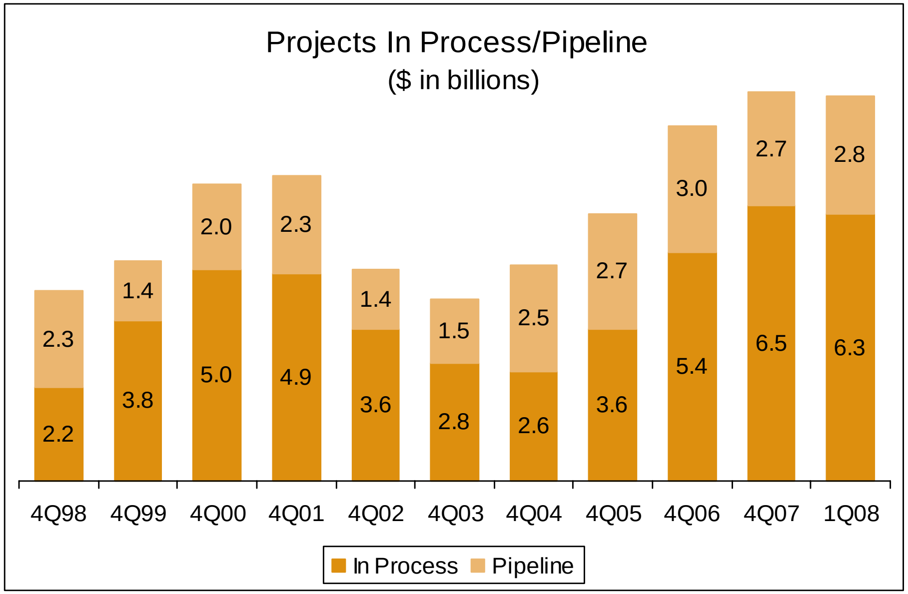
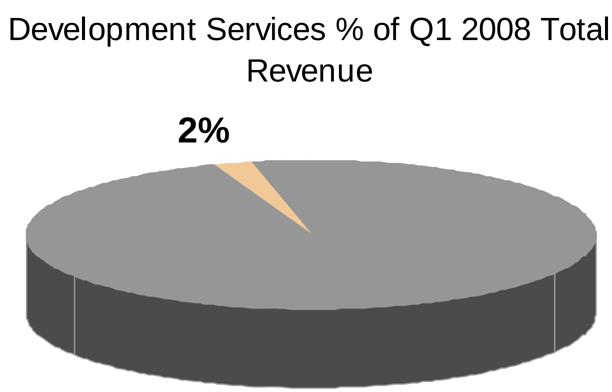
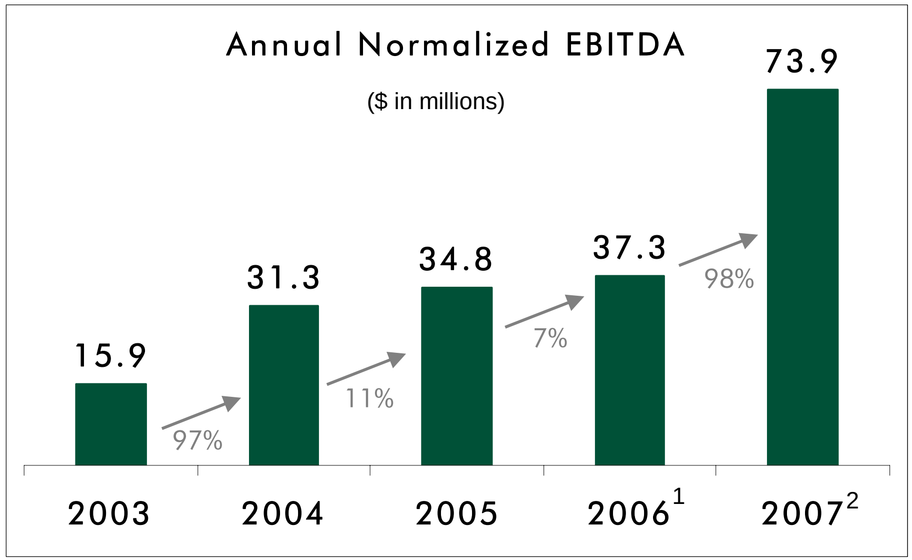
Development Services



- Develops properties for user / investor clients on a fee and / or co-investment basis
- $151 million co-invested at quarter end
- $7 million in recourse debt to CBRE





1. Includes Trammell Crow Company's operations prior to the acquisition on 12/20/06.
2. Reflects full year pro-forma results for Development Services, including the impact of 2007 gains ($61.6 million), which cannot be recognized under purchase accounting rules.

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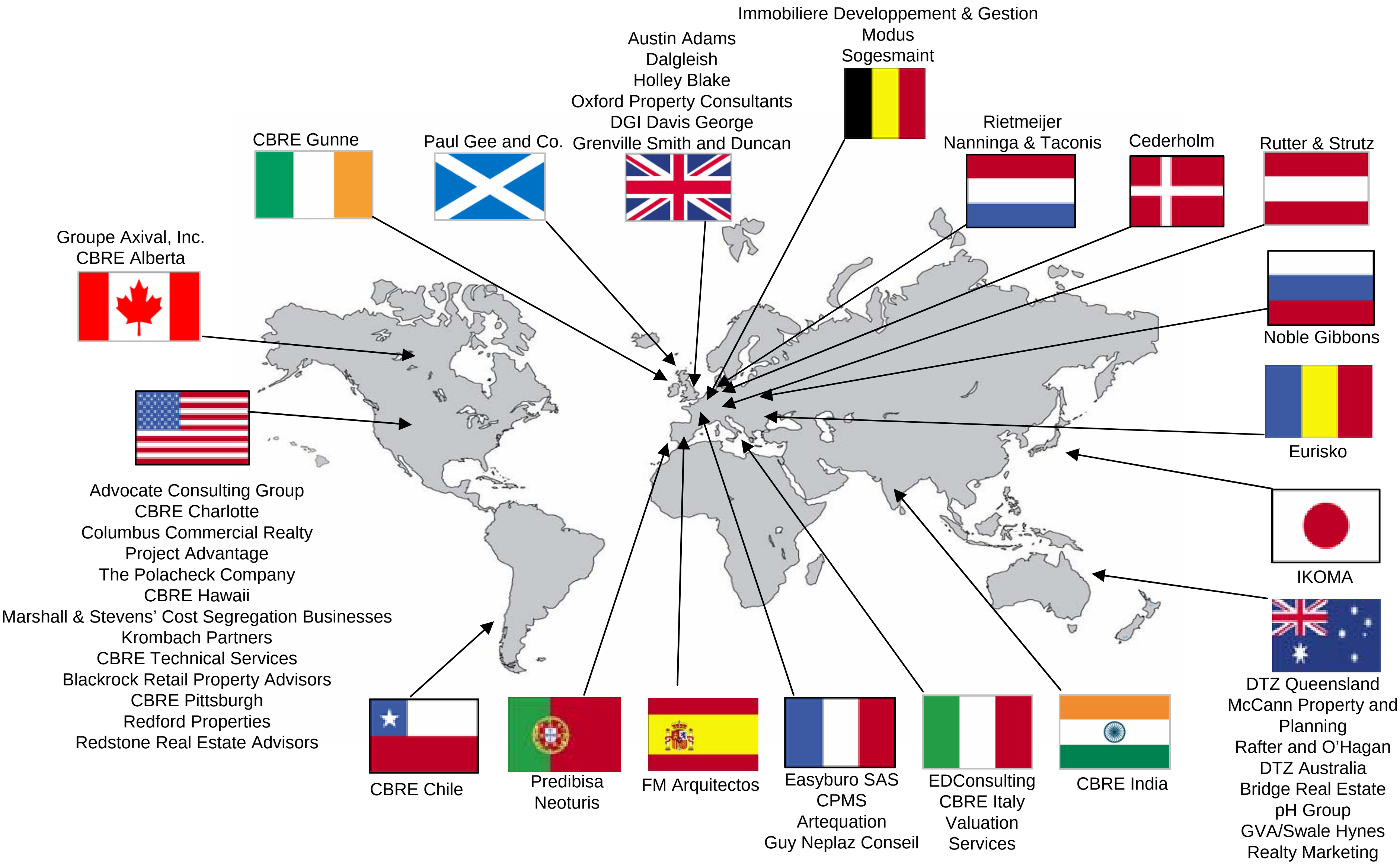
In-fill acquisitions 2005 - present



- 52 acquisitions completed for an aggregate purchase price of approximately $474 million.
- Estimated associated annual revenue of approximately $650 million, which includes the consolidation of the now majority owned IKOMA and CBRE India.
- EBITDA margins expected to be consistent with CBRE margins upon full integration

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Financial Overview

Q1 2008 Performance Highlights

Revenue	$1.2 billion	$17.0 million or 1% higher than prior year quarter
Net Income	GAAP $20.5 million	$8.5 million or 71% higher than prior year quarter
	Adjusted $31.7 million	$33.3 million or 51% lower than prior year quarter
EPS[1]	GAAP $0.10	Increased 100% as compared to $0.05 for prior year quarter
	Adjusted $0.15	Decreased 44% as compared to $0.27 for prior year quarter
EBITDA	$88.5 million	$4.2 million or 5% higher than prior year quarter
Normalized EBITDA[2]	$104.6 million	$57.3 million or 35% lower than prior year quarter

1. All EPS information is based upon diluted shares.
2. Normalized EBITDA excludes merger-related charges, integration costs related to acquisitions, loss on trading securities acquired in the TCC acquisition, and the write down of an impaired investment.

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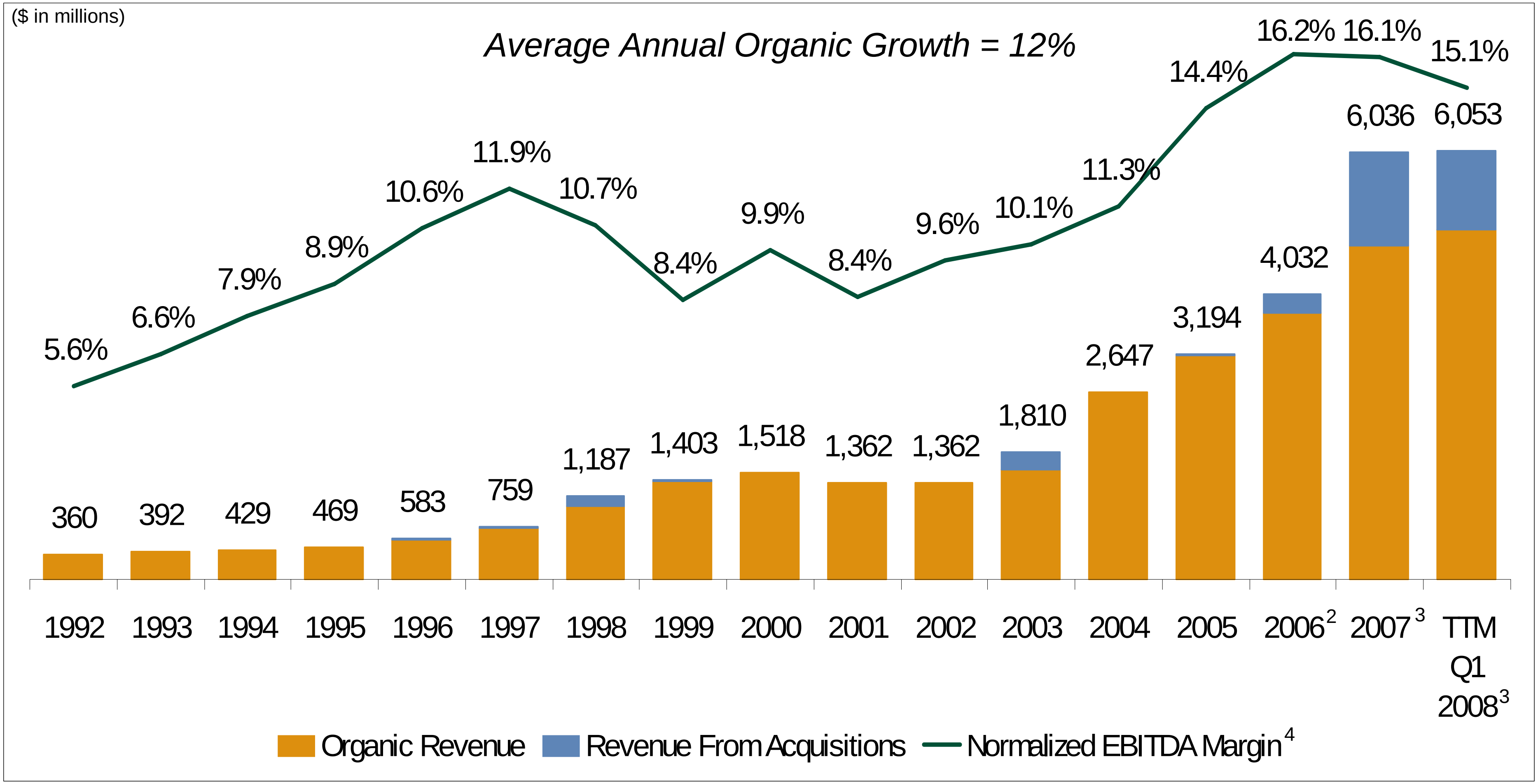
Consistent Long Term Growth[1]



TTM Q1 2008 Pro Forma EBITDA Margin = 16%[5]

Target EBITDA Margin = 20%

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 TCC activity for the period December 20, 2006 through December 31, 2006.
3. Includes revenue from discontinued operations, which totaled $2.1 million for the three and twelve months ended December 31, 2007.
4. Normalized EBITDA margin excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and gains/losses on trading securities acquired in the TCC acquisition and the write-down of an impaired investment.
5. Pro forma EBITDA margin adjusts for $55.2 million of net gains from Development Services activities, which cannot be recognized under purchase accounting rules.

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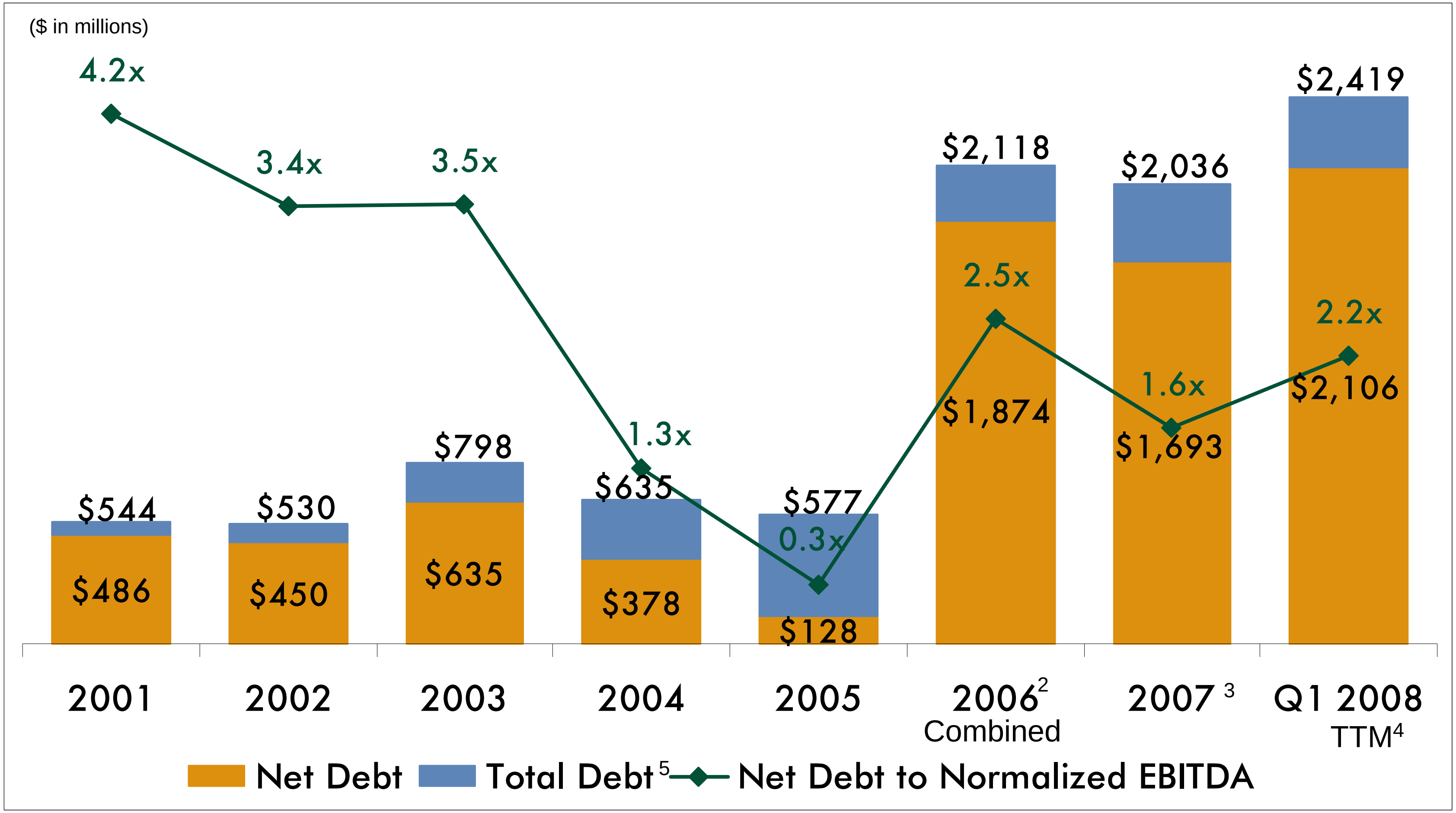
Debt Highlights



Normalized EBITDA:[1]	$115	$131	$183	$300	$461	$759	$1,032	$968

1. Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO related compensation expense, gains/losses on trading securities acquired in the TCC acquisition and the write-down of an impaired investment.
2. 2006 combined normalized EBITDA includes $106.8 million for TCC for the period January 1, 2006 through December 20, 2006.
3. 2007 normalized EBITDA includes $61.6 million of development services gains, which cannot be recognized under purchase accounting rules.
4. Q1 2008 TTM normalized EBITDA includes $55.2 million of net gains from Development services activities, which cannot be recognized under purchase accounting rules.
5. Total debt excludes non-recourse debt.

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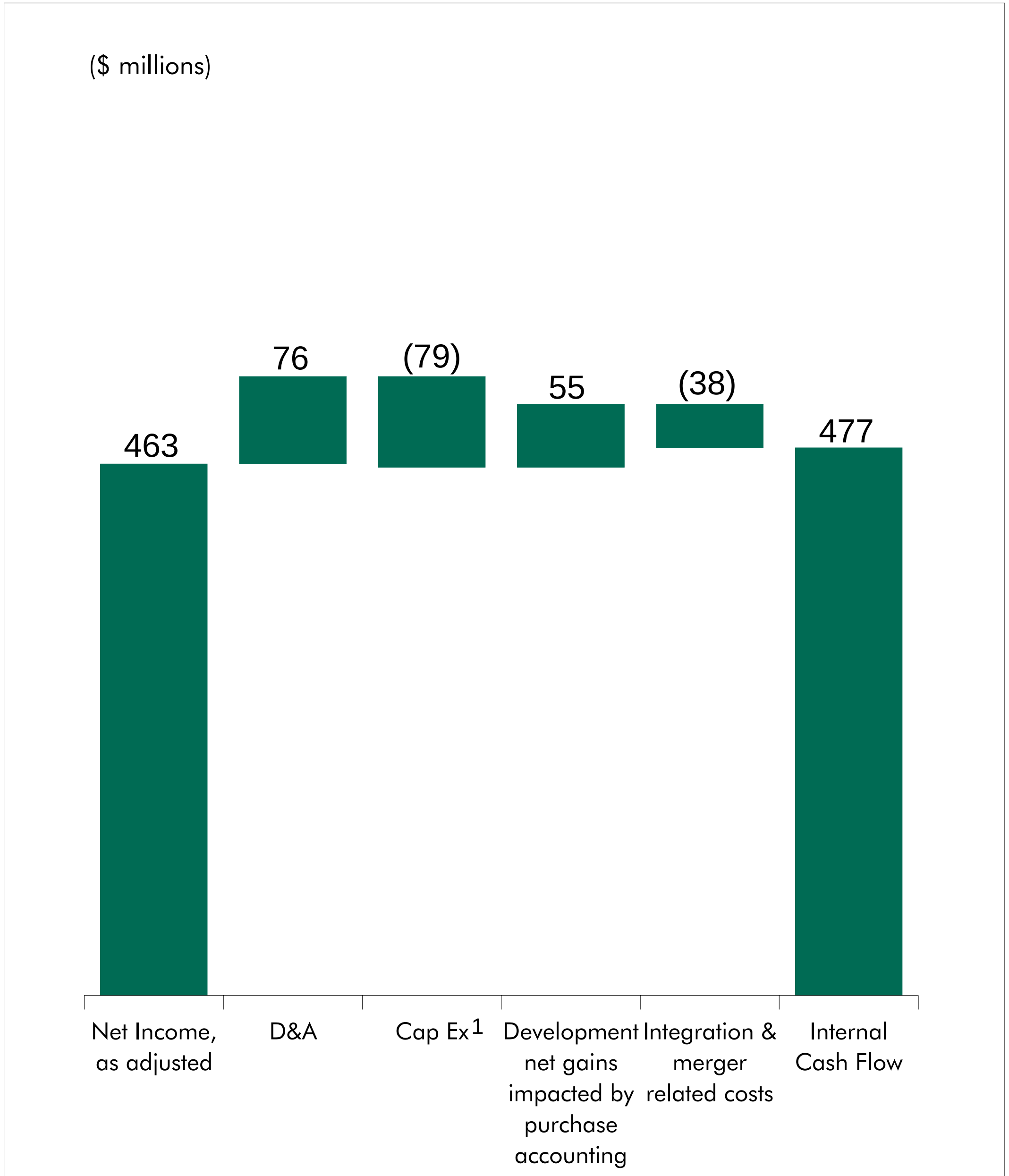
Q1 2008 TTM Normalized Internal Cash Flow



1. Represents capital expenditures, net of concessions

- Strong cash flow generator
- Low capital intensity
- Utilization of internal cash flow
  - Co-investment activities
  - Development
  - In-fill acquisitions
  - Debt reduction
  - Share repurchases

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Key Investment Points

- Uniquely positioned to thrive in tough market
  - Most diversified revenue base (geography and services)
  - Strong balance sheet
  - Variable cost structure
  - Strong cash flow generation
- Opportunity to gain share / grow
  - Cross selling
  - Industry consolidation
  - Acquisition opportunities
  - Attracting and retaining talent

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GAAP Reconciliation Tables

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

($ in millions)	TTM Q1 2008 Consolidated[1]	Americas	EMEA	Asia Pacific	Global Investment Management	Development Services[1]
Normalized EBITDA	$ 912.8	$ 495.2	$ 239.2	$ 87.1	$ 72.8	$ 18.5
Less						
Merger-related charges	25.1	23.8	1.2	-	-	0.1
Integration costs related to acquisitions	38.6	36.6	1.9	0.1	-	-
Write-down of impaired investment	10.6	10.6	-	-	-	-
EBITDA	838.5	424.2	236.1	87.0	72.8	18.4
Add:						
Interest Income	27.2	11.8	7.4	0.9	1.2	5.9
Less						
Depreciation and amortization	110.2	72.4	12.6	6.9	3.0	15.3
Interest expense	165.8	134.9	1.2	3.7	3.0	23.0
Royalty and management service (income) expense	-	(31.3)	21.6	8.1	1.6	-
Provision (benefit) for income taxes	190.7	107.6	45.3	25.0	17.3	(4.5)
Net income (loss)	$ 399.0	$ 152.4	$ 162.8	$ 44.2	$ 49.1	$ (9.5)
Revenue	6,053.3	3,681.3	1,331.4	592.1	301.8	146.7
Normalized EBITDA Margin	15.1%	13.5%	18.0%	14.7%	24.1%	12.6%

Notes:

1. Includes activity related to discontinued operations for the three months ended December 31, 2007, including interest income of $0.01 million, depreciation and amortization of $0.4 million, interest expense of $1.8 million and provision for income taxes of $1.6 million.

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Reconciliation of Net Income to Net Income, As Adjusted

($ in millions)	Three Months Ended March 31, 2008	Three Months Ended March 31, 2007
Net income	$ 20.5	$ 12.0
Amortization expense related to net revenue backlog, incentive fees, and customer relationships acquired, net of tax	1.7	6.4
Integration costs related to acquisitions, net of tax	3.3	7.3
Write-down of impaired investment, net of tax	6.2	-
Loss on trading securities acquired in the Trammell Crow Company acquisition, net of tax	-	20.2
Merger-related charges, net of tax	-	19.1
Net income, as adjusted	$ 31.7	$ 65.0
Diluted income per share, as adjusted	$ 0.15	$ 0.27
Weighted average shares outstanding for diluted income per share	207,730,837	236,932,240

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Reconciliation of Normalized EBITDA to EBITDA to Net Income

($ in millions)	Three Months Ended March 31, 2008	Three Months Ended March 31, 2007
Normalized EBITDA	$ 104.6	$ 161.9
Adjustments:		
Integration costs related to acquisitions	5.5	12.1
Write down of impaired investment	10.6	-
Loss on trading securities acquired in the Trammell Crow Company acquisition	-	33.7
Merger-related charges	-	31.8
EBITDA	88.5	84.3
Add:		
Interest income	5.2	7.0
Less:		
Depreciation and amortization	23.8	27.3
Interest expense	43.0	42.0
Provision for income taxes	6.4	10.0
Net income	20.5	12.0
Revenue	$ 1,230.9	$ 1,213.9
Normalized EBITDA Margin	8.5%	13.3%

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

	Year Ended December 31,				
($ in millions)	2007	2006	2005	2004	2003
Normalized EBITDA	$ 970.1	$ 652.5	$ 461.3	$ 300.3	$ 183.2
Less:					
Merger-related charges	56.9	-	-	25.6	36.8
Integration costs related to acquisitions	45.2	7.6	7.1	14.4	13.6
Loss (gain) on trading securities acquired in the Trammell Crow Company acquisition	33.7	(8.6)	-	-	-
One-time compensation expense related to the initial public offering	-	-	-	15.0	-
EBITDA	834.3	653.5	454.2	245.3	132.8
Add:					
Interest income[1]	29.0	9.8	9.3	4.3	3.8
Less:					
Depreciation and amortization[2]	113.7	67.6	45.5	54.9	92.8
Interest expense[3]	164.8	45.0	54.3	65.4	71.3
Loss on extinguishment of debt	-	33.8	7.4	21.1	13.5
Provision (benefit) for income taxes[4]	194.3	198.3	138.9	43.5	(6.3)
Net income (loss)	$ 390.5	$ 318.6	$ 217.3	$ 64.7	$ (34.7)
Revenue	6,036.3	4,032.0	3,194.0	2,547.1	1,810.1
Normalized EBITDA Margin	16.1%	16.2%	14.4%	11.3%	10.1%

Notes:

1. Includes interest income related to discontinued operations of $0.01 million for the year ended December 31, 2007.

2. Includes depreciation and amortization related to discontinued operations of $0.4 million for the year ended December 31, 2007.

3. Includes interest expense related to discontinued operations of $1.8 million for the year ended December 31, 2007.

4. Includes provision for income taxes related to discontinued operations of $1.6 million for the year ended December 31, 2007.

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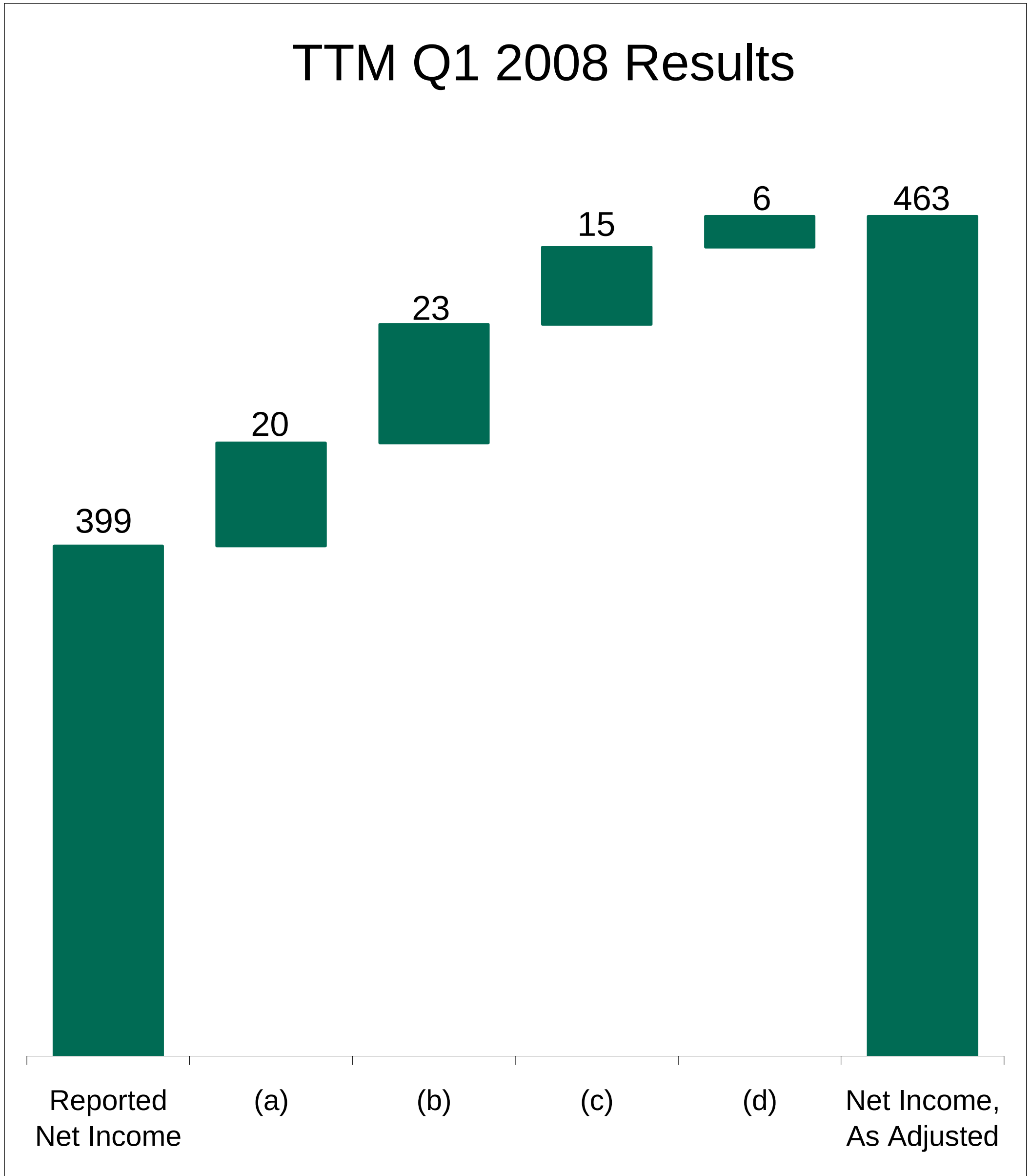
Reconciliation of Net Income to Net Income, As Adjusted



(a) Amortization expense related to net revenue backlog, incentive fees and customer relationships acquired[1]

(b) Integration costs related to acquisitions[1]

(c) Merger-related charges[1]

(d) Write-down of impaired investment[1]

1. Net of tax.