



An Australian Government Initiative

NCOS CARBON NEUTRAL PROGRAM

PUBLIC DISCLOSURE SUMMARY

**CB Richard Ellis Pty Ltd
(and related bodies corporate)**

1. ORGANISATION AND PRODUCT INFORMATION

Organisation Name: CB Richard Ellis Pty Ltd

Disclosure Period: From: 1st January 2010 to: 31 December 2010

Date of most recent verification: June 2011

Carbon Neutral Disclosure Type:

- a. Organisation ☒
- b. Product ☐

2. ORGANISATION DESCRIPTION

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2010 revenue). The Company has approximately 31,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; research and consulting. Please visit our Web site at www.cbre.com.

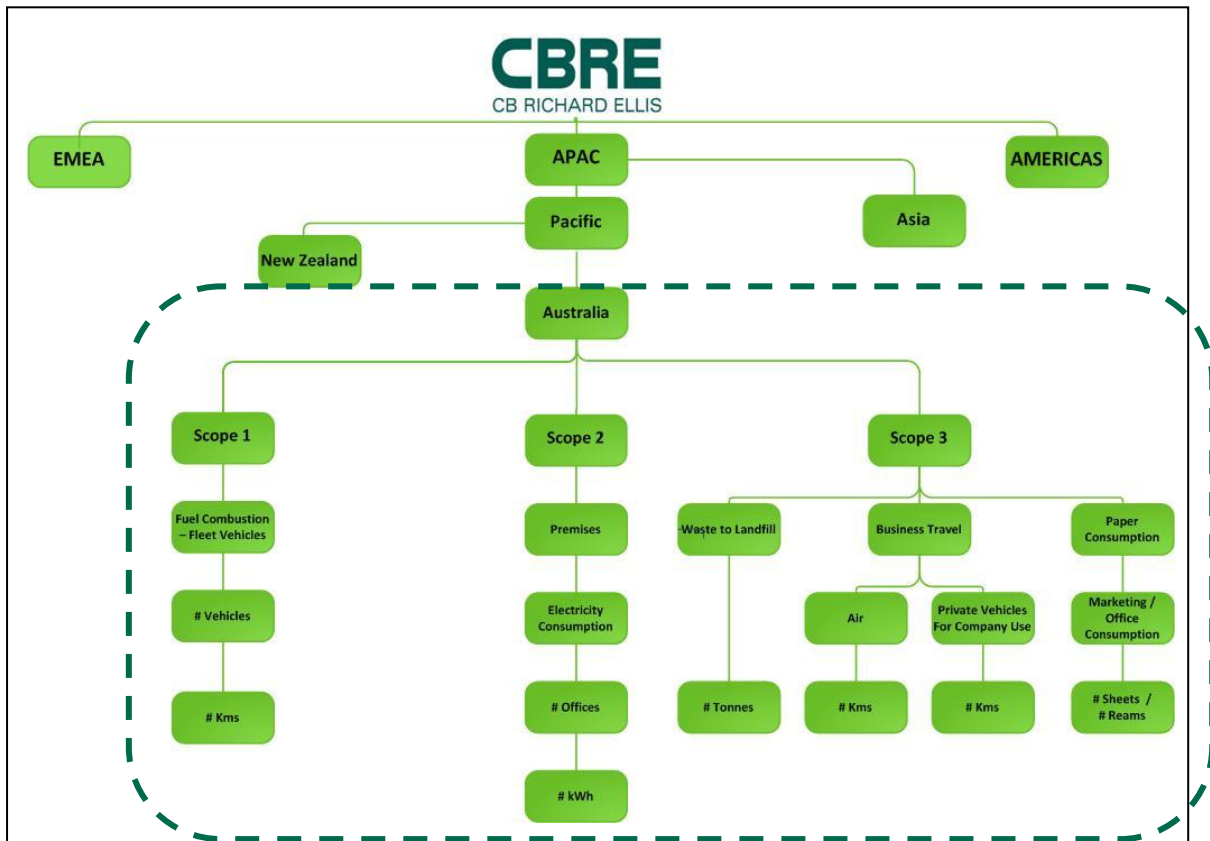
CB Richard Ellis Group, Inc manages a global business through a number of regions. The Pacific region consists of Australia and New Zealand and is managed from a head office in Sydney, Australia. Sustainability and carbon issues for the Pacific are managed by a regional Head of Sustainability (Pacific) who communicates regularly with the global CBRE Sustainability practice group and participates in the global "Toward a Greener Tomorrow" Steering Committee which oversees the process of CBRE achieving carbon neutrality.

The CBRE NCOS certification application refers only to CBRE's Australian operations. Our GHG Inventory is therefore based upon emissions sources within the Australian geographic boundary. The organisational boundary is described in the diagram below & Appendix A.

Whilst CBRE's organisational carbon footprint is relatively small, we regard our biggest impact as being our ability to influence the activities of our clients. We are committed to sustainability and driving improvements in the way buildings are built, leased, managed, occupied and sold. CBRE offers a comprehensive range of services to assist clients in developing and maintaining a sustainable approach to property management and operations. We seek to establish deep and lasting partnerships with our clients to enhance the efficiency of their buildings, reduce their environmental footprints and operating costs, and ultimately, add value to their business.

If you wish to discuss this document, or any sustainability related matters, please contact:

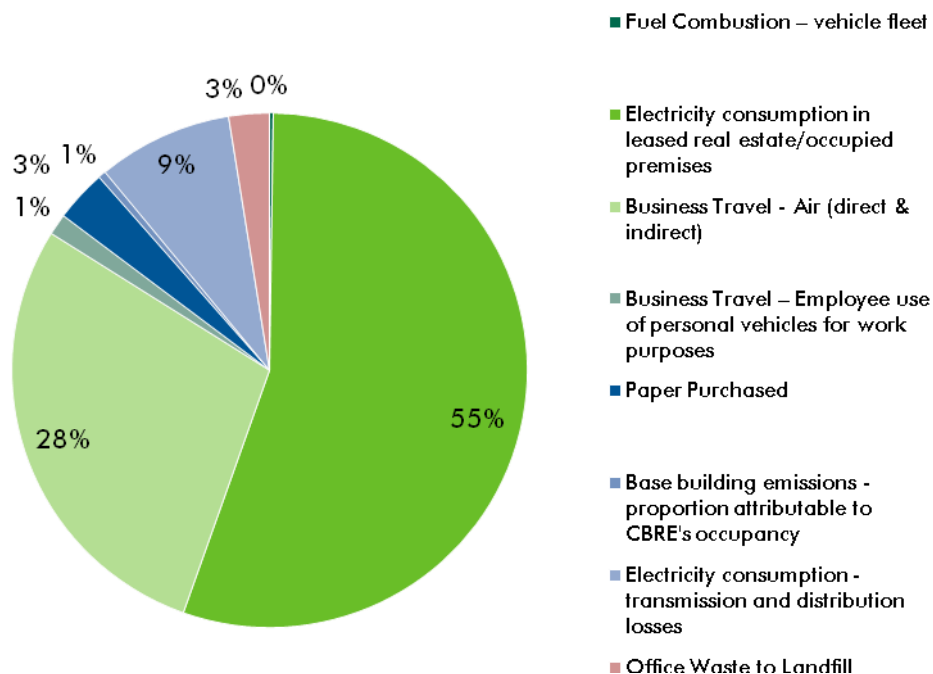
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CBRE boundary for NCOS reporting

Emissions sources for CBRE's Australian operations are described in the diagram below.

CBRE Australia GHG Emissions



3. PURCHASE OF GREENPOWER™ OR NCOS CARBON NEUTRAL PRODUCTS AND/OR CANCELLATION OF GREENPOWER™ ELIGIBLE RENEWABLE ENERGY CERTIFICATES (RECS)

GreenPower™:	0	MWh
GreenPower™ eligible RECs:	0	MWh
NCOS Carbon Neutral product (insert product name):	0	(unit)

4. TOTAL CARBON FOOTPRINT

Carbon Footprint: 3,732 Tonnes CO₂-e

In calculating the total carbon footprint CBRE have undertaken an uncertainty assessment across all emissions scopes. An uncertainty level has been incorporated in the GHG inventory for the following emissions sources:

- Paper Purchased: +5% adjustment
- Business travel – employee use of personal vehicles for work purposes: + 10% adjustment
- Office waste to landfill: +10% adjustment

Sources included are noted in the table below:

CBRE Emissions Sources 2010	
Scope 1 - Direct emissions (generated directly from our operations)	
Buildings - Gas & Diesel ¹	x
Buildings - emissions from air-conditioning and refrigeration ¹	x
Vehicle fleet - fuel	✓
Vehicle fleet - refrigerants ²	x
Scope 2 - Indirect emissions (generated from the electricity we purchase)	
Buildings - electricity	✓
Scope 3 - other indirect emissions	
Business travel emissions	
Air travel (direct & indirect emissions)	✓
Employee use of personal vehicles for work purposes	✓
Taxi travel ²	x
Rental car travel ²	x
Hotel stays ²	x
Resource use emissions	
Paper purchased for office use	✓
Paper used on CBRE's behalf (marketing materials)	✓
Buildings	
Base building emissions – proportion attributable to CBRE's occupancy	✓
Electricity purchased – transmission and distribution losses	✓
Waste emissions	
Waste to landfill	✓

Notes:

- 1 CBRE occupies office space as a lessee only in Australia and does not generate any emissions through the direct use of gas, diesel or refrigerants (for air conditioning or refrigeration). Indirect emissions from these sources fall within our Scope 3 emissions.

- 2 For the first year of reporting CBRE will be including the Scope 3 emissions sources noted as minimum requirements in the National Carbon Offset Standard and those that we believe to be material to our footprint. We will look to expand the scope of reporting for future years.
- 3 The majority of CBRE offices have base building emissions accounted for within the Scope 2 emissions - either incorporated in Landlord invoicing or where CBRE is sole tenant & no separate base building services are provided. For sites where base building emissions are not included in this manner emissions have been included in Scope 3 of our GHG inventory.

5. EMISSION REDUCTION MEASURES

[From the most recent verified Emissions Reduction Plan]

Emission Management and Reduction Measures	Emissions Reduction in Reporting Period (Tonnes CO ₂ -e) Forecast
Sustainable IT programme	130
CBRE premises energy efficiency – audit and improvement plans	30
CBRE Sustainability education and awareness programme	27
Total Emissions Reduction Forecast	187

CBRE Pacific has committed to reducing GHG emissions across our Australian operations by 5% during 2011. This emissions reduction target will be addressed through three key programmes:

- Sustainable IT
- Premises energy efficiency audit and improvement plans
- Sustainability education and awareness

CBRE Sustainable IT programme

CBRE Pacific has developed a multi-faceted programme to enhance energy efficiency and reduce emissions across the Pacific operations. The programme has been developed to achieve reductions across Scope 2 (Electricity) and Scope 3 (Air travel & Paper purchased for office use) emissions and involves the introduction of new equipment and centralised changes to IT protocols and works alongside education programmes to influence employee behaviours.

This programme is designed to achieve emissions reductions through:

- reduction of energy consumption, reducing scope 2 emissions
- reduction in paper use, reducing scope 3 emissions

CBRE premises energy efficiency – audit and improvement plans

In 2010 CBRE Pacific carried out the CBRE “Toward a Greener Tomorrow” sustainability survey of our office premises, based on a model developed by CBRE USA. This provided a baseline of existing facilities and sustainability practices across the Pacific region.

During 2011 we will build on these survey results and conduct a NABERS Energy rating and energy audit across our top 10 offices (by electricity consumption in kWh). The audit will review existing lighting and power infrastructure and identify opportunities to achieve energy efficiency improvements.

This programme is designed to achieve reduction of energy consumption, reducing scope 2 emissions.

CBRE Sustainability education and awareness programme

CBRE Sustainability is working across all areas of the business to raise awareness of climate change, the opportunities to reduce our corporate environmental footprint and how we can assist our clients to reduce their impacts. The Sustainable IT and Energy Efficiency programmes will be backed up with continuing education to encourage resource efficiency (paper minimisation, energy minimisation) and recycling to reduce waste going to landfill.

This programme is designed to achieve emissions reductions through:

- reduction of energy consumption, reducing scope 2 emissions
- reduction in paper use, reducing scope 3 emissions
- increase in recycling and reduction in waste to landfill, reducing scope 3 emissions

We have noted the forecast emissions reduction below. Forecast reductions from the Sustainable IT programme have been based on a model prepared with the CBRE IT department taking into account the type and number of computers with assumptions around existing user behaviours. Forecast emissions reductions for the Premises Energy Efficiency and Education and Awareness programmes are targets based on our knowledge of the CBRE premises and activities and will be validated through the premises audit activities that are planned.

6. OFFSET PURCHASE / CANCELLATION

Offset Type <i>Refer NCOS 3.1</i>	Registry	Serial Numbers	Offset Quantity (Tonnes CO ₂ -e)
Verified Carbon Units (VCUs)	Verified Carbon Standard Registry http://vcsregistry.com	270-8463296-8464660-VCU-003-APX-IN-5-127-01062006-31122006-0	1,365
Verified Carbon Units (VCUs)	Verified Carbon Standard Registry http://vcsregistry.com	874-41461732-41462231-VCU-008-CDC-KH-3-181-01012009-31122009-0tbc	500
Verified Carbon Units (VCUs)	Verified Carbon Standard Registry http://vcsregistry.com	1333-57852897-57854246-VCU-001-MER-RU-13-57-01012006-31122006-0	1,350
Gold Standard Units	Gold Standard Registry https://gs1.apx.com	GS1-1-UG-447-16-2008-36-7715 to 8232	517*
		Total	3,732

* Note: 517 Gold Standard Units have been allocated for NCOS purposes. At 4.7.2011 these are noted within the CBRE Global - 2010 Carbon Neutrality sub-account (total units in the account is 1,750). The remaining 1,233 units are allocated to offsetting the CBRE Global footprint. The 517 Gold Standard units for NCOS will be transferred to a new sub-account during week commencing 4 July 2011.

CBRE has entered into a Voluntary Emissions Reduction Purchase Agreement (VERPA) with JP Morgan Climate Care (JPMCC) to purchase and retire Gold Standard and Verified Carbon Standard (VCS) certified carbon offsets. The offsets were issued and existed in JPMCC's registry account on the Gold Standard Registry & Verified Carbon Standard Registry. For NCOS compliance purposes CBRE took delivery of offsets in June 2011 and retired them on the Verified Carbon Standard Registry in a CBRE operated registry account. A separate sub-account has been established to account for offsets retired for our Australian operations under the NCOS program – this can be viewed online at <http://vcsregistry.com> under sub-account *CBRE Australia - NCOS Compliance*.

CBRE will enter into VERPAs annually to purchase an appropriate amount of carbon offsets as determined by a verified emissions inventory report.

7. OTHER INFORMATION

At CB Richard Ellis we are changing the way people build, lease, manage, occupy & sell property.

We deliver holistic sustainability solutions across all stages of the property life cycle. From acquisition & development to leasing, through all phases of property and project management, CBRE works with clients to reduce waste, improve business efficiencies and build greater value into their asset, their portfolio and their brand.

CBRE is committed to helping the property industry reduce its resource impacts and greenhouse gas emissions. We have specialists across our business lines who can provide detailed advice on a wide variety of sustainability issues as they apply to your business and your property.

We help clients achieve sizable reductions in energy and water use through operational, capital, and behavioural interventions to improve efficiency and long term profit margins. We assist clients in meeting changing legal requirements and taking advantage of increasing funding and innovation opportunities. We seek to raise awareness of sustainability initiatives and build a better understanding of the impacts for owners, investors and occupiers.

CBRE's Pacific business draws upon the knowledge and resources of the world's largest commercial real estate services firm. We have a strong network of green building professionals in Australia & New Zealand, including NABERS and Green Star accredited experts, and share sustainability best practice forums across the America's, Asia and Europe.

At CB Richard Ellis we deliver a practical, business focussed approach to sustainability allowing you to improve the quality of the built environment, achieve efficiency improvements, operational savings and add value to your property and portfolio.

Further information can be found at CBRE's websites:

CBRE Global Sustainability site

<http://www.cbre.com/USA/Sustainability/Sustainability>

CBRE Pacific Sustainability site

<http://www.cbre.com.au/EN/Service+Lines/Sustainability/>