

Investor CDP 2011 - CBRE Group, Inc.

Module: Introduction

Page: Introduction

0.1

Introduction

Please give a general description and introduction to your organization

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; and research and consulting. Please visit our website at www.cbre.com.

0.2

Reporting Year

Please state the start and end date of the year for which you are reporting data.

The current reporting year is the latest/most recent 12-month period for which data is reported. Enter the dates of this year first.

We request data for more than one reporting period for some emission accounting questions. Please provide data for the three years prior to the current reporting year if you have not provided this information before, or if this is the first time you have answered a CDP information request. (This does not apply if you have been offered and selected the option of answering the shorter questionnaire). If you are going to provide additional years of data, please give the dates of those reporting periods here. Work backwards from the most recent reporting year.

Please enter dates in following format: day(DD)/month(MM)/year(YYYY) (i.e. 31/01/2001).

Enter Periods that will be disclosed

Fri 01 Jan 2010 - Fri 31 Dec 2010

0.3

Country list configuration

Please select the countries for which you will be supplying data. This selection will be carried forward to assist you in completing your response

Select country

Australia
Austria
Bahrain
Belgium
Brazil
Canada
Chile
China
Denmark
France
Germany
Hungary
India
Ireland
Italy
Japan
South Korea
Luxembourg

Select country
Mexico
Morocco
Netherlands
New Zealand
Poland
Portugal
Romania
Singapore
Slovakia
Spain
Sweden
Taiwan
Ukraine
United Arab Emirates
United Kingdom
United States of America
Czech Republic

0.4

Currency selection

Please select the currency in which you would like to submit your response. All financial information contained in the response should be in this currency.

USD(\$)

0.5

Please select if you wish to complete a shorter information request

0.6

Modules

As part of the Investor CDP information request, electric utilities, companies with electric utility activities or assets, companies in the automobile or auto component manufacture sectors and companies in the oil and gas industry should complete supplementary questions in addition to the main questionnaire.

If you are in these sectors (according to the Global Industry Classification Standard (GICS)), the corresponding sector modules will be marked as default options to your information request. If you want to query your classification, please email respond@cdproject.net.

If you have not been presented with a sector module that you consider would be appropriate for your company to answer, please select the module below. If you wish to view the questions first, please see <https://www.cdp.net/en-US/Programmes/Pages/More-questionnaires.aspx>.

Further Information

Module: Management

Page: 1. Governance

1.1

Where is the highest level of direct responsibility for climate change within your company?

Individual/Sub-set of the Board or other committee appointed by the Board

1.1a

Please identify the position of the individual or name of the committee with this responsibility

Brett White, Chief Executive Officer

1.2

Do you provide incentives for the management of climate change issues, including the attainment of targets?

No

Further Information

Page: 2. Strategy

2.1

Please select the option that best describes your risk management procedures with regard to climate change risks and opportunities

Integrated into multi-disciplinary company wide risk management processes

2.1a

Please provide further details (see guidance)

Climate change risks are largely managed through our business continuity management, as outlined below. Business Continuity Plan Disclosure 1 February 2011 This information is proprietary and confidential to CB Richard Ellis OVERVIEW CB Richard Ellis (CBRE) is committed to providing for the continuity of business operations. To support this commitment, CBRE has a Business Continuity Management (BCM) program which ensures continuity of operations and services. This comprehensive program includes risk assessment and mitigation, business impact analysis, business services and operations recovery, business resumption and contingency planning. Business continuity strategies are based on the following priorities: 1. Support and enhance other programs and efforts relative to the safety and welfare of employees, clients, stakeholders and the environment. 2. Prepare, exercise, and maintain contingency plans for resumption of business operations. 3. Utilize the resources of CBRE to prepare for and respond to business interruptions in a standardized, organized and efficient manner. SCOPE (Q2.1a.i and ii) CBRE's business continuity policy applies to all of the Company's global regions and business processes. Our business continuity program addresses the key elements of life safety, business, communication and technology recoverability and risk. Local laws, regulations, norms and practices will take precedence over specific business continuity guidelines. These plans are developed based on significant business disruptions (SBDs). "Significant disruption" refers to local or regional events such as natural disasters, fires, power outages, acts of malice, and technical or infrastructure disruptions. MANAGEMENT SUPPORT AND GOVERNANCE The BCM program is governed by CBRE's Executive Risk Committee (ERC). The ERC provides overall guidance and support for CBRE critical risks, including business continuity. The BCM program is managed by the CBRE Business Continuity Office (BCO). Local Crisis Management Teams (LCMTs) provide local support and guidance in both planning and response efforts. BUSINESS CONTINUITY PROGRAM (Q2.1a.ii and iii) Risk Evaluation and Control Business operations and client services are assessed for potential risks from both internal and external sources. Based on assessment, controls and safeguards for avoidance and mitigation are implemented. Business Impact Analysis Every two years, CBRE conducts an enterprise-wide business impact analysis. Critical processes and services are identified. These critical processes and services are assessed for the impact of a SBD including: . Loss of key personnel and/or assets . Disruption to continuity of service and operations . Reputation This analysis is used to: . Establish recovery time objectives for critical processes/services . Document minimum resource requirements for response or recovery of core and support business functions Business Continuity Strategies . Crisis management plans – enterprise and local . Emergency preparedness and response plans for CBRE locations . Business process recovery plans . Technology recovery plans for critical business systems . Alternate work options . Communications protocols Incident Management CBRE's incident management plan includes client notification of disruptions, escalation flow, and status. Business Continuity Plans The CBRE business continuity policy requires continuity plans for all critical business processes/services. Business Continuity Plan Exercise, Audit and Maintenance CBRE's BCO establishes exercise/testing requirements which include the planning, scheduling, facilitation, communications, auditing and post review documentation. At a minimum, plans are expected to be exercised annually. Plan maintenance requirements—established by the BCO—ensure plans are current and relevant.

2.2

Is climate change integrated into your business strategy?

Yes

2.2a

Please describe the process and outcomes (see guidance)

As a commercial real estate services firm, climate change impacts our business in two primary areas: company operations in the facilities we occupy ("operations") and service provision to our clients who occupy, own or invest in commercial space ("client service"). Each question will be answered with respect to both of those areas: i. Operations: CBRE has achieved its goal of carbon neutrality for 2010. CBRE has used our pursuit of carbon neutrality to define the reporting process for our global occupancy metrics related to climate change. This reporting process is executed by operations managers in each market we occupy globally, then reported up through a centralized system managed by our US-based global operations leaders, and advised by PricewaterhouseCoopers and ICF International. We have also communicated globally to our employees and stakeholders through CEO communications, public filings like the CDP, media outreach, and annual reporting through our Corporate Responsibility Report. i. Client service: As the world's largest commercial real estate services firm, CBRE helps our clients manage climate change impacts in their owned or occupied space (referred to as "sustainability services"). As a result, we have built sustainability services in nearly every line of business we offer: real estate transactions, operations, management and consulting. These are communicated through client-

facing marketing materials, public filings like the CDP, media outreach, and annual reporting through our Corporate Responsibility Report. ii. Operations: CBRE has based our operational strategy on the greenhouse gas emission aspect of climate change. Commercial buildings are a well-documented contributor to global emissions, and we view carbon neutrality as a way to minimize our company's contribution. ii. Client service: CBRE has chosen carbon neutrality as a strategic way to sharpen our own expertise and enable us to be more effective advisors for our clients who are interested in improving efficiency and reducing energy consumption in their owned or occupied space. iii. Operations: CBRE's short-term strategy components include: employing regionally relevant sustainability standards across our global operations; integrating separate energy submeters in the CBRE offices with the highest carbon output; developing and employing green leasing standards in our offices, including LEED® certified offices in Beijing, Denver, Madrid, Minneapolis Mumbai and Washington, DC; and fostering employee engagement in support of a greener CBRE culture. iii. Client service: CBRE's client service strategy has been influenced by increased market interest in sustainability services. As a result, CBRE continues to perform existing and develop new service strategy components, which include: sustainability programs for building owners/operators (including certifications like LEED and, in the US, Energy Star); green leasing for tenants; property/portfolio valuation and sales; construction management; energy audits and utility management; and consulting services. iv. Operations: Having completed our goal of carbon neutrality by 2010, CBRE is currently revisiting our longer-term operational strategy, a key component of which is continuing to measure, mitigate and offset our carbon emissions. We are currently considering which other climate change aspects (water usage, supply chain, etc) should be included as longer-term strategic components. iv. Client service: Our long-term strategy includes two key components: 1) continuing to stay ahead of market needs for sustainable real estate services, and 2) reorganizing our existing business line-specific sustainability services into a single sustainability service offering that serves every potential client need under one umbrella. v. Operations: Our carbon neutrality commitment and the Environmental Stewardship Policy upon which it is founded are the only such commitments in the commercial real estate services industry. Our carbon neutral pedigree affords us genuine distinction in the marketplace, as it has sharpened our expertise and made us more effective advisors for our clients who are interested in improving efficiency and reducing energy consumption. v. Client service: As the largest commercial real estate services firm in the world (in terms of 2010 revenue), CBRE's ability to influence the way commercial real estate is bought, sold, built and managed is literally unmatched in our industry. Because of our global client reach and capacity for influence, CBRE is uniquely positioned to both influence and learn from the sustainability requirements of our clients, many of whom are similar to us in size, complexity and geographic diversity. Often the lessons learned in implementing our own sustainable strategies can translate into – or be informed by – the sustainability services we provide our clients, which provides a clear advantage over our competitors. vi. Operations: The most substantial operational decision we made during the reporting year was to continue our carbon offsetting beyond our originally stated 2010 goal. vi. Client service: The most substantial client service decision we made during the reporting year was to reorganize our existing business line-specific sustainability services into a single sustainability service offering that serves every potential client need under one umbrella.

2.3

Do you engage with policy makers to encourage further action on mitigation and/or adaptation?

Yes

2.3a

Please explain (i) the engagement process and (ii) actions you are advocating

(i) As a policy and in the interest of objective business practices, CBRE does not engage in public policy. Given our vast and varied client roster, doing so would inevitably alienate clients and/or present a conflict of interest. Instead we have engaged with organizations and NGO's that focus on minimizing climate change impact by improving the built environment, including The Climate Group, World Wildlife Fund, The Natural Resources Defense Council, USGBC and other global Green Building Council organizations, and numerous other region-specific entities. (ii) We use our experience, thought leadership, research and memberships to advocate those built environment measures that address: - energy management and water efficiency - resource use and conservation - carbon footprinting and management - indoor environment and site/building ecology - strategic utility planning - utility data and performance reporting - clean energy economic investing (CBRE Solar and CBRE Carbon) - education related to all of the above NOTE: At the time of this filing, CBRE has begun to explore expanding its reach into public policy as it relates explicitly to real estate. This paradigm shift has yielded consideration of our joining an advocacy group (like BICEP or similar), and our signature on the Guiding Principles for a Federal Loan Guarantee Program for Energy Efficiency in Commercial Buildings sponsored by the NRDC and the USGBC, and engagement with the Global Reporting Initiative in driving their environmental sustainability reporting criteria. Specifics of these and other 2011 results will be outlined in CBRE's 2011 CDP filing.

Further Information

Attachments

Page: 3. Targets and Initiatives

3.1

Did you have an emissions reduction target that was active (ongoing or reached completion) in the reporting year?

Absolute target

3.1a

Please provide details of your absolute target

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions (metric tonnes CO2e)	Target year	Comment
NEUTR	Scope 1+2+3	100%	100%	2010	50083.07	2010	100% carbon neutral in 2010

3.1d

Please provide details on your progress against this target made in the reporting year

ID	% complete (time)	% complete (emissions)	Comment
NEUTR	100%	100%	Carbon neutrality met with offset purchases

3.2

Does the use of your goods and/or services directly enable GHG emissions to be avoided by a third party?

Yes

3.2a

Please provide details (see guidance)

i. Our U.S. Asset Services' property management employs the specific practices of the U.S. EPA ENERGY STAR building program. ii. Our 2010 property management efforts of our 1378-building U.S. ENERGY STAR portfolio reduced total 2010 energy use in the portfolio by 825,001,106 kBtu over 2009. iii. CB Richard Ellis uses the U.S. EPA ENERGY STAR portfolio manager web platform to monitor and track utility meter data for each office building in our management portfolio. The factors and global warming potentials are components automatically calculated in this ENERGY STAR software tool. iv. We are not considering generating CERs or ERUs within the framework of CDM or JI. Since CB Richard Ellis is contracted to manage buildings on behalf of client owners, any carbon credits and emission reductions are the property and priority of those clients, not CB Richard Ellis.

3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and/or implementation phases)

Yes

3.3a

Please provide details in the table below

Activity type	Description of activity	Annual monetary savings (unit currency)	Investment required (unit currency)	Payback period
Energy efficiency: building fabric	Establishing minimum environmental standards for the relocation or refurbishment of our own facilities based upon current programs such as LEED, BREEAM and/or Green Star. Will be applied as leases expire/renew. This project is currently in development. Annual monetary savings, investment required and payback period are unknown.			
Energy efficiency: building fabric	Negotiating with US landlords the right to submeter our facilities. This provides several advantages, including direct control of the energy data, ability to capture a more accurate footprint measurement, the ability to measure and monitor energy usage in real time and a direct benefit from investments made in energy			

Activity type	Description of activity	Annual monetary savings (unit currency)	Investment required (unit currency)	Payback period
	efficiency. Anticipate some reduction in energy over time but cannot identify a specific % or kwh amount since a majority of our occupied spaces are not separately metered, but part of the main building master utility meters. Annual monetary savings, investment required and payback period are unknown. Incorporating leasing language in new CBRE facilities leases that supports improvement of environmental performance.			
Behavioral change	Garnering advice on how to trigger behavioral changes within employees (change of corporate culture). Annual monetary savings, investment required and payback period are unknown.			

3.3b

What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Dedicated budget for energy efficiency	New CB Richard Ellis office leases are being structured with LEED CI Silver Certificate guidelines.
Employee engagement	Employees are trained with sustainability guidelines to help implement best green practices. Employees have also created an U.S. internal sustainability committee (Eco Knights) that are tasked with becoming a more sustainable organization and achieving our goal of carbon neutrality. This group has created internal office ranking system to help classify each off on their sustainable efficiencies. This ranking is completed yearly and has challenged U.S. offices to become more sustainable.

Further Information

In the current reporting year, CB Richard Ellis completed its goal of carbon neutrality for 2010, which was publicly stated in 2007 as part of our Environmental Stewardship policy. A carbon neutrality FAQ and our Environmental Stewardship policy are attached.

Attachments

[Environmental Stewardship.pdf](#)
[CBRE Carbon neutrality FAQ Final.docx](#)

Page: 4. Communication

4.1

Have you published information about your company's response to climate change and GHG emissions performance for this reporting year in other places than in your CDP response? If so, please attach the publication(s)

Publication	Page/Section Reference	Identify the attachment
In voluntary communications (underway) – previous year attached	9-12/Environmental Stewardship	CBRE-2009-CR.pdf

Further Information

CBRE-2009-CR.pdf attached as requested in 4.1

Attachments

[CBRE-2009-CR.pdf](#)

Module: Risks and Opportunities

Page: 5. Climate Change Risks

5.1

Have you identified any climate change risks (current or future) that have potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

Risks driven by changes in regulation
Risks driven by changes in physical climate parameters

5.1a
Please describe your risks driven by changes in regulation

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
NEWRG	Uncertainty surrounding new regulation	We estimate that nearly 2% of the US population works in a CBRE-managed building, so our role in our clients' response to or adoption of any regulatory requirement will require significant resources on our end – something for which we are uncertain how to prepare. Depending on the requirements' breadth and timescale, our ability to increase staff and programs may present a potential challenge.	Increased operational cost	Unknown	Indirect (Client)	Unknown	Unknown

5.1b
Please describe (i) the potential financial implications of the risk before taking action; (ii) the methods you are using to manage this risk; and (iii) the costs associated with these actions

i. Without legislative resolution, we are currently unable to identify the specific financial implications such legislation would yield. ii. Our risk management strategy would have to depend on and respond to the specific requirements of future legislative resolution. In the interim, we keep tabs on all pending legislation relevant to commercial real estate in an effort to prepare for potential impact. iii. Without legislative resolution, we are currently unable to identify the specific costs such legislation would yield.

5.1c
Please describe your risks that are driven by change in physical climate parameters

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
PHYCL	Uncertainty of physical risks	Climatic change and its corollary effects are likely to impact the way that our clients' organizations operate and as such, CBRE must adapt to these changes as a business. As climate change impacts our clients' operations over time, we are exposed to risk associated with their economic viability, particularly those clients who operate in sectors with high risk exposure to climate change, like insurance, agriculture, construction and energy.	Increased operational cost	Unknown	Indirect (Client)	Unknown	Unknown
PHYCB	Uncertainty of physical risks	The increasing frequency and severity of physical risks associated with	Inability to do business	Unknown	Direct	Unknown	Unknown

ID	Risk driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
		climate change put at risk our business operations. Much of our workforce is mobile and we occupy more than 300 facilities around the globe, which all but guarantees CBRE employees will be touched by physical risks associated with climate change.					

5.1d

Please describe (i) the potential financial implications of the risk before taking action; (ii) the methods you are using to manage this risk; and (iii) the costs associated with these actions

PHYCL i. We currently are not able to identify the exact potential financial implications in advance of the physical risk occurrence. ii. In our business model, managing this risk is largely the responsibility of the client. Where we can on client sites, we employ our Business Continuity program, which provides planned emergency responses to safeguard people, properties and the interests of employees, tenants and clients. The program addresses such vital areas as data back-up and recovery; alternative communications with tenants, clients and employees; and alternative physical locations. iii. The costs associated with these activities are unknown, as they depend on the severity and frequency of the physical risks, as well as the client/facility level of business continuity preparation. PHYCB i. Disruption of our business operations puts revenue-generating activities at risk. For instance, the February 2010 snow storm that hit the northeastern United States shut down business operations in Washington, DC, New York and many other cities for a week, significantly impairing our ability to serve our clients and perform routine business requirements. On a longer term or broader geographic scale, such disruptions could have significant impact on our overall financial performance. ii. In managing uncertain physical risk, CBRE employs a Business Continuity program that provides planned emergency responses to safeguard people, properties and the interests of employees, tenants and clients. The program addresses such vital areas as data back-up and recovery; alternative communications with tenants, clients and employees; and alternative physical locations. iii. The costs associated with these activities are unknown, as they depend on the severity and frequency of the physical risks.

5.1i

Please explain why you do not consider your company to be exposed to risks driven by changes in other climate-related developments that have the potential to generate a substantive change in your business operations, revenue or expenditure
Further Information

Attachments

[BC Plan Disclosure.pdf](#)

Page: 6. Climate Change Opportunities

6.1

Have you identified any climate change opportunities (current or future) that have the potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

Opportunities driven by changes in regulation

Opportunities driven by changes in physical climate parameters

6.1a

Please describe your opportunities that are driven by changes in regulation

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
NEWOP	General environmental regulations, including planning	As a commercial real estate services firm, CBRE can	Increased demand for existing products/services	Unknown	Direct	Unknown	Unknown

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
		capitalize on the business generation that regulatory requirements pertaining to real property could create. Regulations that impact real estate assets are likely to impact our business positively.					

6.1b
Please describe (i) the potential financial implications of the opportunity; (ii) the methods you are using to manage this opportunity; (iii) the costs associated with these actions

i. In addition to increasing our potential for expanded client service (and, therefore, fees), regulatory requirements may drive businesses not currently engaged with a real estate adviser to do so, thereby expanding our client base and related fees. The degree to which regulations impact real property will determine our opportunity for client service expansion and the resulting financial implications. ii. Our opportunity management strategy depends on and responds to the specific requirements of future legislative resolution. In order to prepare for and manage this as-yet-unknown opportunity, CBRE has been developing the industry’s most comprehensive set of sustainability services to address client requirements, including those generated by regulations. iii. The current costs associated with building sustainability services are organic and integrated into general business operating budgets. The costs associated with future service expansion as a result of regulatory requirements can only be calculated once known.

6.1c
Please describe the opportunities that are driven by changes in physical climate parameters

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
	Other physical climate drivers	As a commercial real estate services firm, CBRE can capitalize on the business generation caused by increased client interest in sustainable commercial real estate services, as driven by evolving physical climate drivers. These opportunities are likely to evolve slowly and, therefore, be organically integrated into our business evolution.	Increased demand for existing products/services	Unknown	Direct	Unknown	Unknown

6.1d

Please describe (i) the potential financial implications of the opportunity; (ii) the methods you are using to manage this opportunity; (iii) the costs associated with these actions

i. In addition to increasing our potential for expanded client service (and, therefore, fees), awareness of other climate drivers and their business impact on our clients may drive businesses not currently engaged with a real estate adviser to do so, thereby expanding our client base and related fees. It is not currently possible to gauge the specific financial implications beyond this assessment. ii. Our opportunity management strategy depends on and responds to the specific requirements of future climate scenarios. In order to prepare for and manage this as-yet-unknown opportunity, CBRE has been developing the industry's most comprehensive set of sustainability services to address client requirements, including those generated by physical climate change. iii. The current costs associated with building sustainability services are organic and integrated into general business operating budgets. The costs associated with future service expansion resulting from physical climate changes can only be calculated once known.

6.1i

Please explain why you do not consider your company to be exposed to opportunities driven by changes in other climate-related developments that have the potential to generate a substantive change in your business operations, revenue or expenditure
Further Information

Module: GHG Emissions Accounting, Energy and Fuel Use, and Trading

Page: 7. Emissions Methodology

7.1

Please provide your base year and base year emissions (Scopes 1 and 2)

Base year	Scope 1 Base year emissions (metric tonnes CO2e)	Scope 2 Base year emissions (metric tonnes CO2e)
Fri 01 Jan 2010 - Fri 31 Dec 2010	19207.02	29843.46

7.2

Please give the name of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

Please select the published methodologies that you use

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

7.2a

If you have selected "Other", please provide details below

7.3

Please give the source for the global warming potentials you have used

Gas	Reference
Other: Carbon dioxide	IPCC Second Assessment Report (SAR - 100 year)
Other: Methane	IPCC Second Assessment Report (SAR - 100 year)
Other: Nitrous oxide	IPCC Second Assessment Report (SAR - 100 year)

7.4

Please give the emissions factors you have applied and their origin; alternatively, please attach an Excel spreadsheet with this data

Fuel/Material/Energy	Emission Factor	Unit	Reference

Further Information

Attached per instruction in 7.4, see attachment: worksheet-to-input-of-EF.xlsx

Attachments

[worksheet-to-input-of-EF.xlsx](#)

Page: 8. Emissions Data - (1 Jan 2010 - 31 Dec 2010)

8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

8.2a

Please provide your gross global Scope 1 emissions figure in metric tonnes CO2e

19107.02

8.3a

Please provide your gross global Scope 2 emissions figure in metric tonnes CO2e

29843.46

8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions which are not included in your disclosure?

No

8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and Scope 2 figures that you have supplied and specify the sources of uncertainty in your data gathering, handling, and calculations

Scope	Uncertainty Range	Main sources of uncertainty	Please expand on the uncertainty in your data
Scope 1	More than 10% but less than or equal to 20%	Assumptions Metering/ Measurement Constraints Data Management	The main factor of uncertainty for scope 1 comes from our fleet data. Data collecting is not 100% accurate and averages have been used to determine half of our fleet. Though the averages are high, we used these numbers for all vehicles with inaccurate/incomplete data (including vehicles we knew had been purchased in late 2010), but continued the process for all vehicles. Originally, we planned to omit vehicles without proper data to calculate the emissions but eventually decided including them with a higher averages would yield a more comprehensive outcome.
Scope 2	More than 10% but less than or equal to 20%	Assumptions Metering/ Measurement Constraints	The main source of uncertainty relations to gaps in our energy data. Because we are a tenant in multi-tenant buildings we do not have direct control of our access to energy usage data for our facilities and our spaces are not separately sub metered for utilities. This is especially true in the U.S. (where we have the greatest concentration of facilities). When we are not able to obtain data from a landlord we must estimate energy usage using published energy intensity factors for each region.

8.6

Please indicate the verification/assurance status that applies to your Scope 1 emissions

Verification or assurance complete

8.6a

Please indicate the proportion of your Scope 1 emissions that are verified/assured

More than 90% but less than or equal to 100%

8.6b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Relevant statement attached
Verification	Other: Greenhouse Gas Protocol	Please see attachment: CBRE 2010 GHG Inventory - ICF statement - 27 June 2011 - Final.pdf

8.7

Please indicate the verification/assurance status that applies to your Scope 2 emissions

Verification or assurance complete

8.7a

Please indicate the proportion of your Scope 2 emissions that are verified/assured

More than 90% but less than or equal to 100%

8.7b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Relevant statement attached
Verification	Other: Greenhouse Gas Protocol	Please see attachment: CBRE 2010 GHG Inventory - ICF statement - 27 June 2011 - Final.pdf

8.8

Are carbon dioxide emissions from the combustion of biologically sequestered carbon (i.e. carbon dioxide emissions from burning biomass/biofuels) relevant to your company?

No

Further Information

As requested in 8.6b and 8.7b: CBRE 2010 GHG Inventory - ICF statement - 27 June 2011 - Final.pdf

Attachments

[ICF Certification statement - CBRE - June 15 2010.pdf](#)

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2010 - 31 Dec 2010)

9.1

Do you have Scope 1 emissions sources in more than one country or region (if covered by emissions regulation at a regional level)?

Yes

9.1a

Please complete the table below

Country	Scope 1 metric tonnes CO2e
Australia	151.15
Austria	48.45
Bahrain	1.25
Belgium	33.74
Brazil	46.92
Canada	886.67
Chile	9.46
Czech Republic	7.65
Denmark	60.69
France	424.62
Germany	118.08
Hungary	3.96
India	126.5
Ireland	70.09
Italy	135.85
Japan	271.19
South Korea	42.28
Luxembourg	2.66
Mexico	10.27
Netherlands	441.58
New Zealand	109.54
Poland	20.57
Portugal	26.46
Romania	8.02
Singapore	62.47
Slovakia	3.97
Spain	31.43
Sweden	18.23
Taiwan	13.56
United Arab Emirates	5.31

Country	Scope 1 metric tonnes CO2e
United Kingdom	1112.33
United States of America	2977.36
Other: NCOS	8.49
China	180.66
Ukraine	10.87

9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

By GHG type

9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 metric tonnes CO2e
CO2	19107.02
CH4	9.60
N2O	2.83

Further Information

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2010 - 31 Dec 2010)

10.1

Do you have Scope 2 emissions sources in more than one country or region (if covered by emissions regulation at a regional level)?

Yes

10.1a

Please complete the table below

Country	Scope 2 metric tonnes CO2e
Australia	2049.88
Austria	8.62
Bahrain	4.73
Belgium	28.11
Brazil	3.74
Canada	1139.25
Chile	47.38
China	767.73
Denmark	33.39
France	68.43
Germany	251.74
Hungary	13.51
India	598.87
Ireland	159.07
Italy	181.54
Japan	669.07
South Korea	105.22
Luxembourg	4.05
Mexico	111.89
Morocco	31.22
Netherlands	259.67
New Zealand	64.07
Poland	68.34
Portugal	61.03

Country	Scope 2 metric tonnes CO2e
Romania	44.32
Singapore	162.35
Slovakia	4.16
Spain	67.73
Sweden	0.43
Taiwan	48.45
Ukraine	12.97
United Arab Emirates	87.78
United Kingdom	3049.39
United States of America	19637.36
Czech Republic	0.15

10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)
Further Information

Page: 11. Emissions Scope 2 Contractual

11.1

Do you consider that the grid average factors used to report Scope 2 emissions in Question 8.3 reflect the contractual arrangements you have with electricity suppliers?

Yes

11.2

Has your organization retired any certificates, e.g. Renewable Energy Certificates, associated with zero or low carbon electricity within the reporting year or has this been done on your behalf?

No

Further Information

Page: 12. Energy

12.1

What percentage of your total operational spend in the reporting year was on energy?

More than 0% but less than or equal to 5%

12.2

Please state how much fuel, electricity, heat, steam, and cooling in MWh your organization has consumed during the reporting year

Energy type	MWh
Fuel	9259.95
Electricity	60641934
Heat	0
Steam	0
Cooling	0

12.3

Please complete the table by breaking down the total "Fuel" figure entered above by fuel type

Fuels	MWh
Diesel/Gas oil	9259.95

Further Information

Page: 13. Emissions Performance

13.1

How do your absolute emissions (Scope 1 and 2 combined) for the reporting year compare to the previous year?

Increased

13.1a

Please complete the table

Reason	Emissions value (percentage)	Direction of change	Comment
Change in boundary	26.91	Increase	We included fleet vehicle carbon (11,625.13 metric tonnes) in this year's report. We also employed a more detailed and accurate reporting process.

13.2

Please describe your gross combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO2e per unit currency total revenue

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Explanation
9595.13	metric tonnes CO2e	unit total revenue		N/A	Note: Intensity figure is per \$1B in revenue (9595.13 Metric Tonne CO2-e / \$1B Revenue). We did not provide this metric in 2009.

13.3

Please describe your gross combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO2e per full time equivalent (FTE) employee

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Explanation
1.58	metric tonnes CO2e	FTE Employee	18.8	Increase	Increase is because we included fleet vehicle carbon (11,625.13 metric tonnes) in this year's report. We also employed a more detailed and accurate reporting process.

13.4

Please provide an additional intensity (normalized) metric that is appropriate to your business operations

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Explanation
71.88	metric tonnes CO2e	Other: \$1M of EBIDTA	15.44	Decrease	Note: Intensity figure is per \$1M in EBIDTA (71.88 Metric Tonne CO2-e/ \$1M EBIDTA). We included fleet vehicle carbon (11,625.13 metric tonnes) in this year's report. We also employed a more detailed and accurate reporting process.

Further Information**Page: 14. Emissions Trading****14.1**

Do you participate in any emission trading schemes?

No, and we do not currently anticipate doing so in the next two years

14.2

Has your company originated any project-based carbon credits or purchased any within the reporting period?

Yes

14.2a

Please complete the following table

Credit origination or credit purchase	Project type	Project identification	Verified to which standard	Number of credits (metric tonnes of CO2e)	Number of credits (metric tonnes CO2e): Risk adjusted volume	Credits retired	Purpose e.g. compliance
Credit Purchase	Energy efficiency: households	GS447 - Efficient Cooking with Ugastoves	Gold Standard	1750	0	Yes	Voluntary Offsetting
Credit Purchase	Landfill gas	CAR473 - Davis Landfill Gas Offset Project	CAR	11994	16	Yes	Voluntary Offsetting
Credit Purchase	Forests	CAR102 - Garcia River Forest	CAR	5000	0	Yes	Voluntary Offsetting
Credit Purchase	Landfill gas	CAR462 - Sioux Falls Regional Sanitary Landfill	CAR	1868	0	Yes	Voluntary Offsetting
Credit Purchase	Landfill gas	CAR434 - The Denton Landfill Gas Destruction Project	CAR	10238	0	Yes	Voluntary Offsetting
Credit Purchase	Fossil fuel switch	VCSR80 - Fuel switchover from higher carbon intensive fuels to Natural Gas (NG) at Indian Farmers Fertiliser Cooperative Ltd (IFFCO) in Phulpur Village, Allahabad, Uttar Pradesh by M/s Indian Farmers Fertiliser Cooperative Ltd (IFFCO)	VCS	7385	0	Yes	Voluntary Offsetting
Credit Purchase	Energy efficiency: households	VCSR122 - Fuel-Wood Saving with Improved Cookstoves in Cambodia	VCS	1250	0	Yes	Voluntary Offsetting
Credit Purchase	Biomass energy	VCSR293 - Waste Biomass Utilization at JSC Arkhangelsk Pulp and Paper Mill (APPM)	VCS	7400	0	Yes	Voluntary Offsetting
Credit Purchase	Fossil fuel switch	VCSR80 - Fuel switchover from higher carbon intensive fuels to Natural Gas (NG) at Indian Farmers Fertiliser Cooperative Ltd (IFFCO) in Phulpur Village, Allahabad, Uttar Pradesh by M/s Indian Farmers Fertiliser Cooperative Ltd (IFFCO) (FOR NCOS)	VCS	1365	0	Yes	Voluntary Offsetting

Credit origination or credit purchase	Project type	Project identification	Verified to which standard	Number of credits (metric tonnes of CO2e)	Number of credits (metric tonnes CO2e): Risk adjusted volume	Credits retired	Purpose e.g. compliance
Credit Purchase	Energy efficiency: households	VCSR122 - Fuel-Wood Saving with Improved Cookstoves in Cambodia (FOR NCOS)	VCS	500	0	Yes	Voluntary Offsetting
Credit Purchase	Biomass energy	VCSR293 - Waste Biomass Utilization at JSC Arkhangelsk Pulp and Paper Mill (APPM) (FOR NCOS)	VCS	1350	0	Yes	Voluntary Offsetting

Further Information

In the current reporting year, CB Richard Ellis completed its goal of carbon neutrality for 2010, which was publicly stated in 2007 as part of our Environmental Stewardship policy. A carbon neutrality FAQ and our Environmental Stewardship policy are attached.

Attachments

[CBRE Carbon neutrality FAQ Final.docx](#)

[Environmental Stewardship.pdf](#)

Page: 15. Scope 3 Emissions

15.1

Please provide data on sources of Scope 3 emissions that are relevant to your organization

Sources of Scope 3 emissions	metric tonnes CO2e	Methodology	If you cannot provide a figure for emissions, please describe them
Business travel	917.45	Australian National Carbon Offset Standard (NCOS)	
Purchased goods and services	120.54	Australian National Carbon Offset Standard (NCOS)	
Waste generated in operations	94.60	Australian National Carbon Offset Standard (NCOS)	

15.2

Please indicate the verification/assurance status that applies to your Scope 3 emissions

Verification or assurance complete

15.2a

Please indicate the proportion of your Scope 3 emissions that are verified/assured

More than 90% but less than or equal to 100%

15.2b

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Relevant standard	Relevant statement attached
Verification	Other: Australian National Carbon Offset Standard (NCOS)	Yes; see attachment: CBRE 2010 GHG Inventory - ICF statement - 27 June 2011 - Final (2).pdf

15.3

How do your absolute Scope 3 emissions for the reporting year compare to the previous year?

This is our first year of estimation

Further Information

As requested in 15.2b: CBRE 2010 GHG Inventory - ICF statement - 27 June 2011 - Final (2).pdf

Attachments

[ICF Certification statement - CBRE - June 15 2010.pdf](#)

Module: Sign Off**Page: Sign Off**

Please enter the name of the individual that has signed off (approved) the response and their job title

Mindee Metz, Director of Communications, CB Richard Ellis

CDP: [X][-,][P2]