



Business Review Day Global Investment Management

May 17, 2006

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President, CB Richard Ellis Investors

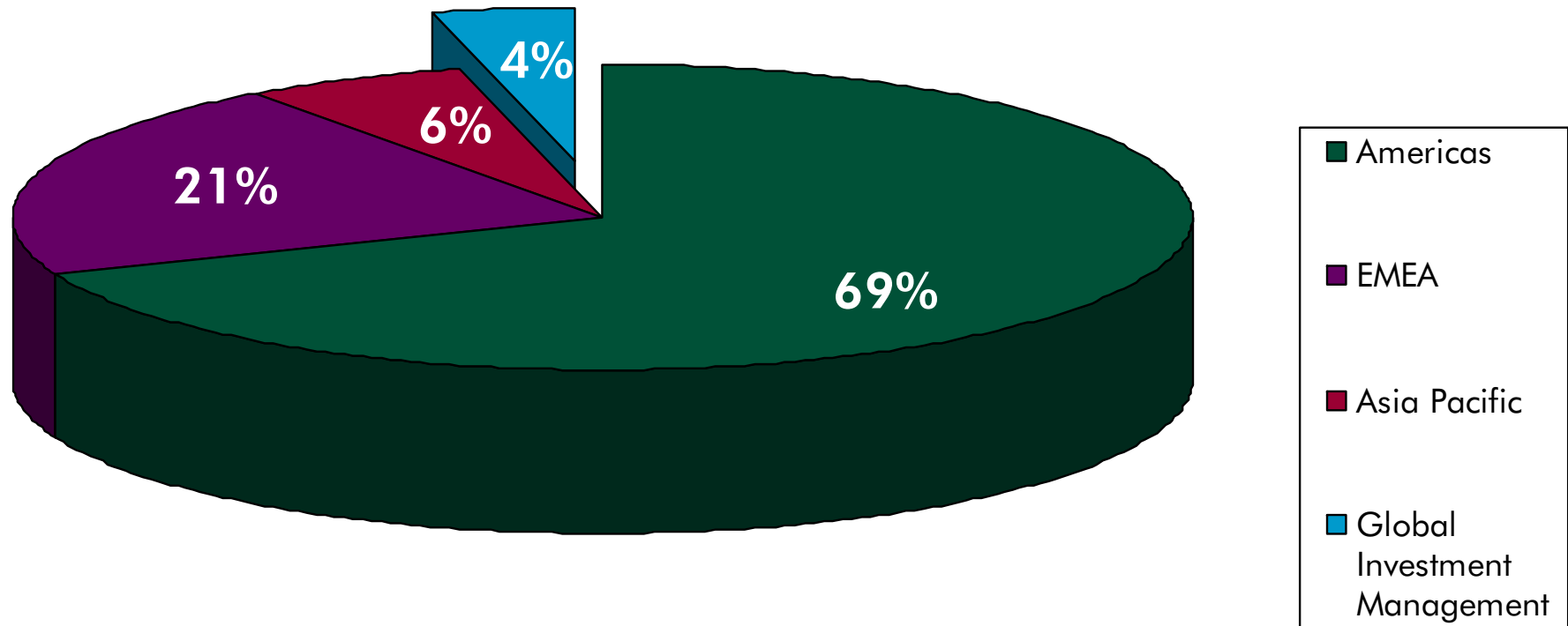
100 A CENTURY OF SERVICE
1906 | 2006

CBRE
CB RICHARD ELLIS

2005 Investment Management % of Total Revenues

Global Investment Management

\$127.3m



Global Investment Management

CB Richard Ellis Investors



- Independently operated investment management affiliate of CB Richard Ellis Group, Inc.
 - Founded in 1972
 - Registered Investment Advisor
- Positioned at the center of the world's leading real estate services company with 14,500 employees and 220 offices worldwide
- Investment programs spanning three continents and a range of risk/return alternatives

Mission

“Our business is to capitalize on real estate investment opportunities for our partners & clients - across the risk/return spectrum & around the globe.”

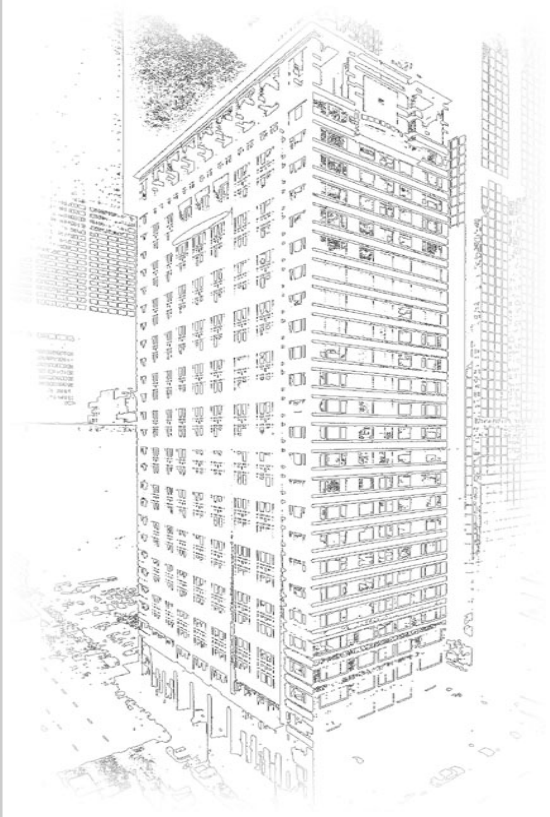


Key Business Drivers

- Real Estate has become a widely accepted asset class
 - Performance relative to equities and fixed income
 - Income and diversification
 - Increased transparency
 - Securitization
- Accelerating cross-border investment flows
 - Globalization trend
 - Increased transparency, standardization
 - European Union and the Euro
 - Desire to increase investment universe
 - Expansion of REITs worldwide

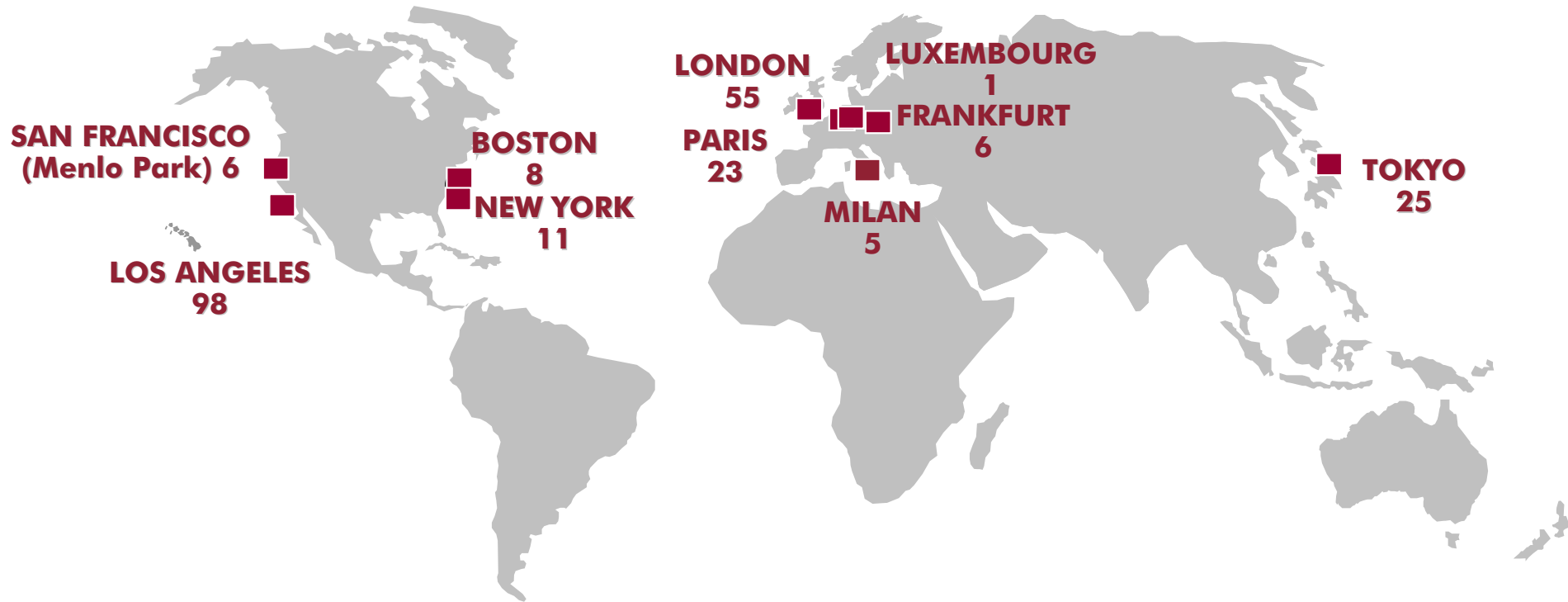


2005 Milestones – Historical Highs



Total New Investments	\$5.1B
Total Dispositions	\$2.3B
Assets Under Management	\$17.3B
New Equity Capital Raised	\$4.7B, purchasing power \$10.2B

CB Richard Ellis Investors Worldwide Platform

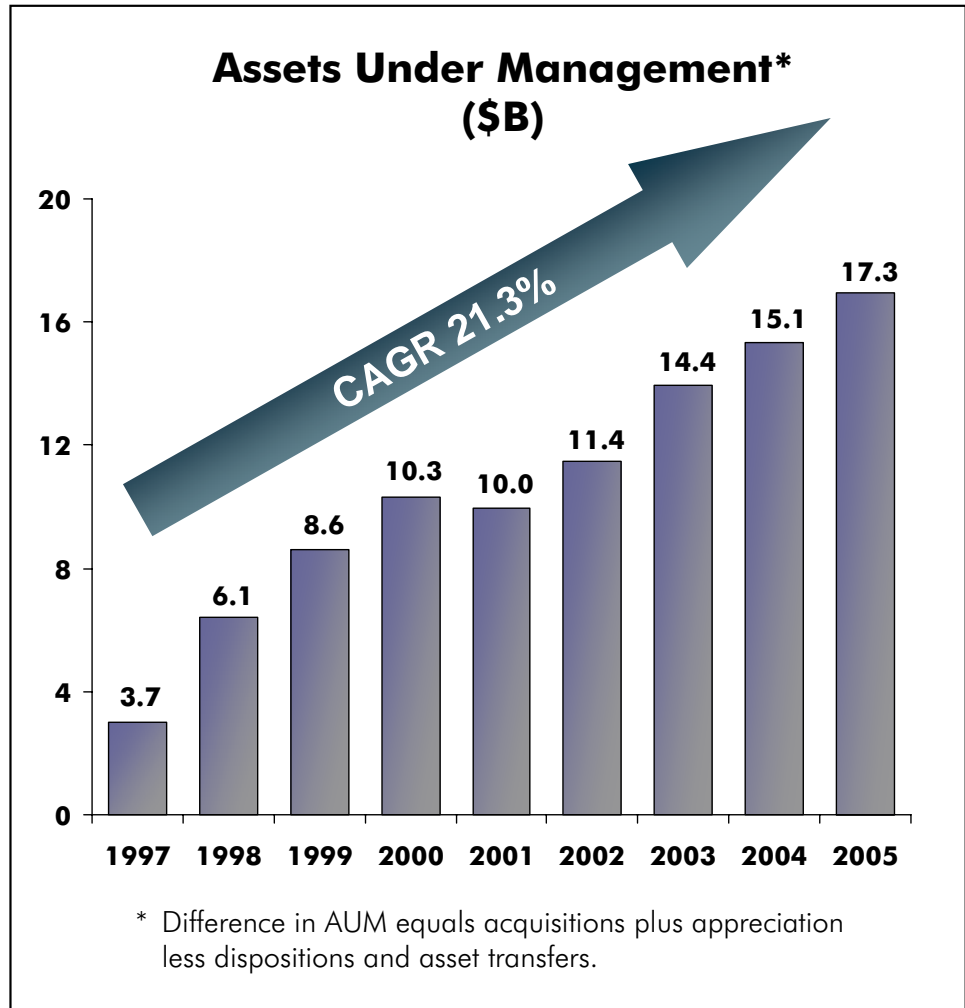


■ CBRE Investors Locations / # of Employees

CB Richard Ellis Investors Worldwide Platform



Why CB Richard Ellis Investors?



- Disciplined, Research Based Investment Process
- Focused Investment Teams
- Execution Capability
- CB Richard Ellis Platform
- Superior Investment Performance

Focused Investment Teams

DEDICATED TEAM/OPERATIONAL MODEL

MANAGEMENT & OVERSIGHT

INVESTMENT COMMITTEES

STRATEGIES/INVESTOR FOCUS

- Dedicated Operating Units
- Specialized Skill Sets
- Significant Management Ownership
- Co-Investment in Higher-Yield Funds
- Performance-Based Compensation

MANAGED ACCOUNTS

Core Strategies

STRATEGIC PARTNERS

Value Added Strategies

SPECIAL SITUATIONS

Specialty/Opportunistic

Quality Control

- Strategy Development
- Consistency of Process & Methodology
- Investment Decisions
- Benchmark Performance

Enhanced

- Alignment of Interests
- Accountability
- Investment Performance

CBRE INVESTORS COMMON FOUNDATION

**INFORMATION SYSTEMS,
ACCOUNTING &
ADMINISTRATION**

**INVESTOR SERVICES
& REPORTING**

**INVESTMENT
RESEARCH**

Infrastructure

- All Dedicated Units Build on a Common World-Class Support System

CB RICHARD ELLIS GLOBAL PLATFORM

- 14,500 employees
- 220 offices

**MARKET
RESEARCH**

**ACQUISITION/
DISPOSITION
BROKERAGE**

FINANCING

LEASING

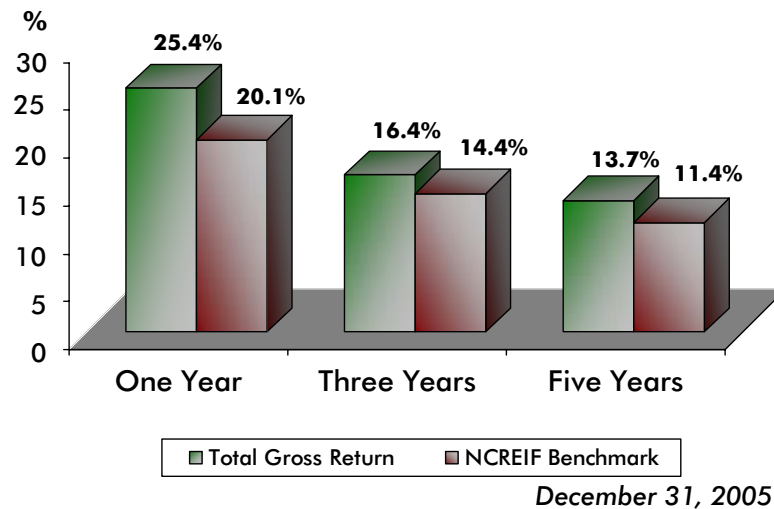
**PROPERTY
MANAGEMENT**

Unparalleled

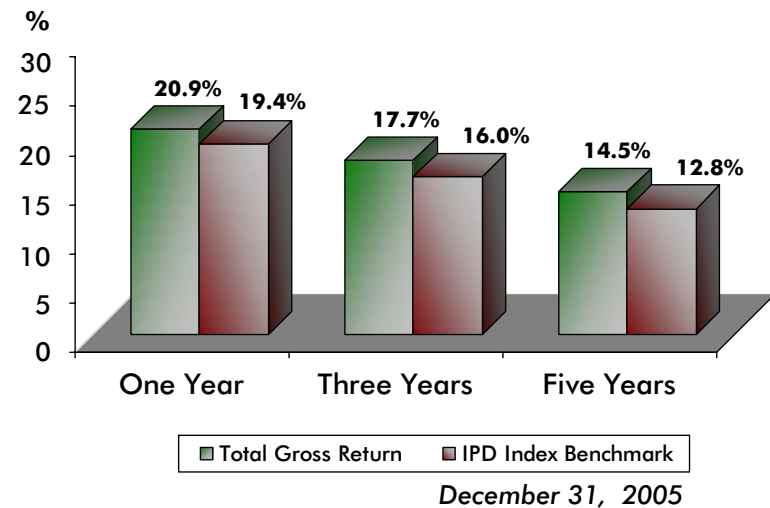
- Data and Research
- Market Intelligence
- Investment Sourcing Capability
- Property Operational Efficiencies

Investment Performance

U.S. DISCRETIONARY ACCOUNTS



U.K. DISCRETIONARY ACCOUNTS



Notes on U.S. performance returns.

- Performance results have been calculated in accordance with NCREIF methodology:
 - Before the effect of leverage
 - After deduction of acquisition fees but before deduction of asset management fees, performance incentive fees and carried interest
 - Net cash flow is assumed to be distributed quarterly
- The average, annual impact of asset management, performance incentive fees and carried interest over the five year period shown is 2.2%.
- The composition of CBRE Investors' discretionary accounts may differ from the composition of the NCREIF Property Index due to current and historical differences in asset size, geographic location and property type.

Global Strategy Fund Matrix

DEDICATED TEAMS	MANAGED ACCOUNTS	STRATEGIC PARTNERS	SPECIAL SITUATIONS
MAIN CHARACTERISTICS	CORE/CORE +	VALUE ADDED	SPECIALITY/OPPORTUNISTIC
Strategy			
Typical Structure	Separate Accounts Open End Funds	Closed End Funds	Closed End Funds Joint Ventures
Coinvestment	No	Yes	Yes
PROGRAMS	<ul style="list-style-type: none"> • Separate Accounts – US, UK • CB Richard Ellis <ul style="list-style-type: none"> - Global Real Estate Securities - Property Trust – UK - Realty Trust - US 	<ul style="list-style-type: none"> • CB Richard Ellis Strategic Partners <ul style="list-style-type: none"> - US I, II, III, IV - UK I, II - Europe I, II 	<ul style="list-style-type: none"> • European Specialty Funds <ul style="list-style-type: none"> - Dynamique Bureaux I, II - Dynamique Residentiels I, II - Commerces Rendement • Residential JREIT – Japan
CBRE INCOME SOURCES	Acquisition Fees Asset Management Fees Incentive Fees	Acquisition Fees Asset Management Fees LP Profits Carried Interest	Acquisition Fees Asset Management Fees LP Profits Carried Interest

Competitive Ranking

Company Name

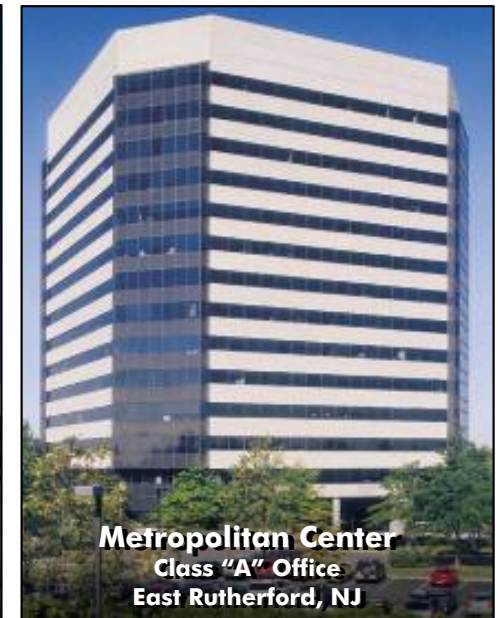
- 1 ING Clarion/Real Estate
- 2 RREEF/DB Real Estate
- 3 UBS Realty Investors
- 4 La Salle Investment
- 5 JP Morgan Asset Management
- 6 **CB Richard Ellis Investors**
- 7 Morgan Stanley Real Estate
- 8 INVESCO Real Estate
- 9 Principal Real Estate
- 10 Henderson Global Advisors
- 11 Goldman, Sachs & Co.
- 12 BlackRock Realty Advisors
- 13 Heitman
- 14 Kennedy Associates
- 15 General Motors Asset Management
- 16 Cornerstone Real Estate Advisers
- 17 AEW Capital
- 18 Blackstone Real Estate
- 19 Starwood Capital Group
- 20 GMAC Institutional Advisors

Case Study



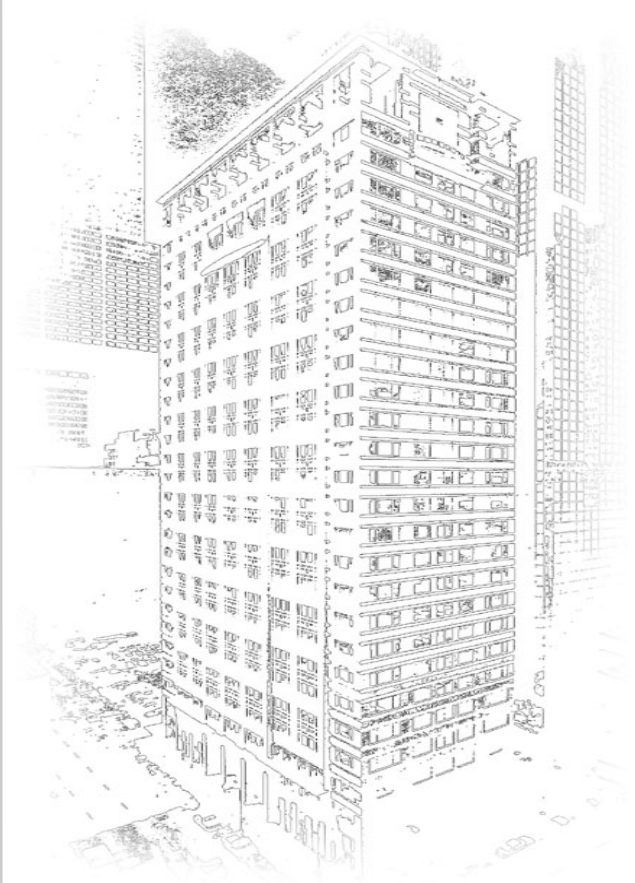
Fund:	Strategic Partners US IV, December 2005
Equity:	\$1.2B, \$3.6B Purchasing Power
#LP's:	33
% Offshore:	22%
Strategy:	Domestic Value Added <ul style="list-style-type: none">• Release / Reposition• Development / Redevelopment• Portfolio Accumulation

CB Richard Ellis Strategic Partners II, L.P.



100 A CENTURY OF SERVICE
1906 | 2006

Co-Existing with Brokerage Business



1998:

- Some investors thought conflicts existed

Changes:

- Separate line of business
- Free to use or not use affiliates
- Dedicated teams compensated only on portfolio performance
- No referral fees, commission splits or stock in CBRE
- Marketed importance of the CBRE Platform

Today:

- Perception of conflict is a non-issue
- CBRE affiliation is key attribute of success