

Investor CDP 2012 - CBRE Group, Inc.

Module: Introduction

Page: Introduction

0.1

Introduction

Please give a general description and introduction to your organization

CBRE Group, Inc. - formerly 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 2011 revenue). The Company has approximately 34,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE 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 Web site 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

Sat 01 Jan 2011 - Sat 31 Dec 2011

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
Netherlands
New Zealand
Poland
Portugal
Romania
Singapore
Slovakia
Spain
Sweden
Taiwan
Ukraine
United Arab Emirates
United Kingdom
United States of America
Czech Republic
Finland
Switzerland
Russia

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>.

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

Larry Midler, EVP, General Counsel, Global Leader of Corporate Responsibility

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)

Our risk is managed in a globally integrated Enterprise Risk Management process to identify, assess, respond and monitor the most significant strategic, operational, financial and compliance risks to the organization; we consider climate change a potential factor in each of these four risk types. Annually, senior leaders across the organization are interviewed by a Chief Risk Officer and/or head of Internal Audit regarding these risks based on a standard Business Risk Inventory developed and maintained by our Global Risk Management group, with input from internal and external sources. These risks are aggregated and the ERC assesses them against commonly accepted prioritization criteria (i.e., impact, likelihood, etc.). The ERC is comprised of the General Counsel and Chief Compliance Officer, Chief Risk Officer, President, Chief Financial Officer, Group President—Global Services and SVP of Corporate Strategy. For the most significant risks, “risk owners” are assigned and are responsible for implementing CBRE’s risk analysis, response and reporting tools for the applicable risk. Quarterly updates for each of these significant risks are then provided to the ERC. This process is proving to be best practice in the industry and enhances our ability to manage risk for our company. As a core component of our ERM platform, we recently revised the process by which we handle risk associated with new ventures. Under the guidance of our New Venture Risk Template (NVRT), our enhanced process addressed components of new risk, and the inherent drivers, impact points and mitigation options through a comprehensive business risk inventory. This process applies to all financial, strategic or external, compliance and operational risks (including those associated with human capital, IT and business processes). This enhanced process ensures that CBRE remains not only compliant with regulations and reporting requirements but at the forefront of risk management practices in our industry. Any venture we develop to address our own environmental performance, or that of our clients, goes through the NVRT process.

2.2

Is climate change integrated into your business strategy?

Yes

2.2a

Please describe the process and outcomes (see guidance)

i. We employ an risk management process to identify, assess, respond and monitor the most significant strategic, operational, financial and compliance risks to the organization; considerations of climate change and related topics (including regulatory, customer behavior changes, reputational and weather-related) are considered as part of this formal process. ii. Annually, senior leaders across the organization are interviewed by a Chief Risk Officer and/or head of Internal Audit regarding these risks based on a standard Business Risk Inventory developed and maintained by our Global Risk Management group, with input from internal and external sources. These risks are aggregated and assessed by the Enterprise Risk Committee against commonly accepted prioritization criteria (i.e., impact, frequency, likelihood, etc.). The ERC is comprised of the General Counsel and Chief Compliance Officer, Chief Risk Officer, President, Chief Financial Officer, Group President—Global Services and SVP of Corporate Strategy. For the most significant risks, “risk owners” are assigned and are responsible for implementing CBRE’s risk analysis, response and reporting tools for the applicable risk. iii. Asset-level risks/opportunities are covered by the same risk management process as company-level risks, with input from our global facilities management team. iv. Risks are consistently managed throughout the year and the micro-level, with a quarterly macro-level review of these significant risks are then provided to the ERC. This process is proving to be best practice in the industry and enhances our ability to manage risk for our company. v. CBRE does not currently use a formal materiality matrix for sustainability. Our process for determining materiality is objectively and regularly conducted by our Global Sustainability Steering Committee, comprised of leaders from each of our seven business lines and three geographic regions, as well as sustainability subject matter experts from each service specialty (such as CBRE Carbon, CBRE Solar, CBRE Energy, etc). It is vetted through our risk management group, senior company executives and key stakeholders. In our materiality assessment, we objectively identify those strategic, operational, financial and compliance issues that are relevant to our business as a commercial real estate service provider; these include but are not limited to: financial performance, client expectation and requirement trends, regulatory and legislative requirements, reputational factors, current practices of leading businesses, and commercial real estate industry trends. We assess these against commonly accepted prioritization criteria (i.e., impact, frequency, likelihood, etc.). vi. Results are reported to each of our key stakeholder groups: shareholders, clients, employees and communities through internal communications (company newsletters, management communications, intranet, etc.) and external communications (direct client communications, cbre.com, annual report, corporate responsibility report, etc.). We also report through numerous third-party outlets: CDP, Corporate Register, Vigeo, IW Financial, Maplecroft, Business Roundtable, etc.

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

As a public company CBRE has a longstanding policy on non-engagement in political advocacy. However, we recognize that our leadership in the commercial real estate industry requires that we have a voice in how the commercial environment is built, sourced, traded and managed. In addition, from time to time shareholders engage us in dialogue over specific issues of importance to them as part of our annual meeting process. In early 2011 we engaged in a dialogue with one of our institutional shareholders with respect to its interests in encouraging companies to increase their public policy activities in the area of sustainability. As a result of these ongoing discussions, we identified an appropriate policy organization in which we could participate to further our interests in sustainability. As a result, we have joined the Center for Climate and Energy Solutions' Business Environmental Leadership Council. Why we are not advocating specific actions, a position aligned with our company policy, we provided thought leadership and resources in support of the BELC's four principles, to which CBRE subscribes: 1. We accept the scientific consensus that climate change is occurring and that the impacts are already being felt. Delaying action will increase both the risks and the costs. 2. Businesses can and should incorporate responses to climate change into their core corporate strategies by taking concrete steps in the U.S. and abroad to establish and meet greenhouse gas (GHG) emission reduction targets, and/or invest in low and zero GHG products, practices and technologies. 3. The United States should significantly reduce its GHG emissions through economy-wide, mandatory approaches, which may vary by economic sector and include a flexible, market-based program. Complementary policies may also be necessary for sectors such as buildings, electricity generation, forestry, agriculture, and transportation that will help drive innovation and ease the transition to a low-carbon economy. 4. Climate change is a global challenge that ultimately requires a global solution. An international climate framework must establish fair, effective, and binding commitments for all developed and major developing economies.

Further Information

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?

No

3.1e

Please explain (i) why not; and (ii) forecast how your emissions will change over the next five years

(i) In 2007, we set a goal of carbon neutrality for 2010, which we achieved through carbon offset purchase in early 2011. This strategy was not as well-received by the market and CR reporting organizations as expected. As a result, we have since come to understand that from an investment perspective, we can have far greater impact by committing those financial resources previously engaged in our carbon offset to creating meaningful change in the 3.2 billion square feet of property we manage for clients globally, and in the commercial real estate industry as a whole. Accordingly, we spent 2011 developing a new strategy and a new Environmental Sustainability Policy, both of which include new targets and which we expect to announce publicly in the third quarter of 2012 (ii) At the time of completing this filing, we expect that without measure and mitigation targets, our emissions will increase an average of

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 primary environmental sustainability services are as follow: i.a) Energy Program Management - Energy represents up to 40% of operating costs for office buildings – even higher for some industrial properties. CBRE has built a network of energy program professionals to manage our clients' energy consumption. Utilizing best practices, these energy managers offer CBRE-developed solutions to help clients gain a competitive advantage while driving towards peak energy performance. Strategies include: Strategic Program Planning, Utility Data and Carbon Footprint Management, Demand/Supply-Side Energy Management, Performance Reporting, Training and Awareness Programs. i.b) Certification Programs - Around the globe, green building certification programs are becoming the standard for validating the sustainability of new and existing real estate. CBRE helps clients improve operating efficiencies and document cost savings to provide owners and occupiers of commercial property with a market-leading economic advantage. CBRE provides expert support in green building certification standards for

BREEAM, NABERS, ISO 14001, LEED and others. i.c) Transactions for Occupiers (Lessees) – CBRE assists clients who are leasing space in reviewing standard bid and contract documents, providing revisions and additions, if necessary, and negotiating sustainable lease terms. Occupier services include: initial analysis of potential LEED credits for LEED CI based on the building location, base design and offered space; negotiation of Work Letter provisions during proposal negotiation process; negotiation of applicable LEED credits required by building ownership during proposal and lease; review and final negotiation of lease document to ensure enhanced cost savings and compliance of negotiated terms; and participation of project management and leasing representatives in the LEED charette. i.d) Transactions for Owners (Leasors) – CBRE helps building owners assess their real estate goals and implement strategies that align with their business objectives. Services include: communications on the value of occupying sustainable buildings; innovative ways to strategically position and market your product within a target market; access to the best advice and technical expertise vis-à-vis capital improvements, operations and maintenance; and additional resources and education channels available in sustainability. i.e) Green Building Valuation – Accurate and reliable valuations are essential to sustainable real estate investment. CBRE valuation services include: green building cost benefit analysis; green building market and feasibility analysis; operating expense consultation; market rent estimates; lease analyses; valuation for mortgage lending; arbitration and consultation; capitalization rate consultation; and lease analysis. ii) While we have engaged the majority of the clients whose property we manage through our Asset Services business in some level of sustainability business, we lack the data (such as monthly utility bills/usage reports) to identify the total amount of energy saved or emissions avoided; this data is the property of the client. Instead, below are demonstrative case studies. ii.a) The 2011 US EPA National Building Challenge featured 245 buildings competing for recognition in saving energy and reducing greenhouse gas emissions. From the many CBRE managed buildings that were nominated, two assets earned top rankings and contributed to the competition total of \$5.2 million saved in annual utility bills. North Suburban Medical Office in Denver placed first in the space category and earned a slot in the national top 10 winners with an impressive 33.7% reduction in energy use intensity and a \$107,000 savings in annual energy costs. World Trade Center East in Seattle earned a top slot in the category of Office buildings with the Greatest Percent Energy Reductions by ranking at 17.4%. The building also achieved a \$34,680 reduction in annual energy costs. ii. b) During 2011, we increased the number of buildings registered and benchmarked in the ENERGY STAR PORTFOLIO to more than 1,500, representing over 255 million square feet. This is an impressive 190% increase since 2007, the first year we began partnering with ENERGY STAR. Not only are we tracking more buildings, but our ENERGY STAR portfolio reveals a consistent improvement in performance year over year. Our 2007 average score of 72 has increased by nearly 10% during a five-year period to an average of 79. Currently, 1,538 CBRE-managed facilities are registered and benchmarking, representing a total of more than 260 million square feet. For 2011, CBRE’s 247 labeled buildings under management represent 9.4% of the 2,302 U.S. office buildings labeled in ENERGY STAR. eligible to apply. iii) Again, we lack the data and process to measure our impact globally. However, in the U.S. CBRE 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 CBRE 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 CBRE.

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 identify the total number of projects at each stage of development, and for those in the implementation stages, estimated CO2e savings

Stage of development	Number of projects	Total estimated annual CO2e savings (only for rows marked *)
Under investigation	2	
To be implemented*	0	
Implementation commenced*	0	
Implemented*	0	
Not to be implemented	0	

3.3b

For those initiatives implemented in the reporting year, please provide details in the table below

Activity type	Description of activity	Estimated annual CO2e savings	Annual monetary savings (unit currency)	Investment required (unit currency)	Payback period
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3.3c

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

Method	Comment
Compliance with regulatory requirements/standards	This applies to investments in reducing our own emissions.
Internal finance mechanisms	This applies to investments in reducing our own emissions.
Dedicated budget for low carbon product R&D	This applies to investments in reducing emissions in the properties we manage for our clients.
Other	Client requirement trends drive investments in reducing emissions in the properties we manage on their behalf.

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	pages 9-12, Carbon Neutrality, Sustainable Operations	CBRE-2010-CRReport

Further Information

Our 2011 Corporate Responsibility (CR) Report will be published in July 2012. The 2010 report is attached.

Attachments

[CBRE-2010-CRReport.pdf](#)

Module: Risks and Opportunities

Page: 2012-Investor-Risks&Opps-ClimateChangeRisks

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
SVC1	Emission reporting obligations	Currently, increasing reporting obligations for the 3.2 billion SF of property we manage require significant manpower, education, systems and other resources. We have identified a global emissions reporting requirement as a game changer for our business, as those requirements would spike.	Increased operational cost	Unknown	Indirect (Client)	More likely than not	Medium
SVC2	Lack of regulation	Lack of unified regulations requires us to manage client properties on globally	Increased operational cost	Current	Indirect (Client)	Virtually certain	Low-medium

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
		disparate standards, local or regional regulations, and client-specific requirements, which translates into inefficiency. In the absence of federal legislation, we lack the rules and framework that afford strategic, unified action. Additionally, many municipalities, districts and states have created their own regulatory requirements in lieu of nonexistent federal regulations. Ensuring our own compliance with such a diverse set of requirements is challenging enough, yet our business requires that we also advise clients in their compliance, so we are, in effect, exposed to their risk, too. The current lack of framework prohibits us from the scaling and investing in our environmental programs and client services in way that is strategic and forward-looking.					

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
 For SVC1 - (i) we are unable to identify specific financial implications without knowing the scope of a global emission reporting obligation; (ii) we are managing this risk by monitoring regulatory trends and trying to staff to existing requirements, (iii) we are unable to identify associated costs without knowing the scope of a global emission reporting obligation. For SVC2 - (i) we are unable to identify the financial implications of lack of regulation b/c we lack the financial model to distinguish b/w the cost of our current service provision and that of services based on a unified regulation; (ii) we manage this risk by monitoring and tracking various regulatory evolutions; (iii) we are unable to identify the associated costs as we lack the financial model to distinguish b/w the cost of our current service provision and that of services based on a unified regulation.

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
OPS1	Uncertainty of physical risks	The increasing frequency and severity of weather events associated with climate change put at risk our business operations. Much of our workforce is mobile and we occupy more than 350 facilities around the globe, which all but guarantees CBRE employees will be touched by weather events	Inability to do business	Unknown	Direct	Virtually certain	Unknown

ID	Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact
		associated with climate change.					
SVC3	Uncertainty of physical risks	. As CBRE manages more than 3.2 billion square feet of property globally, our ability to operate our business impacts our clients' ability to operate theirs. For instance, in properties impacted by severe acts of weather, our management teams lead resulting remediation and recovery efforts. The degree to which we can perform our business largely impacts the duration of disruption in our clients' businesses.	Inability to do business	Unknown	Indirect (Client)	Virtually certain	Unknown

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

For OPS1 - (i) we are unable to identify specific financial implications without knowing the scope and impact of the physical risk; (ii) we are managing this risk by through preparation for and response to significant weather or natural disaster through CBRE's 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) we are unable to identify specific financial implications without knowing the scope and impact of the physical risk. For SVC3 - (i) we are unable to identify specific financial implications without knowing the scope and impact of the physical risk; (ii) we are managing this risk by through preparation for and response to significant weather or natural disaster through CBRE's 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) we are unable to identify specific financial implications without knowing the scope and impact of the physical risk.

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

We have not considered any risks that fall into this category.

Further Information

Page: 2012-Investor-Risks&Opps-ClimateChangeOpp

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

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
SVC4	Emission reporting obligations	Currently, we provide fee-based reporting	Increased demand for existing	Unknown	Indirect (Client)	More likely than not	Medium

ID	Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact
		support for clients whose property portfolios we manage. A slow and steady increase in emission reporting obligations (or voluntary reporting) could represent an viable business opportunity for our company.	products/services				
SVC 5	General environmental regulations, including planning	Currently, we provide fee-based, strategic planning for clients whose property portfolios we manage. Assuming government regulations impacting real estate would be adopted over time, CBRE would have the opportunity to advise clients in adopting regulatory requirements, a viable business opportunity for our company.	Increased demand for existing products/services	Unknown	Indirect (Client)	More likely than not	Low-medium

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
 For SVC4 - (i) broadly, this opportunity represents a fee-generation opportunity among existing clients and potentially the opportunity to win new clients based on a service our competitors do not offer; the specifics of this are hard to determine at this stage without sufficient year-over-year trend data (ii) we are managing this risk by

monitoring regulatory trends and trying to staff to existing requirements; we are also educating clients on the importance of reporting and helping them develop processes and data that supports common reporting requirements; (iii) we are unable to identify associated costs without sufficient year-over-year trend data but expect them to be in line with those required to start any new or expanded business venture. For SVC5 - (i) broadly, this opportunity represents a fee-generation opportunity among existing clients and potentially the opportunity to win new clients based on a service our competitors do not offer; the specifics of this are hard to determine at this stage without knowing what government regulations will be (ii) we are managing this risk by monitoring regulatory trends and trying to staff to existing requirements; we are also educating clients on the importance of reporting and helping them develop processes and data that supports common reporting requirements; (iii) we are unable to identify associated costs without knowing what government regulations will be but expect them to be in line with those required to start any new or expanded business venture.

6.1h

Please explain why you do not consider your company to be exposed to opportunities driven by physical climate parameters that have the potential to generate a substantive change in your business operations, revenue or expenditure

One opportunity might be for us to offer fee-based business continuity advisory services to those clients for whom we manage space. We have not fully considered this opportunity as current client interest has been insufficient to pursue.

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

We have not considered any risks that fall into this category.

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)
Sat 01 Jan 2011 - Sat 31 Dec 2011	20646.18	29977.04

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
CH4	IPCC Second Assessment Report (SAR - 100 year)
N2O	IPCC Second Assessment Report (SAR - 100 year)
CO2	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

Our data is attached in With more than 40,000 emissions factors used globally, we are not able to translate our data into CDP's format.

Attachments

[7.4 Attachment 1 EF.xlsx](#)

Page: 8. Emissions Data - (1 Jan 2011 - 31 Dec 2011)

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

20646.19

8.3a

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

29997.04

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?

Yes

8.4a

Please complete the table

Source	Scope	Explain why the source is excluded
CBRE employees housed not in CBRE offices but in client offices	Scope 2	The footprint associated with the facilities they are in are excluded because CBRE does not have operational control over these facilities.
Facilities where CBRE holds the primary lease, but has sublet the space to another company.	Scope 2	The footprint associated with the facilities they are in are excluded because CBRE does not have operational control over these facilities.

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 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
More than 10% but less than or equal to 20%	Data Gaps	The main source of uncertainty relates to gaps in our energy usage data. Because we are a tenant in multi-tenant buildings we do not have direct control of or access to energy usage data for our facilities and, especially within the US where we have the greatest concentration of facilities, our spaces are not separately submetered for utilities. Where we do not have direct access to the data we rely on the building landlord to provide total building energy usage for the building, which we then prorate for our applicable portion of the total building space.	More than 10% but less than or equal to 20%	Data Gaps	The main source of uncertainty relates to gaps in our energy usage data. Because we are a tenant in multi-tenant buildings we do not have direct control of or access to energy usage data for our facilities and, especially within the US where we have the greatest concentration of facilities, our spaces are not separately submetered for utilities. Where we do not have direct access to the data we rely on the building landlord to provide total building energy usage for the building, which we then prorate for our applicable portion of the total building space.

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data
		When we are not able to obtain data from a landlord we must estimate energy usage using published energy intensity factors appropriate for each region.			When we are not able to obtain data from a landlord we must estimate energy usage using published energy intensity factors appropriate 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

Level of verification or assurance	Relevant verification standard	Relevant statement attached
Limited assurance	ISO14064-3	CBRE 2011 GHG Inventory Attachment 5

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

Level of verification or assurance	Relevant verification standard	Relevant statement attached
Limited assurance	ISO14064-3	CBRE 2011 GHG Inventory Attachment 5

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

Attachments

[CBRE 2011 GHG Inventory Attachment 5.docx](#)

Page: 9. Scope 1 Emissions Breakdown - (1 Jan 2011 - 31 Dec 2011)

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	46.66
Austria	55.37
Bahrain	1.25
Belgium	14.92

Country	Scope 1 metric tonnes CO2e
Brazil	36.85
Canada	458.31
Chile	6.34
Czech Republic	2.94
Denmark	16.37
France	252.62
Germany	32.22
Hungary	0.97
India	132.83
Ireland	6.65
Italy	14.46
Japan	326.20
South Korea	31.97
Luxembourg	1.00
Mexico	8.03
Netherlands	5.21
New Zealand	21.86
Poland	7.91
Portugal	17.10
Romania	0.97
Singapore	42.14
Slovakia	1.53
Spain	66.69
Sweden	16.31
Taiwan	22.60
United Arab Emirates	5.24
United Kingdom	77.52
United States of America	3160.34
Other: NCOS - Australia	7.58
China	151.63
Ukraine	6.61
Other: Finland	6.57
Switzerland	5.08
Other: Russia	43.72
Other: Fleet: US, Canada, Asia	15533.61

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	20732.94
CH4	9.51
Other: N2O	2.81

Further Information

Page: 10. Scope 2 Emissions Breakdown - (1 Jan 2011 - 31 Dec 2011)

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	1924.25
Austria	7.84
Bahrain	4.84
Belgium	22.52
Brazil	16.41
Canada	698.62
Chile	18.64
China	728.57
Denmark	67.46
France	150.69
Germany	95.73
Hungary	1.56
India	805.37
Ireland	152.13
Italy	203.71
Japan	843.75
South Korea	114.10
Luxembourg	4.94
Mexico	24.96
Netherlands	177.43
New Zealand	50.35
Poland	63.62
Portugal	42.38
Romania	21.22
Singapore	123.10
Slovakia	4.26
Spain	122.12
Sweden	6.27
Taiwan	57.93
Ukraine	12.57
United Arab Emirates	116.02
United Kingdom	2790.58
United States of America	20220.72
Finland	6.79
Switzerland	2.47
Russia	257.90

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	28429914
Electricity	64284
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
Natural gas	27966071
Distillate fuel oil No 2	463843839

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 methodology	3.42	Increase	Change in Methodology and in output is key factors in the 3.42% increase for our absolute emissions. As we continue to grow and reduce business in 2011, we also refined our methodology of reporting; especially within Fleet. In 2011, we reported more actual odometer readings instead of estimating. This has enabled us to report more accurate carbon print in 2012.

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	Reason for Change
.0000085723	metric tonnes CO2e	unit total revenue	10.68	Decrease	The main factor that has impacted our intensity figure resulting in a decrease from 2010 is revenue. CBRE's revenue has grown considerably from 2010, directly impacting this figure. While taking into consideration our scope 1 & 2 emissions have grown from 2010 and we should see an increase, revenue dollars have offset emissions growth.

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	Reason for Change
1.488918	metric tonnes CO2e	FTE Employee	5.71		The main factor that has impacted our intensity figure resulting in a decrease from 2010 is the increase in FTE. CBRE's FTE grew by 4,000 from 2010, directly impacting this figure. While taking into consideration our scope 1 & 2 emissions have grown from 2010 and we should see an increase, the increase in FTE has offset emissions growth.

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	Reason for Change
	metric tonnes CO2e				Unable to answer

Further Information
We are unable to answer 13.4

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?
No

Further Information

Page: 2012-Investor-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	1608.90	Australian 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 0% but less than or equal to 20%

15.2b
Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Level of verification or assurance	Relevant verification standard	Relevant statement attached
Limited assurance	ISO14064-3	CBRE 2011 GHG Inventory Attachment 5

15.3
Are you able to compare your Scope 3 emissions for the reporting year with those for the previous year for any sources?
 Yes

15.3a
Please complete the table

Sources of Scope 3 emissions	Reason for change	Emissions value (percentage)	Direction of change	Comment
Business travel	Change in output	42.06	Increase	The main factor that has increased our scope 3 emissions is directly related to the increase in revenue and FTEs from 2010. CBRE's FTE grew by 4,000 from 2010, directly impacting this figure.

Further Information

Attachments
[CBRE 2011 GHG Inventory Attachment 5.docx](#)

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 Corporate Responsibility and Communications
 CDP: [X][.-][P2]