Investor CDP 2010 - 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 2009 revenue). The Company has approximately 29,000 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. CB Richard Ellis has been named a BusinessWeek 50 "best in class" company for three years in a row. 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.

Enter Periods that will be disclosed
Thu 01 Jan 2009 - Thu 31 Dec 2009

0.3
Are you participating in the Walmart Sustainability Assessment?
No

0.4
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, the corresponding sector modules will be marked as default options to your information request.
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 www.cdproject.net/cdp-questionnaire.

0.5
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
Hong Kong
Hungary
India

Select country
Ireland
Italy
Japan
South Korea
Luxembourg
Macau
Mexico
Morocco
Netherlands
New Zealand
Poland
Portugal
Romania
Russia
Singapore
Slovakia
Spain
Sweden
Taiwan
Ukraine
United Arab Emirates
United Kingdom
United States of America
Czech Republic

0.6
Please select if you wish to complete a shorter information request.
Further Information

Module: Governance

Page: Governance

1.1
Where is the highest level of responsibility for climate change within your company?
Board committee or other executive body

1.1a
Please specify who is responsible.
Board/Executive Board

1.2
What is the mechanism by which the board committee or other executive body reviews the company's progress and status regarding climate change?
As a key component of CBRE's Corporate Responsibility program, our corporate environmental initiative is governed by Brett White, CEO, and Larry Midler, Executive Vice President and General Counsel.
The corporate environmental initiative is executed by a committee of roughly 40 senior leaders and sustainability professionals around the globe. This group focuses on both CBRE's client-facing sustainability services and our own operational commitments and progress.
A committee of key corporate leaders is responsible for reporting to our executives biannually and to various external reporting entities (like CDP). This committee includes:
Sally Wilson, Global Director of Environmental Strategy and Senior Vice President
Dave Pogue, National Director of Sustainability and Senior Managing Director
Steve Iaco, Senior Managing Director, Corporate Communications
Sharada Sullivan, Director of Finance
Mindee Metz, Director of Marketing Communications, Sustainability

1.4

Do you provide incentives for the management of climate change issues, including the attainment of greenhouse gas (GHG) targets?

No

Further Information

Module: Risks and Opportunities

Page: Risks & Opportunities Identification Process

2.1

Describe your company's process for identifying significant risks and/or opportunities from climate change and assessing the degree to which they could affect your business, including the financial implications.

Assuming the well-documented role of buildings in climate change and overall environmental impact, and given CBRE's role as the world's largest commercial real estate services firm, we are compelled to identify risk and opportunity associated with both our own operations and our client services. That process relies on information from several vital channels and relationships, as follow:

In determining risks and opportunities in our client service provision, CBRE leverages the expertise of our own worldwide professionals, more than 400 of whom have obtained the LEED® AP (Leadership in Energy and Environmental Design Accredited Professional) designation. CBRE professionals have also earned region-specific designations offered by programs like Australia's GreenStar, BREEAM (the U.K.'s Building Research Establishment Environmental Assessment Method), and NABERS. These professionals work in every major market globally and are embedded in nearly every service CB Richard Ellis offers, including project management, asset services, brokerage, development, facilities management, technical services, global corporate services, research and valuation.

In monitoring and improving our own operations, CBRE has Advisory relationships with ICF International (ICF), the consulting firm assisting CBRE in our corporate carbon strategy, and with EnTech USB (EnTech), a utility data management service company with which we developed our proprietary Energy and Environmental Insight systems. We also perform a biannual internal operations audit in our Americas and Asia-Pacific regions, with a similar program currently in development for our Europe-Middle East-Asia region.

As a means of staying vitally engaged in the global climate change conversation CBRE has relationships with NGO's and other environmental organizations both globally and in local markets around the world. These relationships include The Climate Group, World Wildlife Fund, The Natural Resources Defense Council, Greenpeace, US Green Business Council and other Green Building Council organizations, the US Environmental Protection Agency, and numerous other region-specific entities.

Finally, our senior sustainability leadership team synthesizes input from these various channels and relationships, using the best practices and lessons learned to direct and improve our ongoing corporate sustainability strategy.

Further Information

Page: Regulatory Risks

3.1

Do current and/or anticipated regulatory requirements related to climate change present significant risks to your company?

Yes

Do you want to answer using:

A text box

3.2B

What are the current and/or anticipated significant regulatory risks related to climate change and their associated countries/regions and timescales?

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.

A key provision of the US climate bill sponsored by US Senators John Kerry and Joe Lieberman preempts the ability of states to implement mandatory greenhouse gas reductions and provides credit through allowances for states that already have cap-and-trade policies set to be terminated because of the federal law. This kind of universal approach to would greatly mitigate the risk associated with the reactive and short-term business practices

currently required.

3.3
Describe the ways in which the identified risks affect or could affect your business and your value chain.

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.

3.4
Are there financial implications associated with the identified risks?
Yes

3.5
Please describe them.
Without legislative resolution, we are currently unable to identify the specific financial implications such legislation would yield.

3.6
Describe any actions the company has taken or plans to take to manage or adapt to the risks that have been identified, including the cost of those actions.
Our risk management strategy will depend on and respond to the specific requirements of future legislative resolution.

Further Information

Page: Physical Risks

4.1
Do current and/or anticipated physical impacts of climate change present significant risks to your company?
Yes

Do you want to answer using:
A text box

4.2B
What are the current and/or anticipated significant physical risks, and their associated countries/regions and timescales?
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 300 facilities around the globe, which all but guarantees CBRE employees will be touched by weather events associated with climate change.

4.3
Describe the ways in which the identified risks affect or could affect your business and your value chain.
Disruption of our business operations also 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.
Furthermore, as CBRE manages more than 2.2 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.

4.4
Are there financial implications associated with the identified risks?
Yes

4.5
Please describe them.
Disruption of our business operations also 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.

4.6

Describe any actions the company has taken or plans to take to manage or adapt to the risks that have been identified, including the cost of those actions.

In preparation for and response to significant weather or natural disaster, CBRE has developed 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.

Further Information

Page: Other risks

5.1

Does climate change present other significant risks - current and/or anticipated - for your company?

Yes

Do you want to answer using:

A text box

5.2B

What are the current and/or anticipated other significant risks, and their associated countries/regions and timescales?

Some of our clients operate in sectors with high risk exposure to climate change, like insurance, agriculture, construction and energy. Climatic changes and the 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.

5.3

Describe the ways in which the identified risks affect or could affect your business and your value chain.

As climate change impacts some of our clients' operations over time, we are exposed to risk associated with their economic viability. The specific impact of these risks is dependent upon the nature, location and severity of the challenges of our clients face, particularly those clients in sectors with high risk exposure to climate change.

5.4

Are there financial implications associated with the identified risks?

Yes

5.5

Please describe them.

As climate change impacts some of our clients' operations over time, we are exposed to risk associated with their economic viability. The specific impact of these risks is dependent upon the nature, location and severity of the challenges of our clients face, particularly those clients in sectors with high risk exposure to climate change.

5.6

Describe any actions the company has taken or plans to take to manage or adapt to the other risks that have been identified, including the costs of those actions.

Our responsive risk management strategy will depend on and respond to the specific requirements presented by future scenarios as they occur.

Further Information

Page: Regulatory Opportunities

6.1

Do current and/or anticipated regulatory requirements related to climate change present significant opportunities for your company?

Yes

Do you want to answer using:

A text box

6.2B

What are the current and/or anticipated significant regulatory opportunities and their associated countries/regions and timescales?

As a commercial real estate services firm, we are well-positioned to capitalize on the business generation that regulatory requirements pertaining to real property could create.

6.3

Describe the ways in which the identified opportunities affect or could affect your business and your value chain.

The degree to which regulations impact real property will determine our opportunity for client expansion and recruitment, as our role as commercial real estate advisers allows us to provide everything from consultative portfolio strategy to site-specific retrofits, and everything in between. CBRE provides services at every stage of the typical real estate asset lifecycle, (acquisition, value enhancement and disposition), so regulations that impact real estate assets are likely to impact our business.

6.4

Are there financial implications associated with the identified opportunities?

Yes

6.5

Please describe them.

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.

6.6

Describe any actions the company has taken or plans to take to exploit the opportunities that have been identified, including the investment needed to take those actions.

Our opportunity management strategy will depend on and respond to the specific requirements of future legislative resolution.

Further Information

Attachment graphic details how CBRE's sustainability services apply at all stage of the real estate asset life cycle.

Attachments

Asset Life Cycle_Sustainability.jpg

Page: Physical Opportunities

7.1

Do current and/or anticipated physical impacts of climate change present significant opportunities for your company?

Yes

Do you want to answer using:

A text box

7.2B

What are the current and/or anticipated significant physical opportunities and their associated countries/regions and timescales?

USGBC estimates that buildings account for nearly 40% of carbon emissions, a key ingredient in climate change. CBRE directly manages more than 2.2 billion square feet of property and corporate facilities globally, and we advise the owners and occupiers of billions more. Our resulting ability to influence how real estate is built, sourced, occupied and sold is unsurpassed in our industry.

7.3

Describe the ways in which the identified opportunities affect or could affect your business and your value chain.

Our significant ability to influence how real estate is built, sourced, occupied and sourced translates into business opportunity for CBRE, such as:

- implementing climatic responsible projects for our clients including high performance buildings, energy efficiency upgrades and clean technology projects,
- offering risk management services as part of building management services, and
- helping clients to adapt their building solutions to help cope with the effects of climate change.

7.4

Are there financial implications associated with the identified opportunities?

Yes

7.5

Please describe them.

In addition to increasing our potential for expanded business opportunity (and, therefore, fees), physical opportunities may drive businesses not currently engaged with a real estate adviser to do so, thereby expanding our client base and related fees.

7.6

Describe any actions the company has taken or plans to take to exploit the opportunities that have been identified, including the investment needed to take those actions.

Our opportunity management strategy will depend on and respond to the specific requirements of evolving physical impacts of climate change.

Further Information

Page: Other Opportunities

8.1

Does climate change present other significant opportunities - current and/or anticipated - for your company?

Yes

Do you want to answer using:

A text box

8.2B

What are the current and/or anticipated other significant opportunities and their associated countries/regions and timescales?

As a commercial real estate service provider, CBRE is in a genuinely unique position, as our efforts to improve the environmental performance of our own occupied space offer a proving ground for the client services and programs we deliver. Additionally, lessons learned on client accounts can inform our own practices.

8.3

Describe the ways in which the identified opportunities affect or could affect your business and your value chain.

Our unique position affords us the opportunity to influence best practices as they relate to real property, including:

- the coordination of financing and capital for companies related to climate change solutions, such as clean and energy-efficient technologies, clean technologies and energy efficient buildings,
- the leveraging of our scale to create sustainable procurement and purchasing opportunities for our company and our clients, and
- the leveraging of our global perspective to participate in NGO's, environmental think tanks and organizations.

8.4

Are there financial implications associated with the identified opportunities?

Yes

8.5

Please describe them.

The potential for increased service delivery and resulting revenue generation is significant.

8.6

Describe any actions the company has taken or plans to take to exploit the opportunities that have been identified, including the investment needed to take those actions.

We will continue to evolve our current sustainability services in tandem with the emerging market drivers for such services,

Further Information

Module: Strategy

Page: Strategy

9.1

Please describe how your overall group business strategy links with actions taken on risks and opportunities (identified in questions 3 to 8), including any emissions reduction targets or achievements, public policy engagement and external communications.

In 2007, CBRE announced our Environmental Stewardship Policy, which includes a plan to become carbon neutral by the end of 2010, with offsets to be purchased in 2011. The Policy is as follows:

"It has always been our policy to observe environmental best practice in our activities, and to observe both the letter and the spirit of environmental laws and regulations. With this Policy, CBRE is strengthening and formalizing its own environmental commitment.

To address our direct operational footprint we will:

- Identify and measure the carbon footprint of our operations and facilities and will set achievable targets to reduce it each year. We will aim to be carbon neutral by 2010 through targeted in-house carbon footprint reductions, indirect emission reduction commitments from our suppliers and, if necessary thereafter, through carbon offsets.
- Establish minimum environmental standards for the relocation or refurbishment of our own facilities based upon current programs such as LEED, BREEAM and/or Green Star.
- Seek to reduce our energy, water and other resource consumption, reduce waste and use renewable or recyclable materials. We will achieve and measure our reductions through the implementation of Environmental Management Systems in each of our global regions.
- Adopt procurement standards that incorporate environmental best practice for the procurement of furniture, paper and other office equipment. In support of this, we will work with our contractors and suppliers to ensure that they understand how they can improve their environmental standards and add value to CB Richard Ellis's environmental performance.

In our client service we will:
- Provide advice and services to our clients, encourage them and collaborate with them to adopt or enhance responsible environmental policies and practices with respect to their real estate. Specifically, we will engage 100% of our property and facilities management and brokerage clients in proactive discussions about environmental issues, with a goal of the vast majority of our facilities and property management clients implementing energy saving technology and practices at their locations by 2010, thereby helping them reduce their green house gas emissions at the properties and corporate facilities we manage."

In an effort to support this and other areas of corporate responsibility, CBRE has published a corporate responsibility report annually for the past three years, which we file with Corporate Register.com and the Global Reporting Initiative. We also participate in the Dow Jones Sustainability Index and the Business Roundtable Sustainability Report in the US, as well as many other country- and sector-specific publications.

CBRE is fundamentally an entrepreneurial company with numerous business units. Since announcing our Environmental Stewardship Policy, leaders in each of our business units have been developing sustainability solutions for our clients, the most recent of which are CBRE Solar and CBRE Carbon. At a corporate level, we are now working to unify our sustainability service offerings across business units and global geographies to ensure a consistent global response to the rapid evolution of environmental sustainability business.

Further Information
Attachments include our 2009 Corporate Responsibility Report, a PDF of our Environmental Stewardship Policy and a copy of the 2010 Business Roundtable Sustainability Report (to which our CEO, Brett White, contributed).

Attachments
BRT Sustainability Report.pdf
Environmental_Stewardship.pdf
CBRE-2009-CR.pdf

Page: Strategy - Targets

9.2
Do you have a current emissions reduction target?
Yes

9.6
Please complete the table. ***(If you have a current emissions reduction target or have a recently completed target)***

Target Type	Value of Target	Unit	Base year	Emissions in base year (metric tonnes CO2-e)	Target Year	GHGs and GHG sources to which the target applies	Target met?	Comment
Absolute emissions reduction	100.00	Metric tonnes CO2-e reduction	2010		2010	Scope 1 + 2	Target ongoing	CBRE is committed to carbon neutrality by 2010 through targeted in-house carbon

Target Type	Value of Target	Unit	Base year	Emissions in base year (metric tonnes CO2-e)	Target Year	GHGs and GHG sources to which the target applies	Target met?	Comment
		relative to base year						footprint reductions, indirect emission reduction commitments from our suppliers and, if necessary thereafter, through carbon offsets.

Further Information

Page: Strategy - Emission Reduction Activities

¿
Is question 9.7 relevant for your company?
Yes

9.7
Please use the table below to describe your company's actions to reduce its GHG emissions.

1. Actions - please describe	2. Annual energy saving	3. Annual energy savings - number	4. Annual energy saving - units	5. Annual emission reduction in metric tonnes CO2-e	6. Reduction - achieved or anticipated	7. Investment - number	8. Investment - currency	9. Monetary savings - number	10. Monetary savings - currency	11. Monetary savings	12. Timescale of actions & associated investments (if relevant)
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	Anticipated		kWh (kilowatt-hour)		Anticipated		Insignificant costs - not quantified			Not quantified	2009 and ongoing. Our goal is to offset 100% emissions for 2010, and we are committed to continued emission reductions thereafter. Reduced energy consumption is

1. Actions - please describe	2. Annual energy saving	3. Annual energy savings - number	4. Annual energy saving - units	5. Annual emission reduction in metric tonnes CO2-e	6. Reduction - achieved or anticipated	7. Investment - number	8. Investment - currency	9. Monetary savings - number	10. Monetary savings - currency	11. Monetary savings	12. Timescale of actions & associated investments (if relevant)
as leases expire/renew. This project is currently in development.											a key indicator of our progress. In compliance with LEED, BREEAM and Green Star rating systems CBRE is investing in technology to improve energy efficiency in our occupied spaces. We have found that these investments not only will save from future offsetting but have reduced overall operating costs.
Negotiating with US landlords the right to	Anticipated		kWh (kilowatt-hour)		Anticipated	25000	USD($)			Not quantified	2009 and ongoing.

1. Actions - please describe	2. Annual energy saving	3. Annual energy savings - number	4. Annual energy saving - units	5. Annual emission reduction in metric tonnes CO2-e	6. Reduction - achieved or anticipated	7. Investment - number	8. Investment - currency	9. Monetary savings - number	10. Monetary savings - currency	11. Monetary savings	12. Timescale of actions & associated investments (if relevant)
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 efficiency. Anticipate some reduction in energy over time but cannot identify a specific % or kwh amount since a											

1. Actions - please describe	2. Annual energy saving	3. Annual energy savings - number	4. Annual energy saving - units	5. Annual emission reduction in metric tonnes CO2-e	6. Reduction - achieved or anticipated	7. Investment - number	8. Investment - currency	9. Monetary savings - number	10. Monetary savings - currency	11. Monetary savings	12. Timescale of actions & associated investments (if relevant)
majority of our occupied spaces are not separately metered, but part of the main building master utility meters.											
Incorporating leasing language in new CBRE facilities leases that supports improvement of environmental performance.	Anticipated		kWh (kilowatt-hour)		Anticipated		Insignificant costs - not quantified			Not quantified	2009 and ongoing.
Garnering advice on how to trigger behavioral changes within employees (change of corporate culture)	Anticipated				Anticipated		Insignificant costs - not quantified			Not quantified	2007 and ongoing.

9.9

Please provide any other information you consider necessary to describe your emission reduction activities.

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. Our goal is to offset 100% emissions for 2010, and we are committed to continued emission reductions thereafter. In compliance with LEED, BREEAM and Green Star rating systems CBRE is investing in technology to improve energy efficiency in our occupied spaces. We have found that these investments not only will save from future offsetting but have reduced overall operating costs.

9.10

Do you engage with policy makers on possible responses to climate change including taxation, regulation and carbon trading?

Yes

9.11

Please describe.

• It is our belief that climate change is an issue that everyone must take responsibility for. If this is to happen, it is realistic to say that voluntary commitments will not be enough if the global reductions required are to be accomplished.
• Fiscal incentives are likely to be required and the establishment of a global carbon market is likely to be necessary if the economic drivers are to be created that will result in real change on a world wide basis.
• The Real Estate Round Table advocates the United State legislative branch on behalf of the real estate community. CBRE is a member of the RER and participates on the environment committee.
• In 2008, CBRE became the first commercial real estate service company to join The Climate Group, an independent, nonprofit organization that works with government and business leaders to accelerate the transition to a low-carbon economy.

Further Information

PLEASE NOTE: the

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

Page: Emissions Boundary - (1 Jan 2009 - 31 Dec 2009)

10.1

Please indicate the category that describes the company, entities, or group for which Scope 1 and Scope 2 GHG emissions are reported.

Companies over which operational control is exercised

10.2

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

Yes

10.3

Please complete the following table.

Source	Scope	Explain why the source is excluded
CBRE employees who are not housed in CBRE offices, but in clients'	Scope 2	The footprint associated with the facilities they are in are excluded (since CBRE does not have control over these facilities).
Facilties 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 (since CBRE does not have control over these facilities).

Further Information

Page: Methodology - (1 Jan 2009 - 31 Dec 2009)

11.1a

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 and/or describe the procedure you have used (in the text box in 11.1b below).

Please select the published methodologies that you use.
The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

11.1b

Please describe the procedure that you use.

CBRE follows the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (http://www.ghgprotocol.org/standards); We are not a significant direct emitter of greenhouse gases. The majority of our emissions are indirect, related to electricity usage in occupied real estate (Scope 2). A smaller portion is direct (Scope 1) related to natural gas usage in occupied real estate and fuel for fleet vehicles (~700). CBRE aggregates energy data from occupied real estate on an annual basis and loads this data into a proprietary Environmental Insight tool developed by EnTech USB. This energy data is translated into a CO2e value using factors published by the GHG Protocol, sourced from the EPA, IEA, NGER and Environment Canada.

11.2

Please also provide the names of and links to any calculation tools used.

Please select the calculation tools used.

Other: Environmental Insight a proprietary product developed by Entech USB for CBRE (www.cbreei.com/system/CBRELogOn). The system contains both a utility management (Utility Insight) and carbon footprinting (Environmental Insight) module. For C02 conversions within the Environmental Insight tool EnTech uses a table published by the Greenhouse Gas Protocol(www.ghgprotocol.org), who in turn get their values from the International Energy Agency (IEA) and, in the case of the USA, from the Environmental Protection Agency (EPA).

11.3

Please give the global warming potentials you have applied and their origin.

Gas	Reference	GWP
Carbon dioxide	IPCC Second Assessment Report (SAR - 100 year)	1
Methane	IPCC Second Assessment Report (SAR - 100 year)	21
Nitrous oxide	IPCC Second Assessment Report (SAR - 100 year)	310

11.4

Please give the emission factors you have applied and their origin.

Fuel/Material	Emission Factor	Unit	Reference
Natural gas	0.18	Other: kg (CO2e)/kWh	GHG Protocol
Natural gas	0.18	Other: kg (CO2e)/kWh	NGER (Measurement)Amendment Determination 2009 Edition
Other: Electricity	1092.18	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1348.21	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1236.81	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1163.85	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	542.10	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1920.45	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	809.57	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2441.01	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2027.03	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1346.98	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1410.42	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1743.77	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)

Fuel/Material	Emission Factor	Unit	Reference
Other: Electricity	1917.51	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	135.20	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1132.01	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2099.04	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1905.11	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2068.78	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1180.19	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1269.69	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1360.04	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	754.53	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
	1355.50	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1604.31	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1856.90	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1231.72	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2337.26	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1614.56	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	794.21	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	722.55	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1945.86	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1446.74	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	832.33	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1781.55	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1569.55	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	403.29	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1251.52	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	965.73	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)

Fuel/Material	Emission Factor	Unit	Reference
Other: Electricity	898.88	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1187.64	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1266.13	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1360.58	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2114.38	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1203.50	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	10.18	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	333.33	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1729.43	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1938.72	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	2263.54	Other: lb (CO2e)/MWH	GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	0.00	Other: kg (CO2e)/kWh	GHG Protocol, Environment Canada 2006-2008
Other: Electricity	0.53	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.76	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.93	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.77	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.45	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.35	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.35	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.07	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.38	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.55	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.50	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.09	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.83	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.41	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".

Fuel/Material	Emission Factor	Unit	Reference
Other: Electricity	0.25	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.32	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.39	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.43	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.23	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.44	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.34	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.38	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.71	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.04	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.20	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.36	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.33	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.85	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.39	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.32	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.67	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.91	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	0.27	Other: kg (CO2e)/kWh	International Energy Agency Data Services. 2009 and 2006. "CO2 Emissions from Fuel Combustion (2009 and 2006 Editions)".
Other: Electricity	1600.89		GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)
Other: Electricity	1231.99		GHG Protocol, EPA - eGRID2007 Version 1.1 State File (Year 2005 Data)

Further Information

As 11.4 does not include location fields or permit more than 2 decimal places, the attached file (CBRE CDP Investor 11.4 detail) provides detail on locations, and on actual factors and related references for those factors not permitted in the system (namely, all Canadian factors).

Attachments

CBRE CDP Investor 2010 11.4 detail.xls

Page: Emissions Scope 1 - (1 Jan 2009 - 31 Dec 2009)

12.1

Please give your total gross global Scope 1 GHG emissions in metric tonnes of CO2-e.

6098

¿
Is question 12.2 relevant to your company?
Yes

12.2
Please break down your total gross global Scope 1 emissions in metric tonnes CO2-e by country/region.

Country	Scope 1 Metric tonnes CO2-e
Belgium	288
Canada	698
Germany	36
Hungary	949
Ireland	338
Japan	4
Netherlands	261
Romania	76
Ukraine	194
United Kingdom	384
United States of America	2870

12.4
Where it will facilitate a better understanding of your business, please also break down your total gross global Scope 1 emissions by business division. (Only data for the current reporting year requested.)

Business Division	Scope 1 Metric tonnes CO2-e
Not available	

12.5
Where it will facilitate a better understanding of your business, please also break down your total gross global Scope 1 emissions by facility. (Only data for the current reporting year requested.)

Facilities	Scope 1 Metric tonnes CO2-e
Not available	

¿
Is question 12.6 relevant to your company?
Yes

12.6
Please break down your total gross global Scope 1 emissions by GHG type. (Only data for the current reporting year requested.)

GHG Type	Scope 1 Emissions (Metric tonnes)	Scope 1 Emissions (Metric tonnes CO2-e)
CO2	6084.64	6085
CH4	0.49	10
N20	0.01	3

¿
Is question 12.8 relevant to your company?
Yes

12.8
Please give the total amount of fuel in MWh that your organization has consumed during the reporting year.
30089

¿
Is question 12.10 relevant to your company?
Yes

12.10
Please complete the table by breaking down the total figure by fuel type.

Fuels	MWh
Natural gas	30089.00

12.12

Please estimate the level of uncertainty of the total gross global Scope 1 figure that you have supplied in answer to question 12.1 and specify the sources of uncertainty in your data gathering, handling, and calculations.

Uncertainty Range	Main sources of uncertainty	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. 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. We were required to estimate usage for roughly 44% of our facilities (171 of 389 sites). Given that our facilities are located in Class A or B office space across the globe and we operate an average work day, we believe that the Energy Intensity factors are reasonably accurate. However, if we assume that we were off by 50% in our CO2 calculations for the estimated locations then our footprint could be off by as much as 15%. CO2e for 171 sites = 898.94 Metric Tonnes CO2-e * 50% = 449.97 Metric Tonnes CO2-e. 449.97 /(449.97 +6,097.87) = 12.9%

Further Information

Page: Emissions Scope 2 - (1 Jan 2009 - 31 Dec 2009)

13.1

Please give your total gross global Scope 2 GHG emissions in metric tonnes of CO2-e.

32471

¿

Is question 13.2 relevant to your company?

Yes

13.2

Please break down your total gross global Scope 2 emissions in metric tonnes of CO2-e by country/region.

Country	Metric tonnes CO2-e
Australia	2062
Austria	14
Bahrain	74
Belgium	32
Brazil	14
Canada	1212
Chile	19
China	477
Denmark	40
France	186
Germany	218
Hong Kong	345
Hungary	14
India	634
Ireland	140
Italy	116

Country	Metric tonnes CO2-e
Japan	588
South Korea	107
Luxembourg	4
Macau	26
Mexico	140
Morocco	36
Netherlands	241
New Zealand	160
Poland	72
Portugal	67
Romania	54
Russia	126
Singapore	129
Slovakia	5
Spain	80
Sweden	2
Taiwan	64
Ukraine	12
United Arab Emirates	232
United Kingdom	3235
United States of America	21476
Czech Republic	20

13.4

Where it will facilitate a better understanding of your business, please also break down your total gross global Scope 2 emissions by business division. (Only data for the current reporting year requested.)

Business division name	Metric tonnes CO2-e
Not available	

13.5

Where it will facilitate a better understanding of your business, please also break down your total gross global Scope 2 emissions by facility. (Only data for the current reporting year requested.)

Facility name	Metric tonnes CO2-e
Not available	

¿

Is question 13.6 relevant to your company?

No

13.7

Please explain why not.

We did not purchase any electricity, heat, steam or cooling.

13.8

Please estimate the level of uncertainty of the total gross global Scope 2 figure that you have supplied in answer to question 13.1 and specify the sources of uncertainty in your data gathering, handling, and calculations.

Uncertainty range	Main sources of uncertainty in your data	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

Uncertainty range	Main sources of uncertainty in your data	Please expand on the uncertainty in your data.
		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. 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. We were required to estimate usage for roughly 44% of our facilities (171 of 389 sites). Given that our facilities are located in Class A or B office space across the globe and we operate an average work day, we believe that the Energy Intensity factors are reasonably accurate. However, if we assume that we were off by 50% in our CO2 calculations for the estimated locations then our footprint could be off by as much as 20%. CO2 for 171 sites = 12,536.54 Metric Tonnes CO2-e * 50% = 6,268.27 Metric Tonnes CO2-e. 6,268.27/(6,268.37+32,471.16) =16.8%

Further Information

Page: Emissions Scope 2 Contractual

14.1

Do you consider that the grid average factors used to report Scope 2 emissions in question 13 reflect the contractual arrangements you have with electricity suppliers?

Yes

14.4

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: Emissions Scope 3

¿

Is question 15.1 relevant to your company?

Yes

15.1

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

Sources of Scope 3 emissions	Metric tonnes of CO2-e	Methodology	If you cannot provide a figure for a relevant source of Scope 3 emissions, please describe the emissions.
Business travel		Not currently reporting	Main source of emissions include employee travel (automobile, airplane and train) emissions. In 2008, CBRE adopted a policy to eliminate all non-critical employee travel and began implementing a centralized, global travel booking program. That program was made available for use by employees in the Americas in midyear 2009, and will be further developed in other global locations in 2010-11. We are not currently able to track and report travel related emissions globally but continue to work toward that capability.

Further Information

Page: Emissions 7

16.1

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

Yes

16.2

Please provide details including the anticipated timescale over which the emissions are avoided, in which sector of the economy they might help to avoid emissions and their potential to avoid emissions.

We have for some time recognized that our greatest opportunity to create positive outcomes is in the work we accomplish through our services. CB Richard Ellis is the largest manager of commercial real estate in the world. Commercial real estate in general, and specifically office properties, are identified as a major contributor of CO2 emissions, primarily through the use of fossil fuel derived utility services. For the past four years CBRE has developed and implemented a comprehensive program aimed at educating and training building management staffs to reduce utility usage in our managed portfolio. We have trained more than 2000 employees in our internally administered BOMA BEEP classes developed to assist in creating an energy management plan for a property. Key to that effort, we have registered and benchmarked nearly 1400 buildings in the US EPA Energy Star program, totaling more than 250 million square feet. Nearly 600 of those buildings, more than 125 million square feet, have been tracked and reviewed for more than two years and have an average Energy Star score of 76. Nearly 250 of our managed buildings are recognized as Energy Star labeled buildings, performing in the top quarter of all similar properties. Our efforts here have gained us recognition the past three years from EPA as an Energy Star Partner of the Year, including this past year when we were recognized with their Sustained Excellence award, their highest honor.
Most of the improvements and positive changes made at our managed properties will continue to result in lowered energy consumption for the foreseeable future. We are also implementing a data management program that includes automatic submittal of information to EPA Energy Star, and a data dashboard designed to inform all interested parties of the current and historical usage which will allow for quick action if usage increases over previous benchmarks.

¿

Is question 17.1 relevant to your company?

No

17.2

Please explain why not.

We are a services (not manufacturing firm) and we do not own the facilities we occupy.

Further Information

Page: Emissions 8

18.1a

Please describe a financial intensity measurement for the reporting year for your gross combined Scope 1 and Scope 2 emissions.

If you do not consider a financial intensity measurement to be relevant to your company, select "Not relevant" in column 5 and explain why in column 6.

Figure for Scope 1 and Scope 2 emissions	GHG units	Multiple of currency unit	Currency unit	Financial intensity metrics	Please explain if not relevant. Alternatively provide any contextual details that you consider relevant to understand the units or figures you have provided.
86.00	Metric tonnes CO2-e	Million	USD($)	EBITDA	(85.97 Metric Tonnes CO2-e / $1M EBITDA)

18.1b

Please describe an activity-related intensity measurement for the reporting year for your gross combined Scope 1 and Scope 2 emissions.

Oil and gas sector companies are also asked to report activity-related intensity metrics in answer to table O&G1.3.

If you do not consider an activity-related intensity measurement to be relevant to your company, select "Not relevant" in column 3 and explain why in column 4.

Figure for Scope 1 and Scope 2 emissions	GHG units	Activity-related metrics	Please explain if not relevant. Alternatively provide any contextual details that you consider relevant to understand the units or figures you have provided.
1.33	Metric tonnes CO2-e	per full-time equivalent employee	(1.33 Metric Tonnes CO2-e/Employee)

19.1
Do the absolute emissions (Scope 1 and Scope 2 combined) for the reporting year vary significantly compared to the previous year?
We do not have sufficient emissions data to answer the question.

20.1A
Please complete the following table indicating the percentage of reported emissions that have been verified/assured and attach the relevant statement.

Scope 1 (Q12.1)	Scope 2 (Q13.1)	Scope 3 (Q15.1)
More than 80% but less than or equal to 100%	More than 80% but less than or equal to 100%	

20.1B
I have attached an external verification statement that covers the following scopes:

Scope 1
Scope 2

Further Information

Page: Emissions 9 Trading

21.1
Do you participate in any emission trading schemes?
No, we don't participate nor do we currently anticipate participating in any emissions trading scheme within the next two years.

21.4
Has your company originated any project-based carbon credits or purchased any within the reporting period?
No

Further Information

Module: Climate Change Communications

Page: Communications 1

22.1
Have you published information about your company's response to climate change/GHG emissions in other places than in your CDP response?
Yes

22.2
In your Annual Reports or other mainstream filing? *(If so, please attach your latest publication(s).)*
Yes

22.3
Through voluntary communications such as CSR reports? *(If so, please attach your latest publication(s).)*
Yes

Further Information
We also participate in the Newsweek ranking of the largest green companies in the US (attached). Also attached is our 2009 CR report.

Attachments
CBRE-2009-CR.pdf
NEWSWEEK.pdf