

PRESS RELEASE



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**CB RICHARD ELLIS ARRANGES
LARGEST COMMERCIAL PROPERTY TRANSACTION
IN UNITED KINGDOM HISTORY**

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Firm Represents Abbey National in \$2.2 Billion Sale to ING Unit

Los Angeles – August 25, 2005 – CB Richard Ellis Group, Inc. (NYSE: CBG) today announced that its London-based Capital Markets Group advised Abbey National PLC, a subsidiary of Spanish bank Grupo Santander, in the sale of its 128-property commercial portfolio in the United Kingdom to ING Real Estate Investment Management (UK Funds) Ltd. for approximately \$2.2 billion. The sale marked the United Kingdom's largest commercial property transaction.

The 6.5 million-sq.-ft. portfolio, which is currently 85 percent leased, is comprised of retail, office, industrial and other mixed-use properties located throughout Great Britain. CB Richard Ellis completed the transaction through a coordinated effort involving multiple business lines.

About CB Richard Ellis

CB Richard Ellis (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's leading commercial real estate services firm (in terms of 2004 revenue). The company serves real estate owners, investors and occupiers by offering strategic advice and execution for property leasing and sales; property, facilities and project management; corporate services; debt and equity financing; investment management; valuation and appraisal; research and investment strategy; and consulting. Including partners and affiliates, the company has over 300 offices in more than 50 countries around the world. Please visit our Web site at www.cbre.com.