

PRESS RELEASE



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LONDON, MOSCOW REMAIN WORLD'S MOST EXPENSIVE OFFICE MARKETS; HONG KONG'S CBD BREAKS INTO TOP FIVE

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Abu Dhabi Sets Pace, By Wide Margin, For Fastest Occupancy Cost Growth

Los Angeles — November 25, 2008 — London's West End and Moscow remain the world's two most expensive office markets, respectively, while Hong Kong's CBD, Tokyo's Inner Central District and Mumbai's Nariman Point round out the top five, according to CB Richard Ellis Group, Inc. (CBRE) Research's semi-annual Global MarketView/Office Occupancy Costs survey. The report tracks world markets with the highest as well as fastest-growing occupancy costs for the 12 months ended September 30, 2008.

The average rate of growth for office occupancy costs among the 172 markets monitored in the survey was 8%, almost double last year's world inflation rate. Up 94.6%, Abu Dhabi, United Arab Emirates (UAE) had by far the fastest growing occupancy costs, with three of the top five fastest growing countries situated in the Middle East. The rise in occupancy costs in the UAE over the past twelve months has reflected market fundamentals—limited supply of quality office space and high demand from international firms, primarily law firms, financial institutions and real estate and construction companies planting a footprint in the UAE.

"Our current perceptions are greatly affected by the current economic malaise and we tend to forget how fast rents and occupancy costs were rising over the last 12 months," said Dr. Raymond Torto, CBRE's Global Chief Economist. "Clearly the rate of change is generally slowing, and in some markets the pricing direction is down. The turn in rent trajectory will provide some relief to occupiers and angst to owners. However, unlike previous downturns, which have occurred simultaneously with extensive overbuilding, the real estate market globally today is in a stronger position to weather the difficulties than in the past."

Asia Pacific was the fastest growing region among markets in the top 50, at an average rate of 26.2%. Among the region's ten entries into the top 50 fastest growing and second overall, Ho Chi Minh City, Vietnam, was up 51.4%. Multi-national corporation tenants have driven demand for the limited supply of prestige prime office buildings in that city; however Ho Chi Minh City's rents largely surged in the fourth quarter of 2007 and the first half of 2008. Perth, Australia, was second in the region and fourth overall, up 45.2%, while Hong Kong's CBD had the third largest increase in the region and 12th overall, up 29.1%.

Occupancy costs in the six Latin American markets that made the top 50 fastest growing rankings grew an average of 21.5%, with two new cities—Santo Domingo, Dominican Republic, and Lima, Peru—making the list. São Paulo, Brazil, led the region and was the seventh fastest growing market overall, up 34%. São Paulo’s occupancy cost increase reflects a shortage of prime office space combined with a relatively strong local economy supported by global demand for commodities and a growing middle class. Meanwhile, of the nine North American markets in the top 50 fastest growing rankings (down from the last report’s 15 markets), occupancy cost growth rates averaged 14.5%, the slowest of all the regions covered.

Asia-Pacific

Hong Kong jumped into the top three most expensive cities globally, with occupancy costs rising to \$231.59. Ho Chi Minh City dropped from the top spot to number two among the top 50 fastest growing cities, while Perth, Australia, jumped up 10 spots in the most expensive rankings, coming in at number 31.

Europe

London’s West End remained the world’s most expensive office market at \$248.66, and Moscow retained its number two spot at \$234.73. The City of London was next among the European markets and eighth most expensive overall, at \$146.61. In Europe, occupancy costs grew fastest in Moscow and Rome, with increases of 29.8% and 29.5%, respectively.

Americas

Five North American cities are among the world’s Top 50 most expensive office markets: Midtown Manhattan (15th at \$98.08); Calgary CBD (38th at \$66.58); suburban Los Angeles (41st at \$63.58); Toronto CBD (43rd at \$61.54); and Downtown New York City (48th at \$59.16). In Latin America, São Paulo increased nine spots to 26th, at \$75.13.

Top Ten Most Expensive Markets

(In US\$ per sq. ft. per annum)

1. London (West End), England
2. Moscow, Russia
3. Hong Kong (CBD)
4. Tokyo (Inner Central), Japan
5. Mumbai, India
6. Dubai, UAE
7. Tokyo (Outer Central), Japan
8. London (City), England
9. Singapore
10. Hong Kong (Prime Districts)

Top Ten Markets with Fastest Growing Occupancy Costs

(In local currency & measure)

1. Abu Dhabi, UAE
2. Ho Chi Minh City, Vietnam
3. Dubai, UAE
4. Perth, Australia
5. Tel Aviv, Israel
6. Durban, South Africa
7. São Paulo, Brazil
8. Panama City, Panama
9. Cape Town, South Africa
10. Moscow, Russia

Note: The full Top 50 Most Expensive and Top 50 Markets with Fastest Growing Occupancy Costs charts are located at the end of this press release.

About CB Richard Ellis

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 2007 revenue). With over 29,000 employees, the Company serves real estate owners, investors and occupiers through more than 300 offices worldwide (excluding affiliate offices). 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 is the only commercial real estate services company named one of the 50 "best in class" companies by BusinessWeek, and was also named one of the 100 fastest growing companies by Fortune. Please visit our Web site at www.cbre.com.

Notes to Editors

1. Global MarketView/Office Occupancy Costs is a survey of office occupation costs in 172 cities worldwide.
2. The Fastest Growing ranking is based upon occupancy costs in local currency and measure. The Most Expensive ranking is based upon occupancy costs in US\$ per sq. ft. per annum.
3. The figures given in this release refer to occupancy cost. This represents rent, plus local taxes and service charges. The occupation cost figures have also been adjusted to reflect different measurement practices from market to market.
4. To obtain a full copy of the report or to arrange to speak with a CBRE expert, please contact Robert McGrath at 212.984.8267 or robert.mcgrath@cbre.com.

Top 50 Most Expensive Office Markets as of November 2008 (converted to U.S. dollars)

Rank	Market	US\$/sq ft/annum	€/sq m/month	£/sq ft/annum	Aus \$/sq m/annum	Can\$/sq ft/annum	¥ /sq ft/annum
1	London (West End), England	248.66	158.79	139.50	3,393	264.38	26,399
2	Moscow, Russia	234.73	149.89	131.68	3,203	249.56	24,920
3	Hong Kong (Central CBD)	231.59	147.89	129.92	3,160	246.23	24,587
4	Tokyo, (Inner Central), Japan	184.26	117.66	103.37	2,514	195.90	19,562
5	Mumbai (CBD), India	170.85	109.10	95.85	2,331	181.65	18,138
6	Dubai, United Arab Emirates	156.53	99.96	87.82	2,136	166.43	16,619
7	Tokyo (Outer Central), Japan	151.69	96.87	85.10	2,070	161.28	16,105
8	London (City), England	146.61	93.62	82.25	2,001	155.88	15,565
9	Singapore	135.13	86.29	75.81	1,844	143.67	14,346
10	Hong Kong (Prime Districts) Abu Dhabi, United Arab Emirates	132.97	84.91	74.59	1,814	141.37	14,116
11	Emirates	132.44	84.57	74.30	1,807	140.81	14,061
12	Paris, France	131.62	84.05	73.84	1,796	139.94	13,974
13	New Delhi (CBD), India	122.18	78.02	68.54	1,667	129.90	12,971
14	Dublin, Ireland	108.58	69.33	60.91	1,482	115.44	11,527
15	New York Midtown, U.S.	98.08	62.63	55.02	1,338	104.28	10,413
16	Ho Chi Minh City, Vietnam	92.83	59.28	52.08	1,267	98.70	9,855
17	Madrid, Spain	88.43	56.47	49.61	1,207	94.02	9,389
18	Zurich, Switzerland	88.01	56.20	49.37	1,201	93.57	9,343
19	Milan, Italy	85.76	54.76	48.11	1,170	91.18	9,104
20	Birmingham, England	84.67	54.07	47.50	1,155	90.02	8,989
21	Oslo, Norway	83.63	53.40	46.92	1,141	88.92	8,879
22	Luxembourg City, Luxembourg	82.25	52.52	46.14	1,122	87.45	8,732
23	Edinburgh, Scotland	82.00	52.36	46.00	1,119	87.18	8,705
24	Manchester, England	79.32	50.65	44.50	1,082	84.34	8,421
25	Geneva, Switzerland	78.07	49.86	43.80	1,065	83.01	8,289

26	São Paulo, Brazil	75.13	47.98	42.15	1,025	79.88	7,976
27	Shanghai (Pudong), China	75.01	47.90	42.08	1,024	79.75	7,963
28	Frankfurt am Main, Germany	74.09	47.31	41.56	1,011	78.77	7,866
29	Glasgow, Scotland	73.98	47.24	41.50	1,009	78.65	7,854
30	Stockholm, Sweden	73.72	47.08	41.36	1,006	78.38	7,827
31	Perth, Australia	73.72	47.07	41.36	1,006	78.38	7,826
32	Aberdeen, Scotland	73.08	46.67	41.00	997	77.70	7,759
33	Warsaw, Poland	71.34	45.56	40.02	973	75.85	7,574
34	Leeds, England	71.30	45.53	40.00	973	75.81	7,570
35	Bristol, England	70.41	44.96	39.50	961	74.86	7,475
36	Rome, Italy	68.84	43.96	38.62	939	73.19	7,308
37	Rio de Janeiro, Brazil	68.77	43.92	38.58	938	73.12	7,301
38	Calgary (CBD), Canada	66.58	42.52	37.35	909	70.79	7,069
39	Shanghai (Puxi), China	65.97	42.12	37.01	900	70.14	7,003
40	Tel Aviv, Israel	65.50	41.82	36.74	894	69.64	6,953
41	Los Angeles (sub), U.S.	63.58	40.60	35.67	868	67.60	6,750
42	Athens, Greece	63.04	40.26	35.37	860	67.03	6,693
43	Toronto (CBD), Canada	61.54	39.30	34.52	840	65.43	6,533
44	Seoul (CBD), South Korea	60.24	38.47	33.80	822	64.05	6,396
45	Munich, Germany	60.23	38.46	33.79	822	64.04	6,394
46	Sydney (Core), Australia	59.39	37.92	33.32	810	63.14	6,305
47	Jersey, England	59.29	37.86	33.26	809	63.03	6,294
48	New York Downtown, U.S.	59.16	37.78	33.19	807	62.90	6,281
49	Liverpool, England	57.93	36.99	32.50	791	61.59	6,150
50	Brussels, Belgium	57.42	36.67	32.21	784	61.05	6,096

Top 50 Most Markets with Fastest-Growing Occupancy as of November 2008 (ranked by 12-month % change increases in local currency and measure)

Rank	Market	% Change
1	Abu Dhabi, United Arab Emirates	94.6
2	Ho Chi Minh City, Vietnam	51.4
3	Dubai, United Arab Emirates	50.9
4	Perth, Australia	45.2
5	Tel Aviv, Israel	40.7
6	Durban, South Africa	36.8
7	São Paulo, Brazil	34.0
8	Panama City, Panama	30.9
9	Cape Town (Claremont), South Africa	30.0
10	Moscow, Russia	29.8
11	Rome, Italy	29.5
12	Hong Kong (Central CBD)	29.1
13	Singapore	27.8
14	Johannesburg (Sandton), South Africa	27.3
15	Santo Domingo, Dominican Republic	27.3
16	Christchurch, New Zealand	26.6
17	Boston (CBD), U.S.	25.5
18	Hong Kong (Prime Districts)	25.0
19	Luxembourg City, Luxembourg	23.8
20	Helsinki, Finland	20.0
21	Aberdeen, Scotland	19.7
22	Lima, Peru	19.4

23	Milan, Italy	19.3
24	Geneva, Switzerland	17.8
25	Buenos Aires, Argentina	17.7
26	Los Angeles (CBD), U.S.	17.4
27	Oslo, Norway	17.1
28	Gothenburg, Sweden	17.0
29	Vancouver (CBD), Canada	17.0
30	Shanghai (Puxi), China	16.2
31	Ventura, U.S.	15.7
32	Palma De Mallorca, Spain	15.4
33	Malaga, Spain	14.9
34	Adelaide, Australia	14.9
35	Lyon, France	14.5
36	New Delhi (CBD), India	13.6
37	Lille, France	13.0
38	Prague, Czech Republic	13.0
39	Zurich, Switzerland	13.0
40	Valencia, Spain	12.5
41	Sydney (Core), Australia	12.2
42	Charlotte, U.S.	11.6
43	Frankfurt am Main, Germany	11.4
44	Stamford, U.S.	11.2
45	Rio de Janeiro, Brazil	11.2
46	Montreal (CBD), Canada	11.1
47	Marseille, France	10.9
48	New York Downtown, U.S.	10.6
49	Calgary (CBD), Canada	10.6
50	Quito, Ecuador	10.0

Source: CB Richard Ellis Research