

PRESS RELEASE

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MAXIMUM LOAN SIZE DOUBLES TO €200M IN GERMANY

While lending conditions tighten across the rest of Europe

London, 23 August 2011 – The maximum loan size in Germany has doubled to €200m in a single quarter, CB Richard Ellis (CBRE) has revealed in its Q2 2011 European Capital Markets report. Competition between lenders to finance prime transactions in this core market has allowed Germany to defy the trend of tightening lending conditions spreading across Europe.

In stark contrast, lending in **Spain** remains severely constricted and single lenders are only prepared to finance relatively small transactions. The downgrading of the country's sovereign debt has increased the cost of capital to Spanish banks, resulting in high margins.

In **France**, lending remains generally available for prime assets and good secondary properties but a substantial proportion of lender's capacity is being absorbed by refinancing deals.

Finance is also reasonably available for prime and good secondary assets in the **United Kingdom**, but there has been a steady increase in margins over the last nine months.

Natale Giostra, Head of UK & EMEA Debt Advisory, CBRE Real Estate Finance, said:

“The deteriorating economic situation and new concerns over sovereign debt has accelerated the tightening of lending terms, which first became evident in the Southern European markets. There is almost no desire to finance speculative construction and, outside prime, lenders are only prepared to provide capital to borrowers with a proven track record.

“German banks remain active across much of Europe, apart from in France where local lenders are dominant, which is keeping margins relatively low particularly in the Netherlands. This has created a gap in the market for loans that are too small for the German banks, but too big for local niche lenders.”

Summary of key lending terms overleaf

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Key Lending Terms*: Top Quality Real Estate and Tenant, June 2011

| Market | Max Loan Size | Max LTV | Margin** |
|------------------------------|----------------------|----------------|-----------------|
| France | €75m | 65% | 165 bps |
| Germany | €200m | 70% | 145 bps |
| Netherlands | €70m | 70% | 150 bps |
| Spain | €35m | 65% | 300 bps |
| UK | £60m | 70% | 225 bps |
| European Market Trend | → | → | ↑ |

* New 5-year loan based on the maximum underwriting ability of a single lender

** Margin over euribor / libor swap

ENDS

Notes to Editors:

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 2010 revenue). The Company has approximately 31,000 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. Please visit our website at www.cbre.com.

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