

CBRE Group, Inc. (CBRE)

Real Estate / Real Estate - Services - New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE	MARKET CAP	52-WK HIGH	TRAILING PE	GROSS MARGIN	ROE	PIOTROSKI	1-YR RETURN
\$133.08	\$38.5B	\$174.27	30.3	17.7%	15%	6/9	-14.4%
2026-10-16	VOLUME	52-WK LOW	P/S	NET MARGIN	ROIC	ALTMAN Z	5-YR RETURN
	2.2M	\$121.69	0.88	3.0%	6%	3.2	+155.2%

CBRE Group, Inc. operates as a commercial real estate services and investment company in the United States, the United Kingdom, and internationally. The company operates through Advisory Services, Building Operations and Experience, Project Management, and Real Estate Investments segments. The Advisory Services segment offers strategic advice and execution to owners, investors, and occupiers of real estate in connection with leasing of offices, and industrial and retail space; clients fully integrated property sales services under the CBRE Capital Markets brand; clients commercial mortgage and structured financing services; originates and sells commercial mortgage loans; property management services, such as marketing, building engineering, lease administration, accounting, investment reporting services, financial services on a contractual basis for owners of and investors in office, industrial, and retail properties; and valuation services that include market value appraisals, litigation support, discounted cash flow analyses, and feasibility studies, as well as consulting services, such as property condition reports, hotel advisory, and environmental consulting. The Global Workplace Solutions segment provides facilities management, and project management services comprising building consulting, program, and project and cost management services under the Turner & Townsend brand name. The Real Estate Investments segment offers investment management services under the CBRE Investment Management brand to pension funds, insurance companies, sovereign wealth funds, foundations, endowments, and other institutional investors and development services, such as real estate development and investment activities under the Trammell Crow Company brand to users and investors in commercial real estate, and for their own account. CBRE Group, Inc. was founded in 1906 and is headquartered in Dallas, Texas.

SECTOR Real Estate INDUSTRY Real Estate - Services EXCHANGE NYSE MARKET CAP \$38.5B EMPLOYEES 155,000 (SEC-filed) CEO Robert E. Sulentic
IPO 2004-06-10 COUNTRY US
2121 North Pearl Street, Dallas, TX 75201 · Tel 214 979 6100 · [cbre.com](https://www.cbre.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

53 / 100

Street mean \$179.33 (3 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$3M sold / 6 mo, zero open-market buys

2 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · CBRE -14.4% · S&P 500 +15.9% · spread -30.3pp

7 Years vs S&P 500 · CBRE +155.2% · S&P 500 +189.9% · spread -34.7pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

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3 INSIDERSTREET SCORE live IS factor model

INSIDERSTREET
SCORE
53
OF 100

Score Breakdown

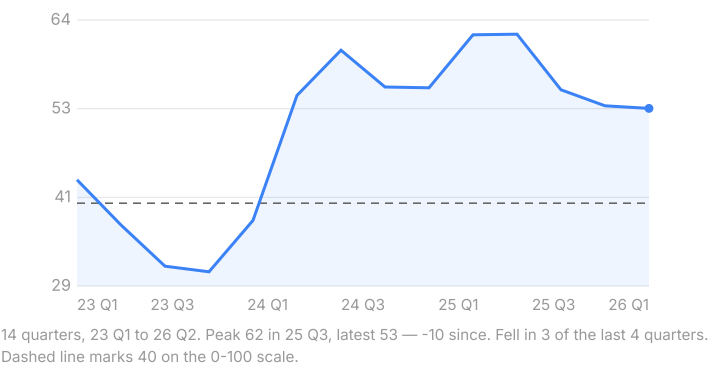
Profitability	26/100
Growth	65/100
Momentum	84/100
Quality	60/100
Earnings Quality	72/100
Balance Sheet	49/100
Value	37/100
Risk (safety)	80/100
Overall	52.6/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
JLL	70
CSGP	54
COMP	42
BPYPN	25
FSV	57
CIGI	38
CBRE	53

IS Score Trend — quarterly



4 TWO READINGS business vs price

BUSINESS QUALITY
53 / 100

IS Score 52.6 / 100 · -9.8 from peak of 62

Quarter	Business Quality
23 Q1	41
23 Q2	30
23 Q3	29
23 Q4	35
24 Q1	52
24 Q2	60
24 Q3	53
24 Q4	53
25 Q1	62
25 Q2	62
25 Q3	53
25 Q4	51
26 Q1	50

Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE
LEAN BEARISH

Technical Score 45 / 100 · Power -10 · 11 of 22 indicator votes bullish

Date	Price Structure
07-23	29%
08-13	96%
09-03	29%
09-25	-5%
10-16	62%

Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

These two disagree — business quality 53, price structure 45 out of 100, so the business reads better than the price does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 52.6	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 62 → 55 → 53 → 53	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 1,109 → now 1,073	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

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This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

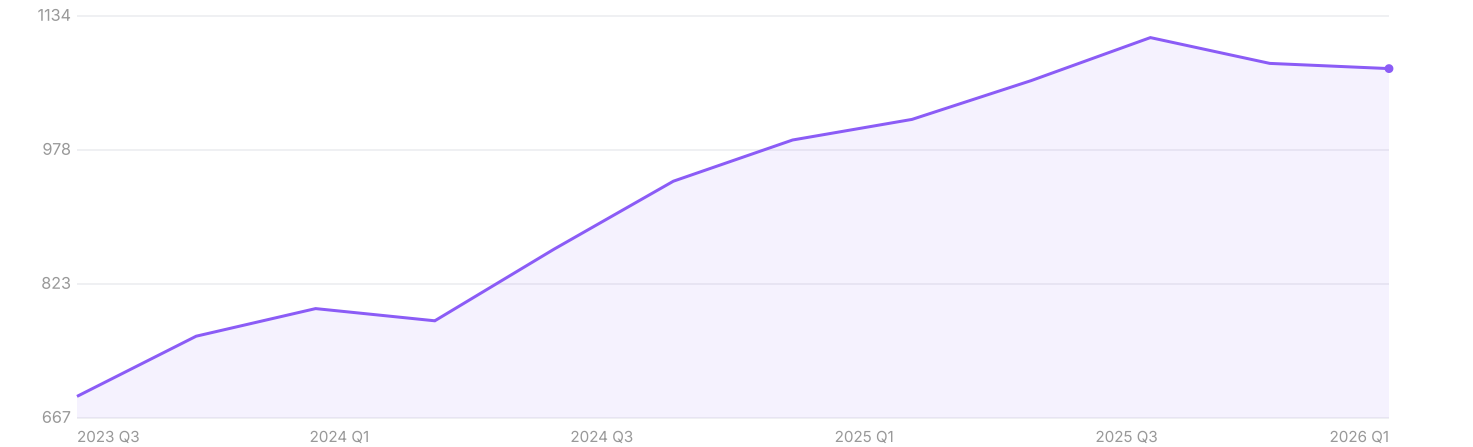
6 SMART MONEY CONFLUENCE EDGE · disclosure sources

SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-07-07	INSIDER BUYS (180D) 0 none disclosed
ETF FUNDS (30D) 1103 up / 906 down net +197 funds	INSTITUTIONS ADDED (13F) -6 managers opening or increasing		

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND 13F · filed 45 days after quarter end

Institutions holding — 12 quarters



Peak 1,109 · latest 1,073 (~36 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	1,073	284.6M	\$37.5B	96.7%	
2026 Q1	1,079	280.9M	\$37.2B	95.4%	
2025 Q4	1,109	286.0M	\$45.0B	97.1%	
2025 Q3	1,059	280.8M	\$43.5B	95.4%	
2025 Q2	1,014	285.9M	\$38.9B	97.1%	
2025 Q1	990	290.6M	\$36.9B	98.7%	
2024 Q4	942	292.8M	\$37.3B	99.5%	
2024 Q3	863	294.0M	\$35.9B	99.9%	
2024 Q2	780	296.6M	\$26.3B	100.8%	ex - outlier 84.3%
2024 Q1	794	297.3M	\$28.6B	101.0%	ex - outlier 84.9%
2023 Q4	762	299.8M	\$27.8B	101.8%	
2023 Q3	692	295.9M	\$21.8B	100.5%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2024-06 reads 100.75%. Institutions cannot hold more of a company than exists. The reported 296.6M shares exceed the 294.4M outstanding, and a single filer accounts for the excess: **VANGUARD GROUP INC** reports 48,420,559 shares against 47,240,775 the prior quarter, a 1x jump, which alone would be 16.4% of the company. Excluding that filing, ownership is 84.3%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2024-03 reads 100.99%. Institutions cannot hold more of a company than exists. The reported 297.3M shares exceed the 294.4M outstanding, and a single filer accounts for the excess: **VANGUARD GROUP INC** reports 47,240,775 shares against 47,591,006 the prior quarter, a 1x jump, which alone would be 16.0% of the company. Excluding that filing, ownership is 84.9%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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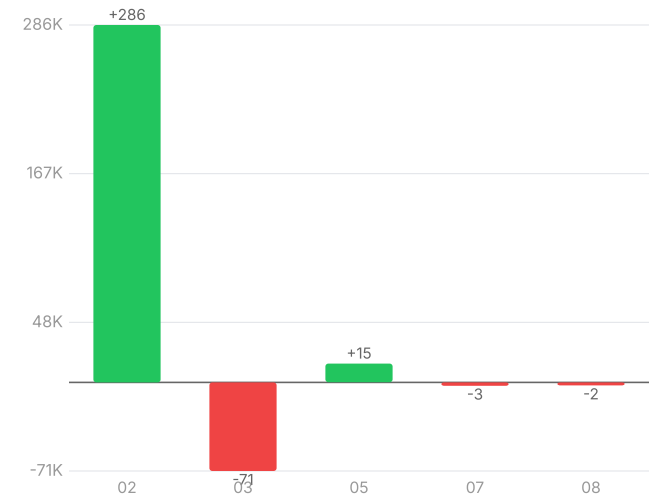
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Giamartino Emma E.	CFO & Chief Investment Officer	2026-08-13	SELL	2,250	\$0.33M	108,479
Doellinger Chad J	Chief Legal & Admin. Officer	2026-08-13	SELL	228	\$0.03M	41,778
Kohli Vikramaditya	COO & CEO, Advisory Services	2026-07-29	SELL	2,666	\$0.40M	134,869
Cobert Beth F.	director	2026-05-27	GIFT	2,068	—	1,907
Cobert Beth F.	director	2026-05-27	GIFT	2,068	—	28,267
Sanjiv Yajnik	director	2026-05-26	GIFT	2,068	—	3,433
Sanjiv Yajnik	director	2026-05-26	GIFT	2,068	—	29,587
Goodman Shira	director	2026-05-26	GIFT	2,068	—	1,907

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	8	17,311	\$2.5M	Counted
F — Tax withholding	32	76,353	\$10.5M	None — compensation
G — Gifts	4	8,272	—	None
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Routine Selling — Low Signal	\$2.5M 8 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 FORM 144 PLANNED-SALE PIPELINE live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-08-13	Doellinger Chad J	228	\$0.0M
2026-08-13	Giamartino Emma E.	2,250	\$0.3M
2026-07-29	Kohli Vikramaditya	2,666	\$0.4M
2026-07-27	Sulentic Robert E	2,250	\$0.3M
Trailing 12 mo	10 filings	24,590	\$4M

11 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	8.75%	25.8M sh
2026-04-29	SCHEDULE 13G	Vanguard Capital Management	7.43%	22.0M sh
2026-03-26	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change

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12 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-11	2026-10-09
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-07-07	2026-08-12
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-01-29	2026-02-10
HOUSE 12-MO 3 trades 1 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 1,079		13F SHARES 281M 95.4% of shares out		NEW / CLOSED 115 / 130 positions, QoQ
PUT/CALL (13F) 0.94 option positions		FREE FLOAT 99.3% 288M sh		INCREASED / REDUCED 398 / 437 positions, QoQ

2.8 · Largest Reporting 13F Managers

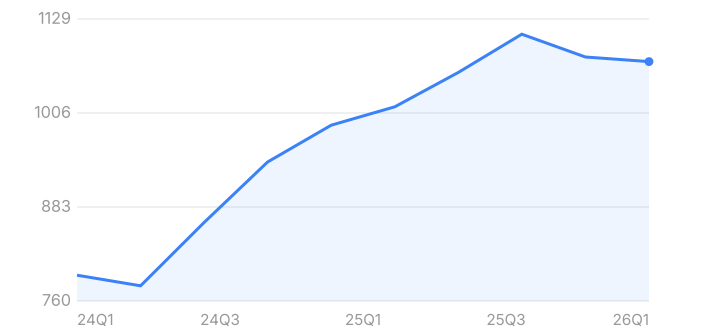
MANAGER	SHARES	VALUE
Assenagon Asset Management S.A.	1.9M	\$248M
Oslo Pensjonsforsikring As	222,730	\$29M
Ferguson Wellman Capital Managemen	219,677	\$28M
Asr Vermogensbeheer N.V.	215,420	\$28M
Wealth Enhancement Advisory Servic	103,570	\$9M
S.E.E.D. Planning Group Llc	103,393	\$13M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

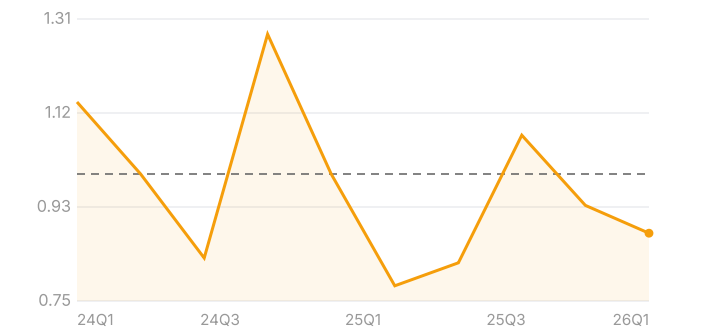
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	2.1%	\$1.4B
VGSLX	2.1%	\$1.4B
VGSNX	2.1%	\$1.4B
VITSX	0.1%	\$1.2B
VTSAX	0.1%	\$1.2B
VSMPX	0.1%	\$1.2B

13F Filers Holding CBRE — quarterly



Institutional Put/Call — quarterly



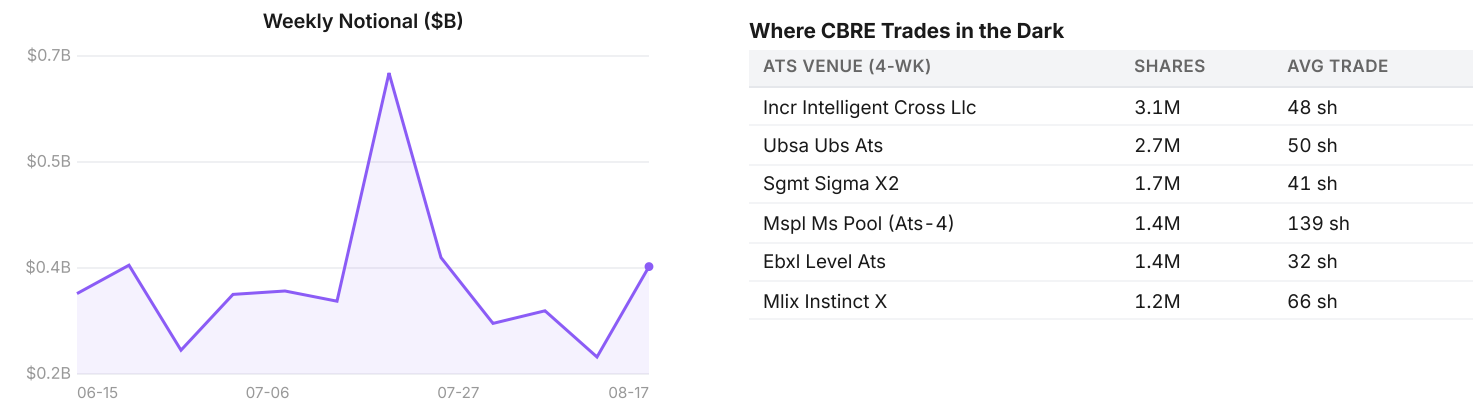
14 SHORT VOLUME — DAILY, 60 SESSIONS				EDGE · live FINRA feed	
	LATEST SESSION 42.8% 2026-10-15		20-DAY AVG 39.1% 50-day 37.9%	TREND Rising 20d vs 50d	BY MARKET CENTER Q: 42% · N: 48% · B: 32% latest session

Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

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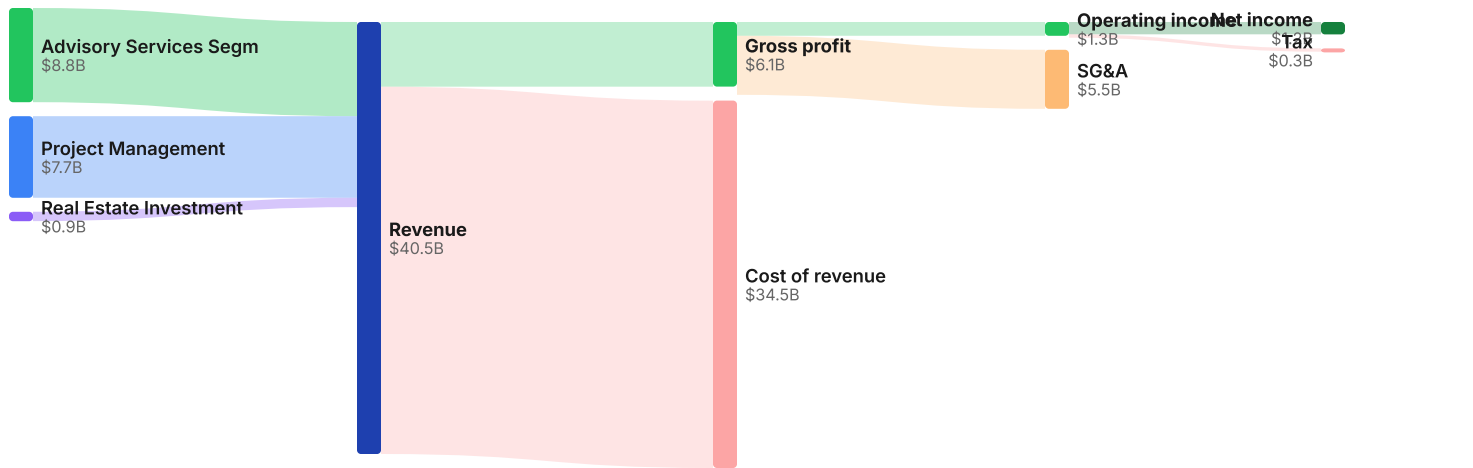
15 DARK POOL ACTIVITY

EDGE · live ATS data



16 REVENUE FLOW — FY2025

live segmentation + income data



17 GEOGRAPHIC REVENUE

live segmentation

REGION	REVENUE	SHARE
UNITED STATES	\$22.8B	56%
All Other Countries	\$12.0B	30%
UNITED KINGDOM	\$5.7B	14%

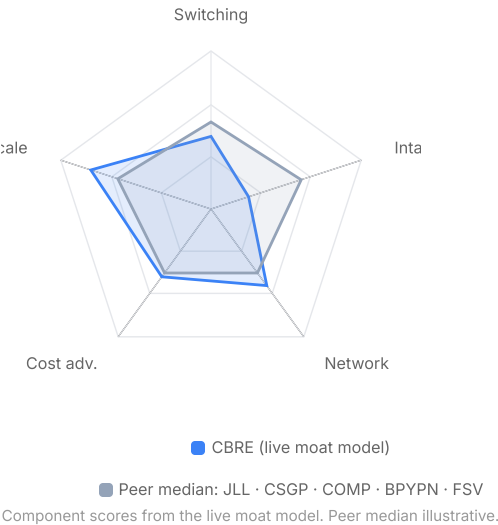
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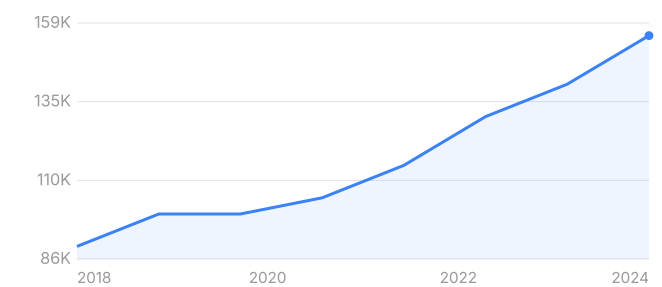
18 MOAT & COMPETITIVE POSITION

LIVE MODEL · 49/100 WEAK

Moat score 49/100 — Weak; primary source Efficient Scale.



3.8 · Employees (SEC filings)



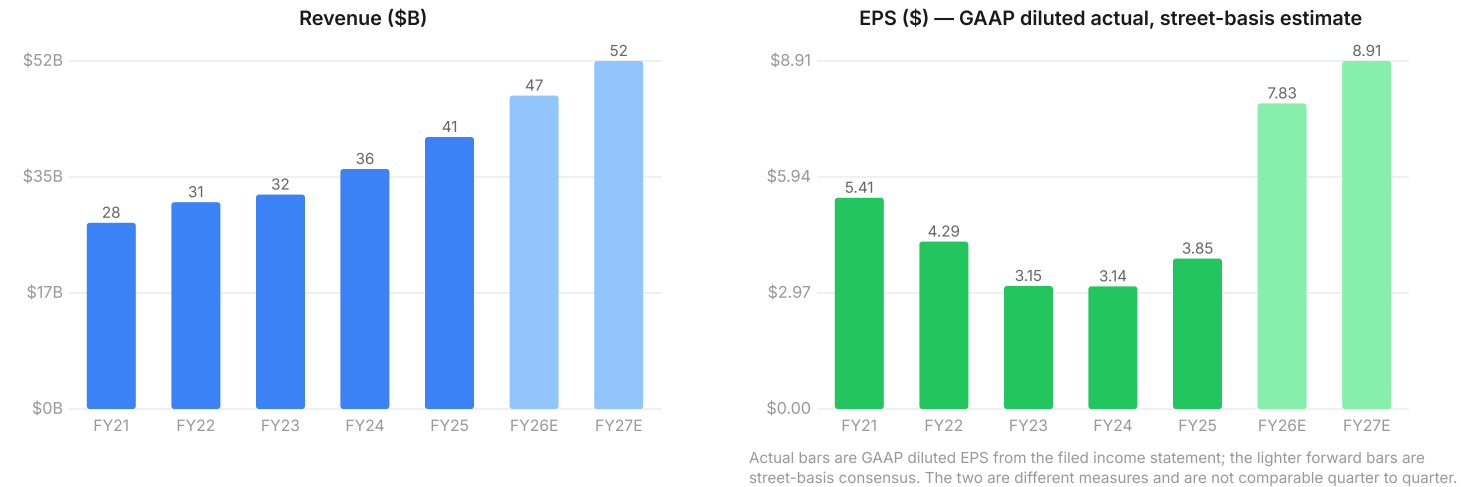
19 CORPORATE INFORMATION — KEY OFFICERS

155,000 employees

OFFICER	TITLE
Robert E. Sulentic	Chief Executive Officer & Chairman of Board
Vikramaditya Kohli	Chief Operating Officer & Chief Executive Officer of Advisory Services
Daniel G. Queenan	Executive Group President
Emma E. Giamartino	CFO & Chief Investment Officer

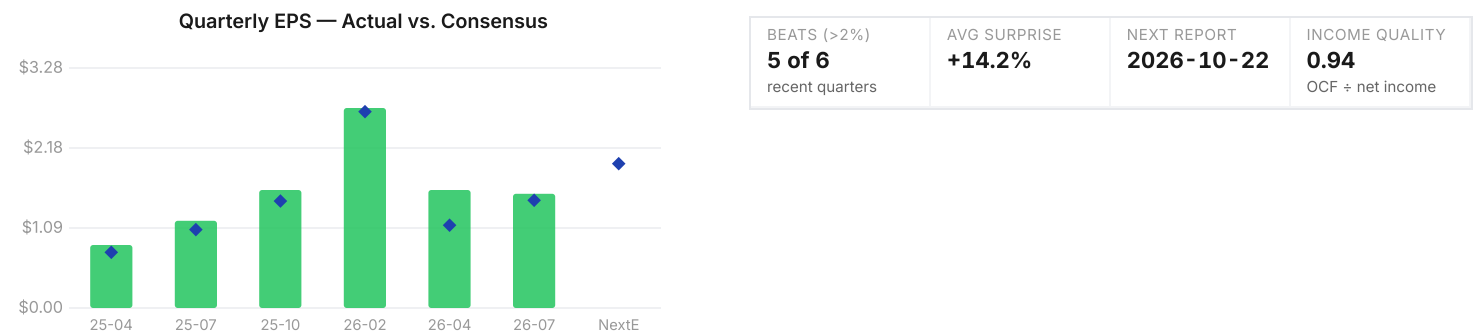
20 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



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21 ESTIMATE VS. ACTUAL & SURPRISES live data



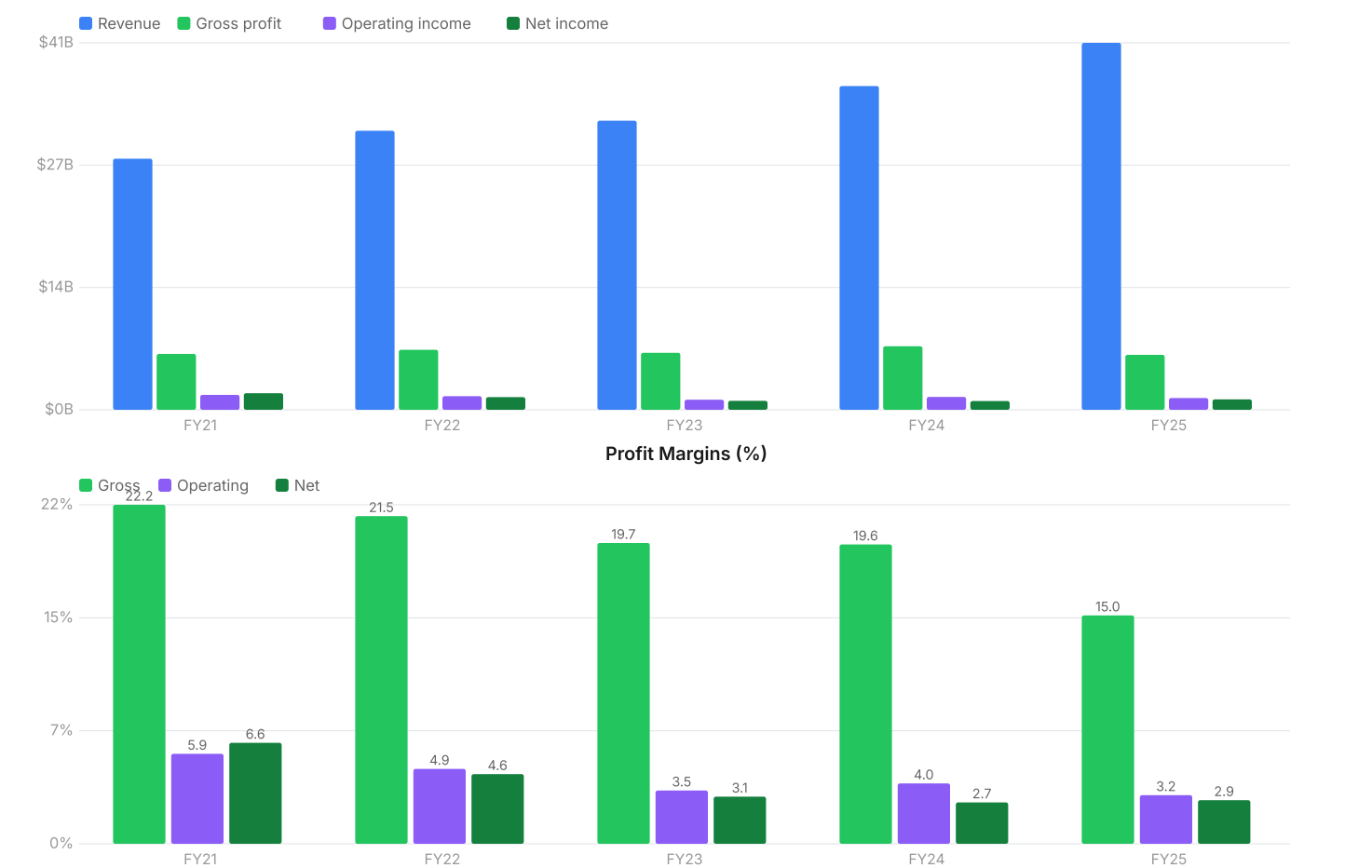
22 REPORTED VS. CONSENSUS — FULL HISTORY 0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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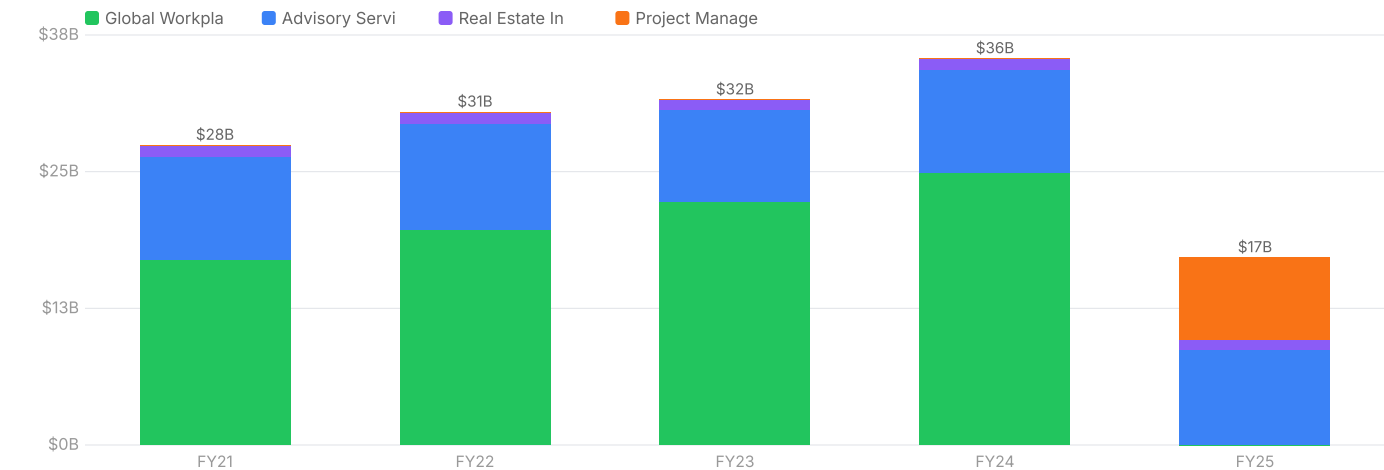
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

INCOME TRENDS — 5 YEAR live financials



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Revenue by Segment — Stacked



Live segmentation data.

YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+16.5%	+11.1%	+3.6%	+12.0%	+13.4%
Gross profit	+27.9%	+7.4%	-4.9%	+11.4%	-13.5%
Operating income	+68.8%	-7.6%	-26.1%	+26.5%	-8.4%
Net income	+144.3%	-23.4%	-29.9%	-1.8%	+19.5%

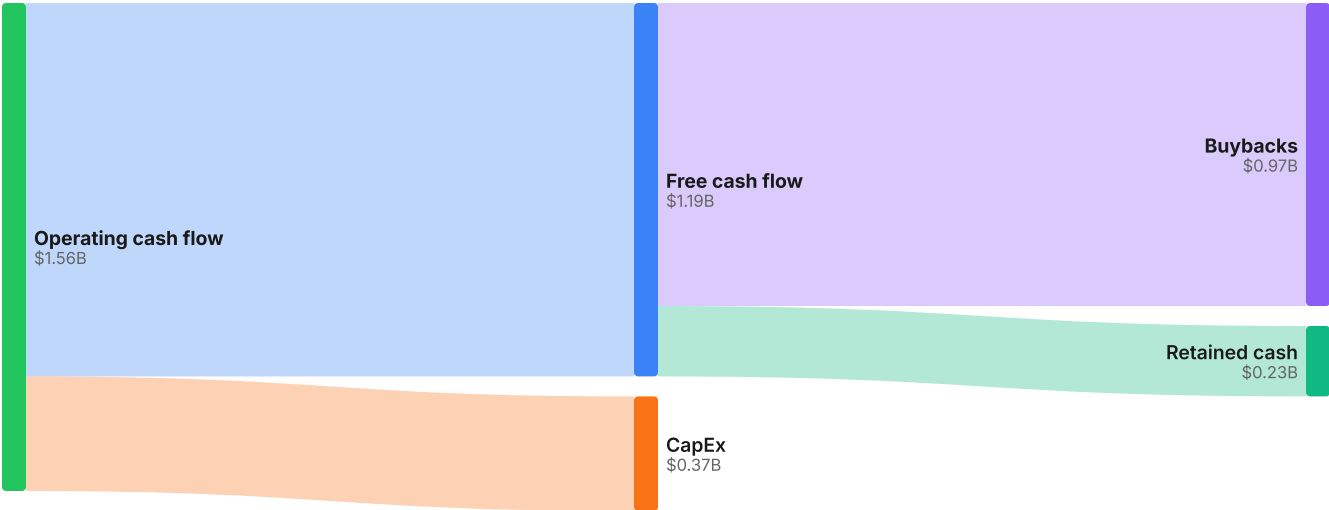
23 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	27.7	30.8	31.9	35.8	40.6	
Cost of revenue	21.6	24.2	25.7	28.7	34.5	
Gross profit	6.2	6.6	6.3	7.0	6.1	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	4.1	4.6	4.5	4.9	5.5	
Operating income	1.6	1.5	1.1	1.4	1.3	
EBITDA	2.1	2.0	1.8	2.2	2.6	
D&A	0.5	0.6	0.6	0.7	0.8	
Pretax income	2.4	1.7	1.3	1.2	1.6	
Income tax	0.6	0.2	0.2	0.2	0.3	
Net income	1.8	1.4	1.0	1.0	1.2	
Diluted EPS (\$)	5.41	4.29	3.15	3.14	3.85	
Diluted shares (M)	340	328	313	308	301	

CASH FLOW TRENDS						live data
OPERATING CF	CAPEX	FREE CASH FLOW	SBC	BUYBACKS	NET CASH CHANGE	
 \$2B	 \$0B	 \$1B	 \$0B	 \$1B	 \$1B	

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WHERE THE CASH WENT — FY2025

cash Sankey, live data



Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	1.3	1.3	1.1	1.9	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	6.3	7.6	8.1	10.6	
Total current assets	8.5	9.7	10.0	13.5	
PP&E (net)	1.9	1.9	2.1	3.1	
Goodwill + intangibles	7.1	7.2	7.9	10.0	
Total assets	20.5	22.5	24.4	30.9	
Accounts payable	3.1	3.6	4.1	4.8	
Short-term debt	1.1	0.7	0.9	2.5	
Deferred revenue	0.3	0.3	0.4	0.4	
Total current liabilities	8.2	8.2	9.3	12.3	
Long-term debt	1.1	2.8	3.2	5.1	
Total liabilities	11.9	13.5	15.2	21.3	
Shareholders' equity	8.6	9.1	9.2	9.6	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	1.4	1.0	1.0	1.2	
D&A	0.6	0.6	0.7	0.9	
Stock-based compensation	0.0	0.0	0.0	0.1	
Working capital change	(0.4)	(1.0)	0.2	(0.1)	
Operating cash flow	1.7	0.5	1.8	1.6	
Capital expenditures	(0.3)	(0.3)	(0.3)	(0.4)	
Investing cash flow	(0.9)	(0.7)	(1.6)	(1.6)	
Buybacks	(1.9)	(0.7)	(0.6)	(1.0)	
Dividends paid	0.0	0.0	0.0	0.0	
Debt issuance / (repay)	0.2	1.1	0.8	1.7	
Financing cash flow	(1.8)	0.1	(0.2)	0.8	
Free cash flow	1.5	0.2	1.5	1.2	

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24 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	23.5%	17.2%	12.2%	11.6%	13.4%	15%	
ROA	9.2%	6.6%	4.6%	4.1%	4.2%	4.3%	
ROIC	12.2%	12.9%	7.6%	9.2%	6.4%	5.7%	
Gross margin	22.2%	21.5%	19.7%	19.6%	15.0%	17.7%	
Operating margin	5.9%	4.9%	3.5%	4.0%	3.2%	3.6%	
Net margin	6.6%	4.6%	3.1%	2.7%	2.9%	3.0%	
EBITDA margin	7.5%	6.6%	5.7%	6.0%	6.4%	6.8%	
FCF margin	8.0%	4.7%	0.7%	4.2%	2.9%	—	
VALUATION							
P/E	20.06	17.46	29.14	41.82	41.67	30.3	
P/B	4.32	3.13	3.47	4.81	5.43	4.7	
P/S	1.33	0.80	0.90	1.13	1.19	0.88	
P/FCF	16.52	16.87	125.42	27.13	40.42	41.1	
EV/EBITDA	18.17	12.84	16.88	21.69	22.65	16.0	
EV/Revenue	1.39	0.87	1.01	1.26	1.39	1.1	
Earnings yield	5.0%	5.7%	3.4%	2.4%	2.4%	3.32%	
FCF yield	6.1%	5.9%	0.8%	3.7%	2.5%	2.43%	

EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	1.20	1.03	1.17	1.07	1.09	1.14	
Quick ratio	1.20	1.03	1.17	1.07	1.09	1.14	
Debt / equity	0.49	0.44	0.58	0.68	1.13	1.26	
Debt / assets	19.0%	17.0%	21.4%	23.4%	32.4%	34.7%	
Net debt / EBITDA	0.83	1.04	1.86	2.21	3.27	3.05	
Interest coverage	31.11	21.03	8.49	6.18	9.51	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	1.38	1.45	1.48	1.52	1.47	1.43	
Receivables turnover	5.81	5.88	5.46	5.35	5.30	4.6	
DSO (days)	63	62	67	68	69	79	
DPO (days)	47	45	47	49	63	50	
Cash conversion cycle	15	17	20	20	6	29	
GROWTH (YoY)							
Revenue growth	16.5%	11.1%	3.6%	11.9%	13.4%	—	
Net income growth	144.2%	-23.4%	-30.0%	-1.8%	19.5%	—	
EPS growth	143.7%	-18.5%	-27.5%	-1.7%	22.9%	—	
FCF growth	34.9%	-34.7%	-84.3%	551.5%	-20.0%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	5.41	4.41	3.19	3.14	3.86	4.42	
Book value / share	25.12	24.60	26.80	27.28	29.61	31.16	
Revenue / share	81.73	96.57	103.55	116.01	135.23	148.25	
FCF / share	6.57	4.56	0.74	4.84	3.98	3.19	
Cash / share	7.16	4.13	4.10	3.61	6.22	5.06	
SHAREHOLDER RETURN & SCORES							
Buyback yield	1.0%	7.5%	2.3%	1.5%	0.6%	1.37%	
Altman Z-Score	3.85	3.59	3.53	3.83	3.36	3.2	
Piotroski F-Score	7	6	4	5	7	6/9	
Beneish M-Score	-2.43	-2.58	-2.15	-2.53	-2.07	-0.31	

25 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	3.2	Safe (>2.99)	Safe	
Income quality	0.94	Accrual-heavy	OCF ÷ net income	
Beneish M-Score	-0.31	Elevated	vs -2.22 threshold	

26 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.71	Revenue stability	0.97
Interest burden		0.90	Earnings stability	0.08
Operating margin		4.6%	Earnings persistence	0.92
Asset turnover		1.50×	Revenue CAGR 3y	12.3%
Financial leverage		3.49×	EPS CAGR 3y	17.6%
= ROE		16%	FCF CAGR 3y	17.4%

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SHAREHOLDER RETURN PROFILE				live
BUYBACK YIELD	DIVIDEND YIELD	TOTAL SHAREHOLDER RETURN	SBC / REVENUE	
1.37%	0.00%	1.37%	0.5%	
	none paid	cash yield	dilution pressure	



28 PEER COMPARISON							live peer engine
COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
JLL	\$14.1B	14.3	14%	3.1%	+11.2%	9/9	+2.5%
CSGP	\$13.1B	175.9	1%	5.9%	+22.0%	5/9	-56.5%
COMP	\$6.9B	85.0	4%	2.1%	+67.8%	6/9	+24.9%
BPYPN	\$6.7B	-22.7	-3%	-1.2%	-9.5%	3/9	+5.8%
FSV	\$6.2B	38.8	13%	3.1%	+2.8%	5/9	—
CIGI	\$4.5B	41.8	7%	1.8%	+16.7%	6/9	—
CCI	\$35.9B	33.3	-46%	30.5%	-23.2%	6/9	—
VTR	\$44.0B	156.1	2%	4.3%	+21.5%	6/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

29 ANALYST CONSENSUS & ESTIMATES

live consensus

Buy

20 Analysts

Str Sell (0)

Sell (1)

Hold (6)

Buy (13)

Str Buy (0)

MEAN TARGET (QTR)

\$179.33

3 targets

TARGET VS. PRICE

+34.8%

last-quarter mean

NEXT REPORT

2026-10-22

street \$1.97

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$46.69B	\$47.40B / \$46.24B	\$7.83	\$7.92 / \$7.62	8
FY2027	\$51.86B	\$54.76B / \$50.27B	\$8.91	\$9.17 / \$8.68	7
FY2028	\$56.70B	\$61.45B / \$54.63B	\$10.10	\$12.26 / \$8.00	5

30 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Quarter	\$179.33	+34.8%	3
Last Year	\$179.18	+34.6%	11
All Time	\$152.04	+14.2%	23

Rolling mean of published targets vs. last close \$133.08. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

B+

DCF 4/5

ROE 5/5

ROA 4/5

DEBT/EQ 3/5

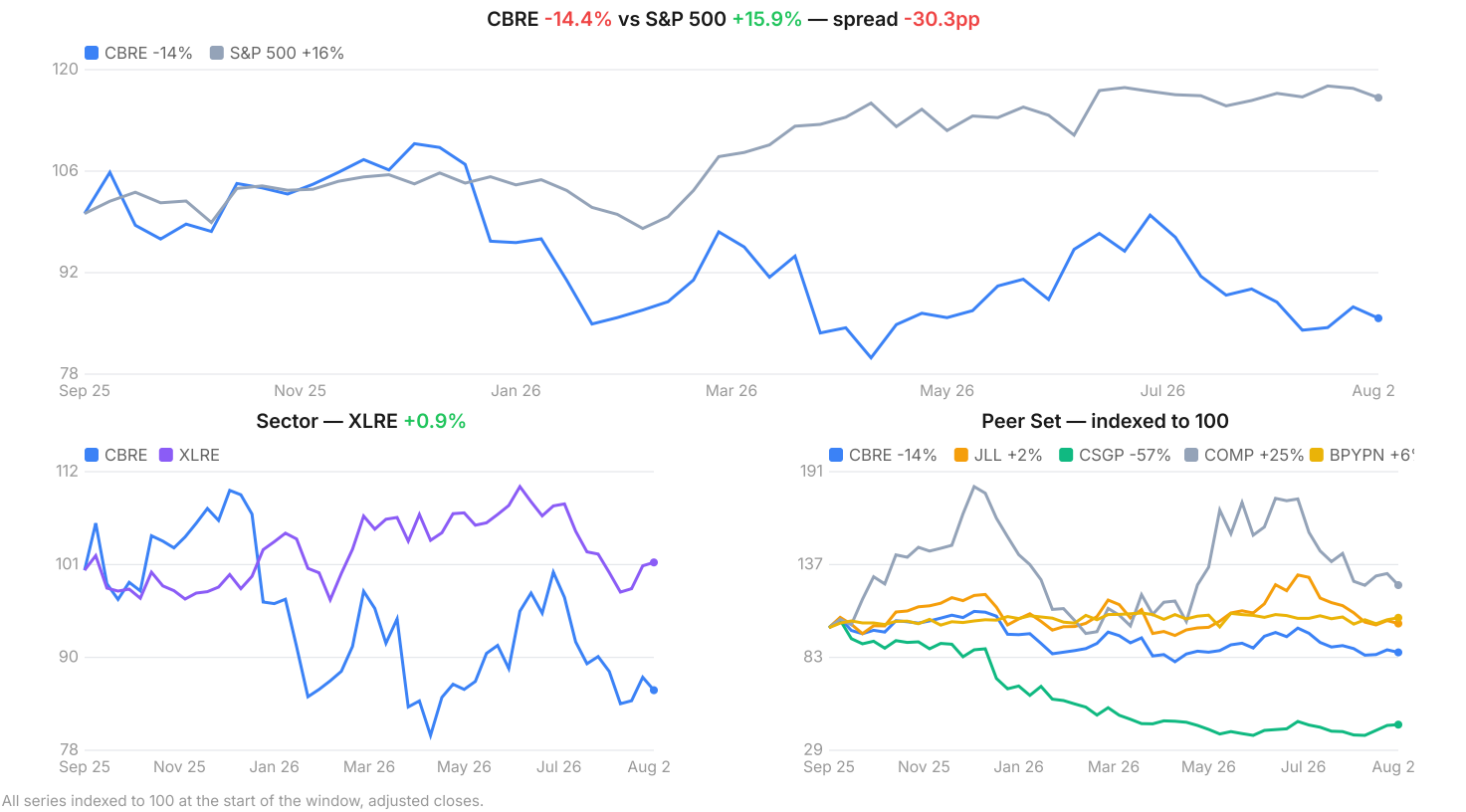
P/E 2/5

P/B 1/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

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31 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set

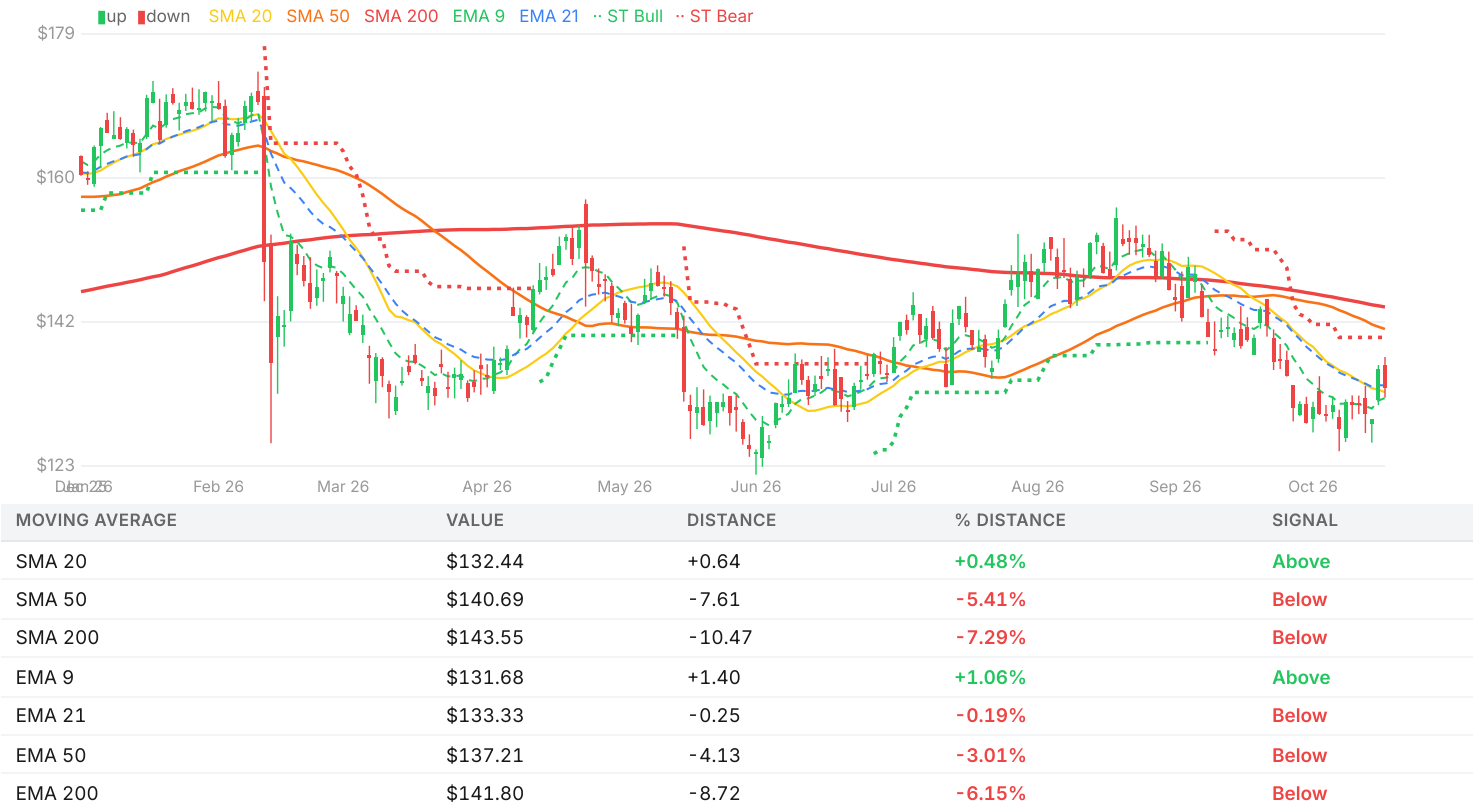


TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON site chart, print edition



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MOVING AVERAGE RIBBON & TRENDsite technicals-tab chart, live indicator history



Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

32 TECHNICAL POWER SCOREEDGE · site engine · 45/100 composite

TECHNICAL VERDICT

LEAN BEARISH

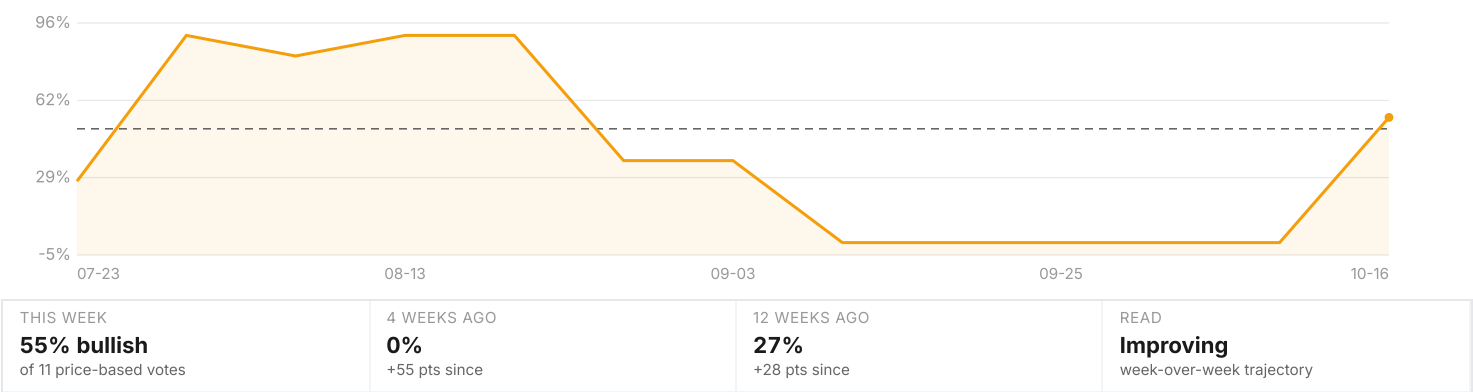
Power Score -10

11 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		33
Momentum 25%		70
Volume 20%		44
Volatility 10%		33
Patterns 15%		38

LEAN BEARISH — BUT WHICH WAY IS IT TRENDING?vote share recomputed weekly, 13 weeks



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INDICATOR VOTE GRID						11 bull / 11 bear	
● Price vs SMA 20	\$132.44	● Price vs SMA 50	\$140.69	● Price vs SMA 200	\$143.55		
● EMA 9/21 Cross	131.7/133.3	● SMA 50/200	Death	● ADX Direction	ADX 22		
● Supertrend	\$140	● Parabolic SAR	\$126	● SMA Slope	-0.320		
● RSI	47.5	● Stochastic K/D	65/51	● StochRSI K/D	82/81		
● Williams %R	-32	● CCI	27	● TSI vs Signal	-17.5		
● CMO	-5.0	● ROC	2.69%	● OBV Signal	Distrib		
● Chaikin MF	0.000	● MFI	48	● Force Index	1M		
● Elder Ray Bull	3.69						

INDICATOR GAUGES					site technicals-tab style	
RSI (14) 30 oversold · 70 overbought	Stochastic %K vs %D 51	Money Flow volume-weighted RSI	ADX trend strength · <20 weak	Williams %R inverted scale		

33 KEY LEVELS & VOLATILITY				live indicator table	
LEVEL	VALUE		LEVEL	VALUE	
Pivot / R1 / R2	\$134.07 / \$137.40 / \$139.32		S1 / S2	\$132.15 / \$128.82	
Bollinger (20,2)	\$124.25 – \$140.63		Squeeze	Off	
52 - wk range	\$121.69 – \$174.27		Off 52 - wk high	-23.6%	
ATR (14)	\$4.42 (3.3%)		Historical vol	33.1%	

34 SEASONALITY — 20-YEAR AVERAGES												live model · win rates shown	
+0.5% Jan 55%	+1.0% Feb 55%	+3.2% Mar 62%	+5.3% Apr 50%	-2.0% May 40%	+0.4% Jun 55%	+3.5% Jul 60%	-2.5% Aug 50%	-0.6% Sep 55%	+1.0% Oct 55%	+4.1% Nov 80%	+4.0% Dec 70%		

Sample: 20 years — treat short histories as suggestive, not statistical.

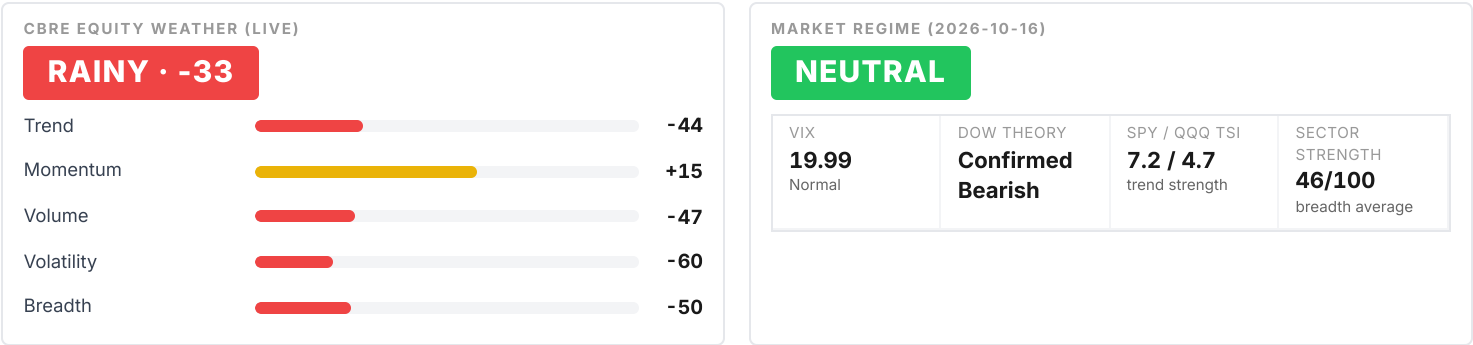
35 RISK INDICATORS			computed from live price history	
COMPUTED FROM LIVE WEEKLY PRICES		CBRE	S&P 500	
Weekly volatility (σ , 1y)		4.09%	1.83%	
Best / worst week (1y)		+7.8% / -11.2%	—	
Max drawdown (5y, monthly)		-46.2%	—	
1 - week VaR (95%)		-8.1%	—	
Beta (5y)		1.19	1.00	

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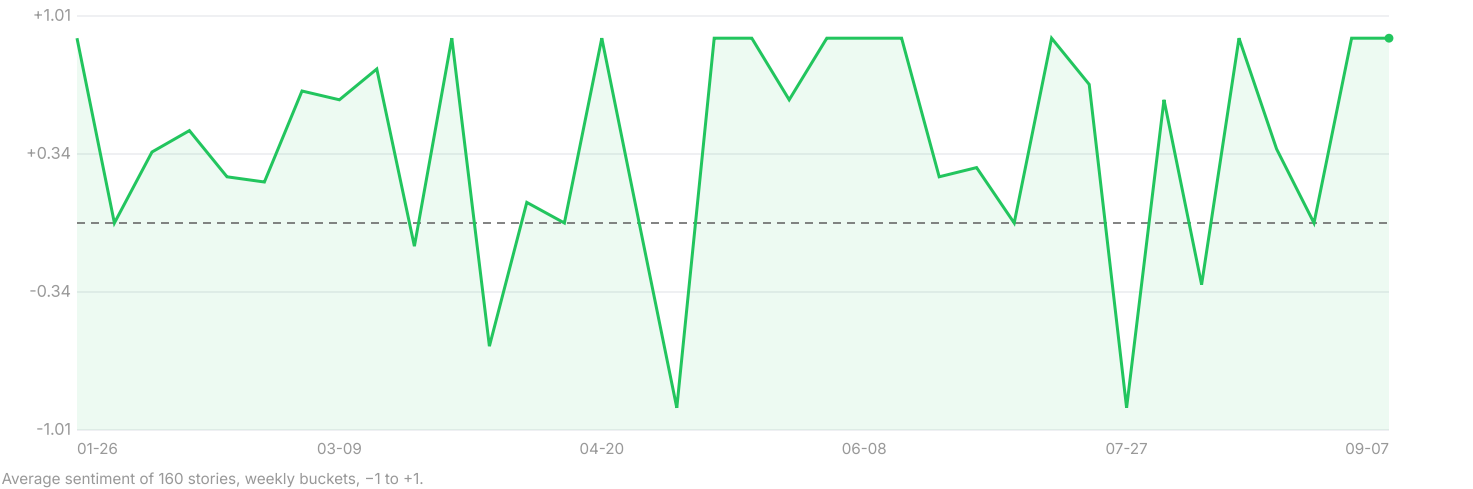
36 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine



37 NEWS SENTIMENT — WEEKLY

live GlauXie-scored feed



38 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Rainy

OVERALL -32.8 -9.4 vs industry		TREND -43.8 -15.1 vs industry	MOMENTUM +15.1 +31.8 vs industry	VOLUME -47.2 -34.2 vs industry
READING	CBRE	REAL ESTATE - SERVICES N=491	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-32.8	-23.4	-28.0	-20.5
Trend	-43.8	-28.7	-37.3	-21.3
Momentum	+15.1	-16.8	-17.0	-15.8
Volume	-47.2	-13.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

39 EXECUTIVE COMPENSATION

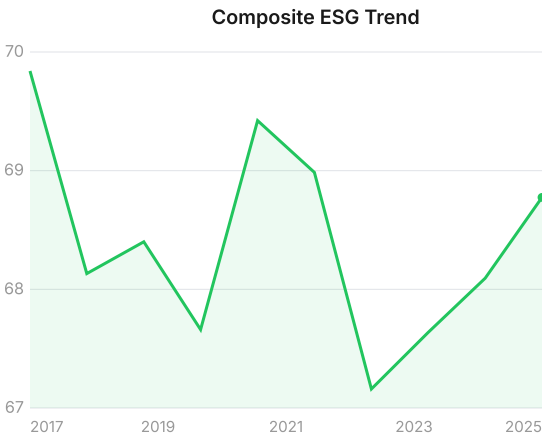
live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Robert E. Sulentic Chair, President, and Chi	\$24.3M	93% equity+incentive
Vikram Kohli Chief Executive Officer, Adviso	\$9.7M	76% equity+incentive
Emma E. Giamartino Chief Financial Officer a	\$7.4M	89% equity+incentive
Jamie Hodari Chief Executive Officer, Buildi	\$7.0M	90% equity+incentive
Chad J. Doellinger Officer and Corporate Sec	\$4.5M	84% equity+incentive

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40 ESG ASSESSMENT live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	70
Social	66
Governance	71
Composite ESG	69



41 8-K MATERIAL EVENTS live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-07-29	Earnings Release; Exhibits	2.02,9.01
2026-06-23	Material Agreement; Financial Obligation; Exhibits	1.01,2.03,9.01
2026-06-15	Regulation FD	7.01
2026-05-22	Shareholder Vote	5.07
2026-05-04	Material Agreement; Financial Obligation; Exhibits	1.01,2.03,9.01
2026-04-28	Material Agreement; Exhibits	1.01,9.01
2026-04-23	Earnings Release; Exhibits	2.02,9.01
2026-03-24	Regulation FD	7.01

42 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

43 DISCLOSURES

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44 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-07-31 to 2026-04-23	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	63 rows · 2010 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-05-21 to 2026-08-13	
Proposed sales (Form 144)	edgar/form144	1 record	
Beneficial ownership (13D/G)	edgar/13dg	3 rows · 2026-03-26 to 2026-04-29	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.