

COMMUNIQUÉ

COMMUNIQUÉ : EIGHT | CHAMBERS STREET PARTNERS : CORPORATE REBRAND

sjv | NYDESIGN



CHAMBERS STREET PROPERTIES

Chambers Street Properties, a real estate investment trust (REIT) formerly known as CBRE Realty Trust, needed a new brand to visually distinguish itself from the former entity's parent company, CB Richard Ellis (CBRE).

SJV|NY Design was engaged to develop a new and comprehensive visual language for the Chambers Street Properties brand, providing it with visual clarity, simplicity, and a more elegant look and feel compared to that of the existing CBRE Realty Trust materials.



CHAMBERS STREET PROPERTIES

A Unifying Visual Language

The name, Chambers Street Properties, evokes an image of a firm founded on classic, time-honored traditions. As such, the new brand was intended to separate the company from its CBRE roots, while still providing it with a stable and robust visual presence at a time when any change could negatively influence the firm's perceived strength and position in the marketplace.

Therefore, the rebrand leveraged the use of classic black & white photography, using images of “paving stones”, inspired by the Chambers Street Properties name. In addition, classically proportioned typography, reinforced the brand's core attributes while providing enhanced legibility in both print and digital applications.

An new color palette was developed — rich in hue, and with a depth of color spectrum — providing a unique, yet conceptually appropriate, color signature for applications ranging from web and interactive, to print collateral and other marketing initiatives.

Together, the various elements of the firm's new visual language presented a consistent and unifying brand expression and client experience, across all media.

Chambers Street Properties™

FONTS: PRIMARY AND SECONDARY

Whitney Book *and Italic*

ABCDEFGHIJKLMNOPQRSTUVWXYZ

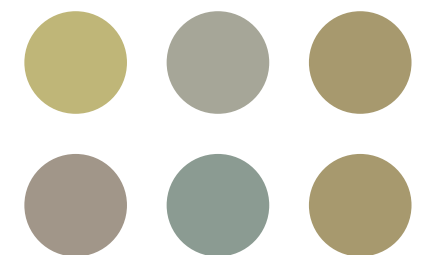
1234567890!@#\$%&*

Chronicle Roman *and Italic*

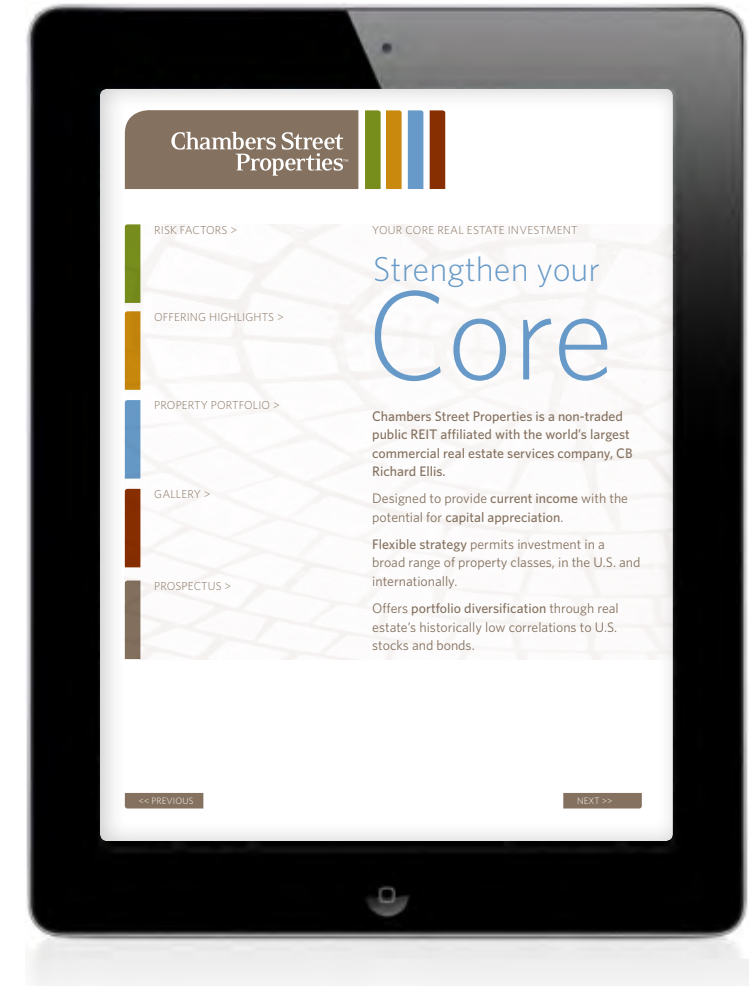
ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890!@#\$%&*

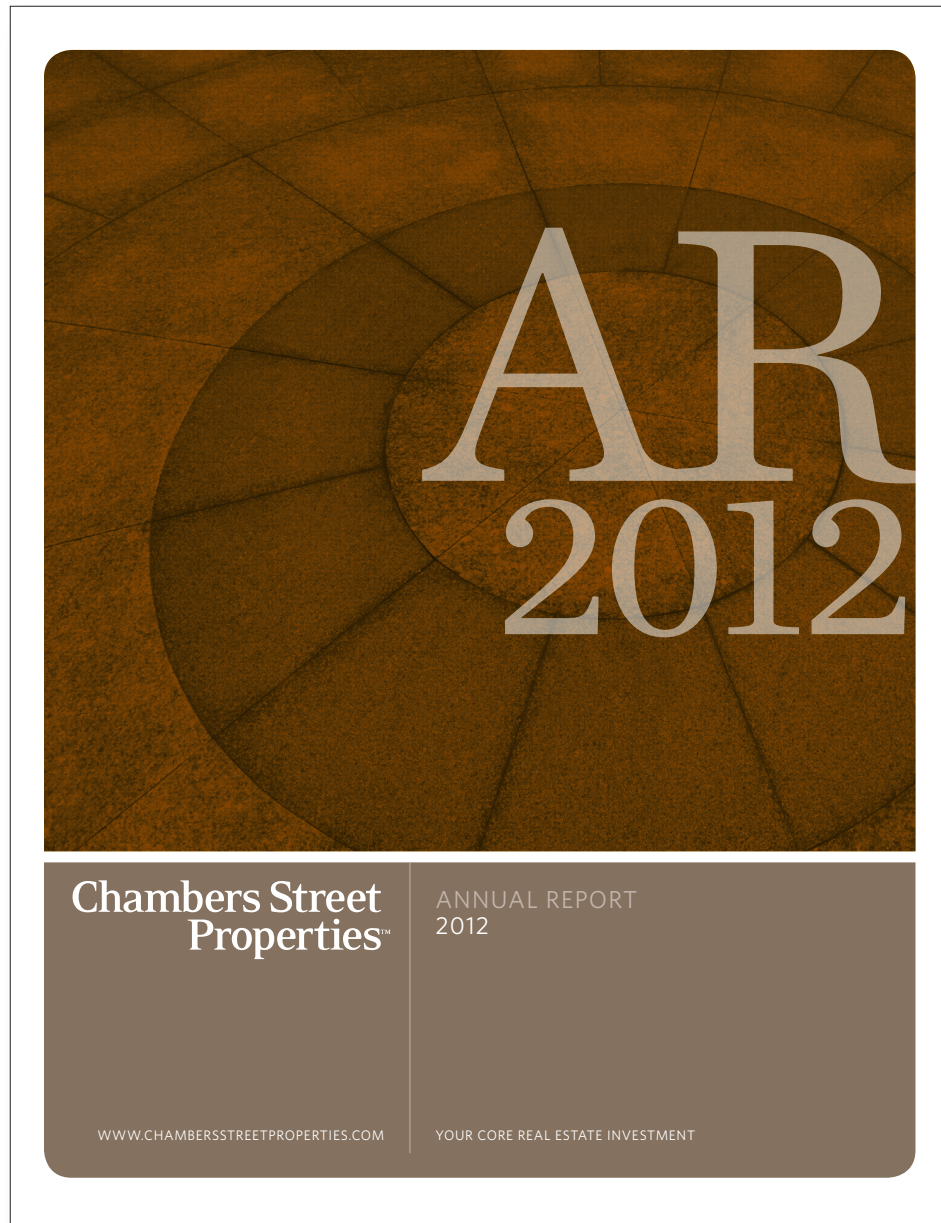
PALETTES: PRIMARY, SECONDARY AND TERTIARY



ORIGINAL BRANDMARK WAS RETAINED



DIGITAL APPLICATIONS : CORPORATE WEBSITE AND MOBILE APP



CORPORATE REPORTING : ANNUAL AND QUARTERLY REPORTS



WWW.CHAMBERSSTREETPROPERTIES.COM



PACIFIC CORPORATE PARK

PROPERTY TYPE	Office
MARKET	Washington, DC Metro
TENANT	Raytheon
ACQUISITION DATE	November 15, 2010
OCCUPANCY	100%

Pacific Corporate Park is comprised of four Class A office buildings totaling almost 700,000 square feet in the Washington, D.C., area. The property features immediate access to Route 28 and is less than a five-minute drive to Washington Dulles International Airport. Additionally, Pacific Corporate Park is less than a mile from the Dulles 28 Center, a 300-acre planned development that includes a 150,000 square foot lifestyle shopping center.



This sales and advertising literature must be read with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. A copy of the prospectus must be made available to you in connection with this offering.

There are significant risks associated with an investment in CB Richard Ellis Realty Trust. You should purchase securities of CB Richard Ellis Realty Trust only if you can afford a complete loss of your investment. Following is a summary of these risks, as outlined in the prospectus. A more detailed description of the risks is found in the section of the prospectus entitled "Risk Factors." You should read and understand all of the risk factors and the entire prospectus before deciding to purchase shares of CB Richard Ellis Realty Trust. Within this risk factor summary, "we" and "our" refers to CB Richard Ellis Realty Trust and "you" and "yours" refers to the potential investor.

We and the Investment Advisor, CBRE Advisors LLC (hereafter, the "Investment Advisor"), an affiliate of CBRE Investors, commenced operations in July 2004 and have a limited operating history. We have limited experience operating as a real estate investment trust (hereafter the "REIT") and may not be able to operate our business or implement our operating policies and strategies successfully.

This is a "best efforts" offering and if we are unable to raise substantial funds then we will be limited in the number and type of investments we may make.

Although we have adopted a policy to limit our aggregate borrowing to no more than 65% of the value of the cost of our assets, if we change the policy and become more highly leveraged, then the resulting increase in debt service could adversely affect our ability to make payments on outstanding indebtedness and to pay our anticipated distributions and/or the distributions required to qualify as a REIT, and could harm our financial condition.

We will attempt to offer portfolio diversification through real estate's historically low correlation to marketable securities (stocks and bonds). However, there could be periods of time in which real estate values approximate the values of marketable securities. During such periods, real estate investments may have gains and losses that are similar to those realized by investments in marketable securities.

There are potential conflicts of interest in our relationship with the Investment Advisor and its affiliates, including CBRE Investors, including that our advisory agreement was negotiated between related parties and we did not have the benefit of arm's length negotiations of the type normally conducted with an unaffiliated third party; the Investment Advisor and its affiliates may engage in investment activities that may compete with ours; and certain advisory fees paid to the Investment Advisor and its affiliates are not tied to the performance of our portfolio. Our chairman and chief executive officer, chief financial officer and chief operating officer are employees of the Investment Advisor and CBRE Investors, our sponsor.

We pay substantial fees and expenses to the Investment Advisor, its affiliates and the Dealer Manager, which payments increase the risk that you will not earn a profit on your investment.

Shares of CB Richard Ellis Realty Trust are illiquid. No public market currently exists for our common shares and it will be difficult to sell your shares promptly. Therefore, you should purchase our shares as a long-term investment only. If you wish to sell your shares promptly, you would likely have to sell them at a substantial discount.

In addition, eligible shareholders may request us to redeem all or a portion of their shares pursuant to our share redemption program as outlined in the prospectus. In the event that an eligible shareholder presents fewer than all of his or her shares to us for redemption, such shareholder must present at least 25% of his or her shares to us for redemption and must retain at least \$5,000 of common shares if any shares are held after such redemption. CB Richard Ellis Realty Trust Share Redemption Program may, however, be amended or terminated by the Board of Trustees acting in their sole discretion.

If we fail to qualify as a REIT in any taxable year, our operations and ability to make distributions will be adversely affected because we will be subject to U.S. federal income tax on our taxable income at regular corporate rates with no ability to deduct distributions made to our shareholders.

This sales and advertising literature contains forward-looking statements that are based on the research and beliefs of CB Richard Ellis Realty Trust. These forward looking statements are subject to uncertainties and can change as a result of unforeseeable events. We undertake no obligations to publicly update or revise forward looking statements herein, whether as a result of future events, new information or otherwise.

No offering is made to New York residents except by a prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful.

We encourage Investors to contact their Financial Advisor for more information. Financial Advisors may contact CB Richard Ellis Realty Trust's dealer manager, CNL Securities Corp., for more information at (866) 650-0650.

Distributed by CNL Securities Corp., Member FINRA/SIPC


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CHAMBERS STREET PROPERTIES

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Jack A. Cuneo

Chairman of the Board of Trustees, President and Chief Executive Officer, CB Richard Ellis Realty Trust

President and Chief Executive Officer, CBRE Advisors LLC

Executive Managing Director, CB Richard Ellis Investors, L.L.C.

Mr. Cuneo has been the Chairman of our board of trustees since January 2009 and our President, Chief Executive Officer and the President and Chief Executive Officer of the Investment Advisor since March 2004. Mr. Cuneo is also an Executive Managing Director of CBRE Investors.

Mr. Cuneo has over 41 years of experience in the real estate industry and had been involved in a wide range of real estate investment activity including acquisitions, development, joint venture structuring, property sales, work outs and private equity financing for REITs and real estate operating companies. Prior to joining CBRE Investors in June 2003, Mr. Cuneo served as President of Cuneo Capital Group which engaged in advisory and private equity investment activities from 2002 to 2003. Mr. Cuneo also spent 26 years at Merrill Lynch where he served from 1997 to 2000 as the Chairman and Chief Executive Officer of Merrill Lynch Hubbard, a real estate investment subsidiary which acquired, operated and sold over 100 properties valued at \$1.8 billion on behalf of over 240,000 individual investors. Mr. Cuneo was a Managing Director of the Global Real Estate and Hospitality Group at Merrill Lynch from 2000 to 2002 where he led private equity, advisory and asset sales activities.

He is a member of the Urban Land Institute (ULI), the Policy Advisory Board at the Haas School of Business, University of California at Berkeley and the Real Estate Board of New York. Mr. Cuneo received a B.A. from City College of New York and pursued graduate studies at the University of Massachusetts at Amherst.

CHAMBERS STREET PROPERTIES

YOUR CORE REAL ESTATE INVESTMENT™

Chambers Street
Properties™

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NEW ACQUISITIONS
THE LANDINGS I

THE LANDINGS I

PROPERTY TYPE
OFFICE

MARKET
CINCINNATI, OHIO

ACQUISITION DATE
MARCH 24, 2011

TENANT
CITICORP NORTH AMERICA

OCCUPANCY
100%

The Landings I is a 175,695 square foot Class A office building located at 9997 Carver Road in Blue Ash, Ohio. It was constructed in 2006 and is fully Regan Cross County Highway and is minutes away from the Cincinnati-Blue Ash Airport.

This property is held through the Duke joint venture.

NOTICE: CLOSING OF PRIMARY OFFERING
our current primary offering will close on January 30, 2012. We expect to offer common share throughout our DRIP (Dividend Reinvestment Program) beyond January 30, 2012.

CHAMBERS STREET PROPERTIES

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Chambers Street Properties™
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FALL 2012
OCCUPIED & DIVERSIFIED

FACT:

250+
World Class Tenants in

250+
Diverse Industries

As of November 30, 2011. Based on annualized base rent. Includes pro rata share of unconsolidated properties. Excludes CBRE Strategic Partners Asia properties.

For Broker/Dealer Use Only

97%
Occupancy

As of November 30, 2011. Based on expiring annualized base rent. Includes pro rata share of unconsolidated properties. Excludes CBRE Strategic Partners Asia properties.

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YOUR CORE REAL ESTATE INVESTMENT


Lorem Ipsum Iudex

\$3,000,000,000

in Common Shares of Beneficial Interest*

Price \$10.00 per share

*Includes up to \$300,000,000 in shares reserved for our dividend reinvestment plan at a purchase price equal to the higher of \$9.50 per share or 95 percent of the fair market value of a common share on the reinvestment date, as determined by Chambers Street Properties or another firm it chooses for that purpose.



Chambers Street Properties is a non-traded New Jersey real estate investment trust that invests in real estate focusing on office, retail and industrial (primarily warehouse/distribution).

This announcement shall not constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of these securities in any state in which that sale would be unlawful prior to registration or qualification under the securities law of that state. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has passed on the merits of the offering of Chambers Street Properties. Any representation to the contrary is unlawful.

The common shares will only be offered by means of a prospectus, which should be read carefully to understand the investment objectives, risks, fees and other information regarding the offering. Copies of a prospectus may be obtained from CNL Securities Corp., the dealer manager, at 450 South Orange Avenue, Orlando, Florida 32801-3336 or by calling 866-650-0650.

Available on the App Store

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CORPORATE REPORTING : PROMOTIONAL ADVERTISING AND E-MARKETING CAMPAIGN

An independent design and brand consultancy led by creative director and principal, Stephen Visconti, SJV|NY Design blends classic design elegance with equal parts strategic insight and compelling storytelling, helping to build and shape brands for significant clients such as Ameriprise, Clarion Partners, CBRE, Mack-Cali Properties, Merrill Lynch, Morgan Stanley and UBS.

FOR MORE INFORMATION REGARDING
OUR BRANDING, DESIGN, AND STRATEGIC
MARKETING CAPABILITIES, PLEASE
CONTACT:

STEPHEN J VISCONTI
CREATIVE DIRECTOR/PRINCIPAL

914 743 1516 T
917 548 2373 M

svisconti@sjvnydesign.com
svisconti58@gmail.com

8 Yorkshire Ct
Croton on Hudson, NY 10520

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