

BY Capital Markets Partnership

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U.S. Conference of Mayors / Capital Markets Partnership (CMP) Sustainable Investment Initiative Underwriting Standards were Unanimously Approved.

WASHINGTON, DC, Dec. 9, 2008. Furthering the U.S. Conference of Mayors adopted Resolution of Support for the Sustainable Investment Initiative of the Capital Markets Partnership (CMP) at the June 2008, 76th annual meeting, CMP unanimously approved its Green Building Underwriting Standards. The Resolution was sponsored by Gavin Newsom, Mayor of San Francisco, Richard Daley, Mayor of Chicago; Chuck Reed, Mayor of San Jose; Manuel A. Diaz, Mayor of Miami and President of the U.S. Conference of Mayors.

*"I'm very pleased to work with all Mayors to accelerate green building and sustainable product investment," said **San Francisco Mayor Gavin Newsom**, a Capital Markets Partnership leader and Officer. "Like San Francisco, many other cities that have adopted LEED are extending it to the private sector. Wall Street's Sustainable investment makes private sector LEED requirements even better for business, and I know San Francisco's business leaders are enthusiastic about Wall Street's investment support."*

According to **Mike LaRocco, CEO, Fireman's Fund**, an Allianz company, *"To promote loss control, Fireman's Fund uses LEED as a basis for its underwriting and discounted insurance. A clearly defined standard is an important first step. We are glad to see that sustainable investment is no longer a fad, but a real economic driver in this economy."* The CMP also uses LEED that is reflected in its National Green Building Underwriting Standards.

The Initiative's Sustainable Investment Underwriting Standards were unanimously approved on September 2 in CMP's American National Standards Institute accredited consensus process. The Standards were developed at Committee Meetings held in June and July at JPMorgan Chase and Wells Fargo Wachovia's Offices in New York City with leading investment bankers, governments and major real estate finance organizations. They provide a *CMP Green Value Score*® for buildings, homes and portfolios. The approved Standards can be accessed at this link: <http://www.capitalmarketspartnership.com>

*"These are international consensus Standards for financial institution and investor adoption," says **Mike Italiano, CEO, Capital Markets Partnership**, the non-profit behind the underwriting standards. "This is a clear signal that investors and cities want to shift to sustainable investment to improve the economy, environment, climate change and energy security while fulfilling their fiduciary duty."*

The Sustainable Investment Initiative is facilitating both equity and debt investment opportunities in certified green buildings and sustainable products through these Underwriting Standards and green building financing with the Council of Development Financing Agencies. The Mayors and CMP call for 2.5 million green and climate neutral buildings and 1 million certified sustainable products by 2015 to stimulate the economy and stop imminent irreversible dangerous climate change. Based on successful precedent and quantified benefits, investment actions taken by the capital markets are expected to stimulate the economy, combat climate

change, and counter long term rising conventional energy costs. The Initiative's consensus Standards cover buildings and products across the global supply chain.

These Underwriting Standards are based on the Capital Markets Partnership's completed due diligence with investment banks, rating agencies and the investor community, which concluded in CMP's *Capital Markets Briefing Paper: Sustainable Investment Business Case*[®], that green buildings and certified sustainable products are more valuable, less risky, and preferred without exception by investors in a Survey initiated with S&P of over \$3.2 trillion in assets. This provides the basis for investment products with higher value collateral, reduced risk, while increasing investor confidence and liquidity.

Jeff Perlowitz, Citi Head of Global Securitized Markets says "*We were pleased to facilitate the due diligence process by providing Standard and Poor's and the market with documented evidence that investments in green buildings reflect less risk and provide added value. A nonprofit public charity like the Partnership consisting of investment banks, investors and government, is an excellent way to transparently disclose value and increase investor confidence in the due diligence through an accredited and audited consensus process.*"

According to **Mario Silvestri, Vice President, Wachovia, and Officer, CMP National Underwriting Committee**, "*Wachovia looks forward to collaborating with US Mayors through the Capital Markets Partnership to further green building investment, increase jobs, and stimulate local economies. We're proud to be a participant in the Partnership's due diligence activities initiated at the Green Building Finance Summit. Along with the Green Building Value Rating System*[®], *the Underwriting Standards provide a viable tool from which to gauge the added market value for green buildings and greatly facilitates this process.*"

Capital Markets Partners Wachovia, Citi, JPMorgan Chase, Bank of America, Wells Fargo and Goldman Sachs committed over \$12B in reducing their environmental footprint and operating expenses by greening / certifying their buildings.

ABOUT The Capital Markets Partnership. CMP is a nonprofit coalition of investors, investment banks, insurers, city, state and federal government, countries, and NGOs. Key members include: The US Conference of Mayors, JPMorgan Chase, Citi, Bank of America, Wells Fargo, Wachovia, Fireman's Fund, Goldman Sachs, EPA, U.S. Treasury, Federal Home Loan Bank, United Kingdom, Fannie Mae, USGBC, States of California, New Jersey and New York, Destiny USA and Market Transformation to Sustainability (MTS).

To learn more about the Capital Markets Partnership:

http://www.sustainableproductsblog.com/mts/files/partnership_brochure_32308_v2.pdf

<http://www.capitalmarketpartnership.com>

For more information on the Conference of Mayors Resolution, go to:

<http://www.sustainableproductsblog.com/mts/2008/06/us-conference-of-mayors-support-sustainable-investment-initiative.html>

For more Information on MTS or the SMaRT Sustainable Product Standard go to:

<http://mts.sustainableproducts.com>

<http://www.sustainableproductsblog.com>

<http://sustainableproducts.blip.tv>

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