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Green Building Securities

A Green Building Security (GBS) is a bond backed by mortgages of 100% green buildings. Green buildings are energy and environmentally efficient.

Two \$500M GBS for multifamily and commercial are under development with the Capital Markets Partnership (CMP) and three large CMP financial institution partners with the intent to issue one GBS per month over the near term.

The national consensus *Green Building Underwriting Standards*®' Green Value Score is being used to score the properties in the GBS pools from 1-100 showing how much their green building attributes increase cash flow and reduce expenses. The Standard rank orders 20 green building attributes that provide the most financial value, and topping that list are energy efficiency, onsite renewable power, proximity to transit, ANSI Sustainable Integrative Design, and commissioning.

The Underwriting Standards rely on background reports and other data prepared during CMP's four years of Wall Street due diligence which is summarized in the peer reviewed *Capital Markets Briefing Paper: Business Case for Commercializing Sustainable Investment*®. The Paper is for top management and concludes that green buildings and certified sustainable manufactured products are more profitable, less risky, and preferred without exception by investors in a survey initiated with S&P covering over \$3.3 trillion in assets.

The *Briefing Paper* also identifies that the US commercial GBS market is about \$800B, and concludes that GBS is expected to (1) add \$1 trillion / yr. to the economy based on successful precedent and quantified benefits, (2) stop imminent irreversible dangerous climate change, and (3) based on four years of data gathering by leading energy investment banks, counter rising conventional energy costs of about 20%/yr. over the next ten years due to:

- Global depletion
- Regulatory constraints on carbon including climate change regulation and the *Carbon Principles* adopted by the leading investment banks devaluing investments in carbon, and
- Global population growth

GBS is also expected to supply substantial capital for refinancing, green building renovation, and a stimulus for the securities market by providing higher valued collateral, reduced risk, increased liquidity, and improved investor confidence.

GBS issuance is also being pursued with CMP investment bank and government Partners in Canada, UK, Australia and India.

Acting Now for a Safe and Prosperous Tomorrow
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Transparent.
Quantified.
Global.

