

Hon. Gavin Newsom, Mayor
City of San Francisco / US
Conference of Mayors
Bob Congel, CEO
Pyramid Companies

FACT SHEET SUSTAINABLE INVESTMENT INITIATIVE

The Capital Markets Partnership (“CMP”) is a coalition of investment banks, investors, governments, countries and NGOs which was created by Market Transformation to Sustainability (“MTS”), a non-profit public charity.

CMP’s launch in 2005 was led by California Treasurer Bill Lockyer and the investment banking group within Bank of America. The purpose of this coalition is to provide a sustainable investment framework for the real estate finance community.

To date, due diligence activities include the following:

In 2005 CMP convened the Green Building Finance Summit in NYC, with over \$100B in real estate investment represented, and concluded that green buildings are more valuable based on debt and equity sessions and case studies.

In 2006, CMP published the *Green Building Industry Value Rating System*[®] (v1.0 in 2006 / v2.0 in 2008) as the foundation of its due diligence with investment banks and rating agencies, showing that green buildings and certified sustainable products are more valuable than conventional. The *Value Rating System* was transmitted by CMP and key Partner Citi to Standard and Poor’s and leading capital market participants documenting less risk and added value associated with green buildings.

CMP met with Standard & Poors and it was jointly decided to conduct an Investor Survey of sustainable investment products including for green buildings.

In 2007, CMP published its peer reviewed report *Creating an Economic Stimulus and Stopping Climate Credit Risk / Irreversibility*[®]. Initiating this report were the California Attorney General, California Energy Commission, and Steve Schneider, Ph.D, Stanford University and leading member of the Intergovernmental Panel on Climate Change, winners of the 2007 Nobel Peace Prize. This Report calls for 2.5M green buildings and 1M certified sustainable products by 2015 in order to combat the negative consequences of climate change.

On June 24, 2008, the US Conference of Mayors adopted a Resolution of Support for the CMP’s Sustainable Investment Initiative recognizing the urgent need for capital markets to generate market investment in high performance green buildings through the creation of sustainable investment

Acting Now to Secure a Healthy & Prosperous Tomorrow

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Ecos Corporation
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United Kingdom
US Green Building Council
US Treasury Department
Vancity Bank
Vinson & Elkins
Wachovia
Wells Fargo
Wendel Rosen Black & Dean
West Coast Green
World Green Building Council

products that can stimulate the economy and stop Imminent Irreversible Dangerous Climate Change.

In June and July 2008, JPMorgan Chase and Wachovia took the lead in launching the additional due diligence effort of helping to structure CMP's National Consensus Green Building Underwriting Standards. These Standards were unanimously approved on September 2, 2008 through a consensus Ballot Vote. The Standards are being distributed to the market by the American National Standards Institute (ANSI). The Standards are being adopted by a leading CMP Partner financial institution and CMP Partner the Federal Home Loan Bank (FHLB) in a November 12 meeting of FHLB Member financial institutions. The Standards Education Program is being Launched on December 1 in NYC hosted by Wachovia.

The Underwriting Standards provide a *CMP Green Value Score*[®] for all buildings and real estate portfolios, and their adoption by financial institutions and investors will facilitate sustainable investment products. The transparent disclosure of the *CMP Green Value Score*[®] will better enable investors to fulfill fiduciary responsibilities, improve real estate industry underwriting, and make appropriate risk-adjusted decisions.

Through grants by the Energy Foundation, other leading foundations, and FHLB, CPM will be publishing in 2008, a peer-reviewed, nationally-distributed Briefing Paper that contains the supporting due diligence documentation referenced in this fact sheet and an Investor Survey. The Survey is complete and included over \$3.2 trillion in assets with investors stating without exception that they would purchase sustainable investment products. CMP is actively working towards a public release of the Briefing Paper at the New York Stock Exchange in 2008.

MTS / CMP is an ANSI Accredited and Audited Standards Developer. CMP's National Consensus Green Building Underwriting Standards were approved following ANSI protocols.

The Capital Markets Partnership coalition welcomes the engagement of additional interested parties.

For further information contact 202-338-3131.