

Sustainable Investment Initiative

**Green & Climate Neutral Buildings
Green Mortgages
Green Building Securities
Green Building Underwriting Standards**

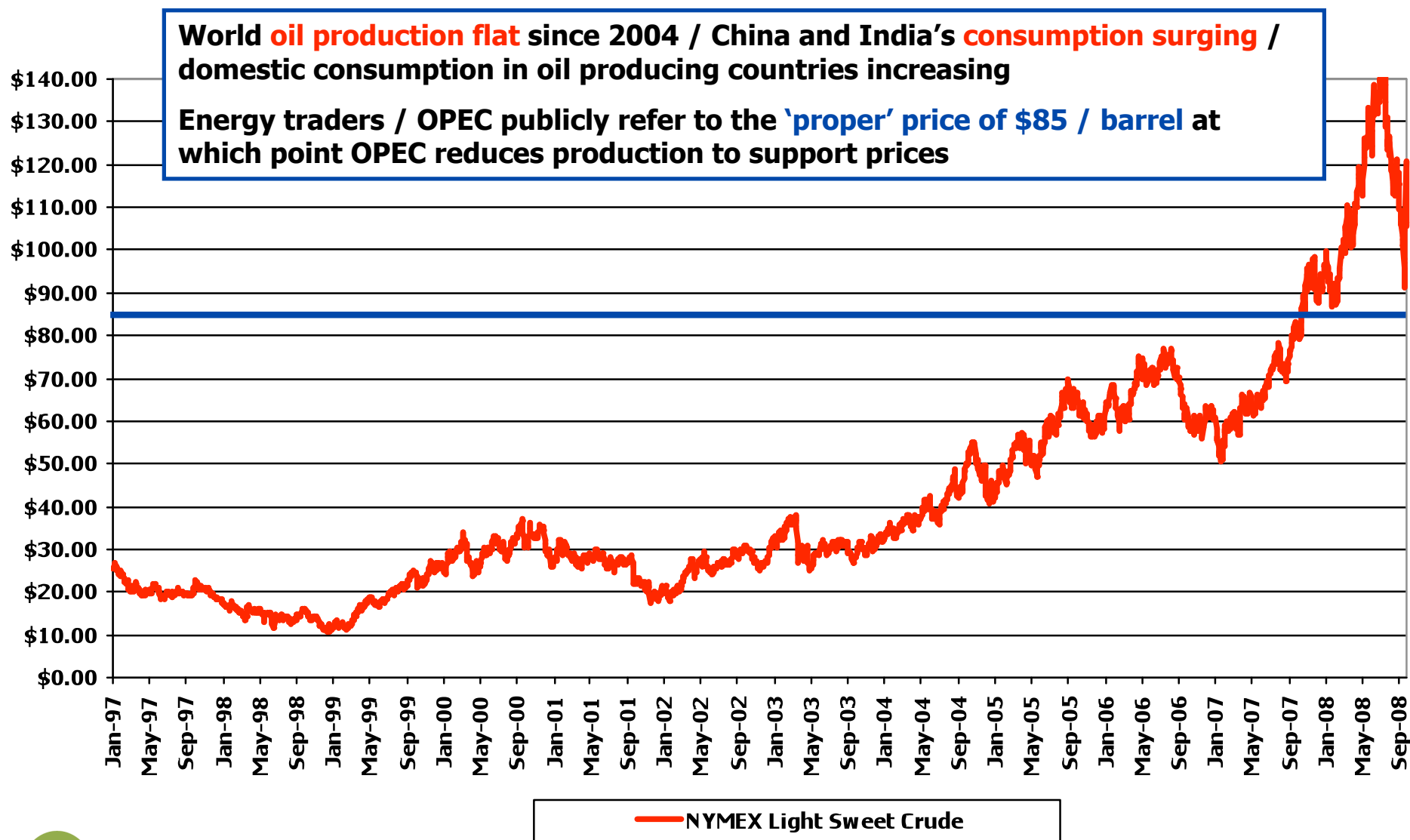
**Reduced Risk & Higher Valued Collateral
Cheaper Cost of Capital / Increased Liquidity
Certified Sustainable Product Investment**



Capital Markets Partnership (CMP) — Partial List

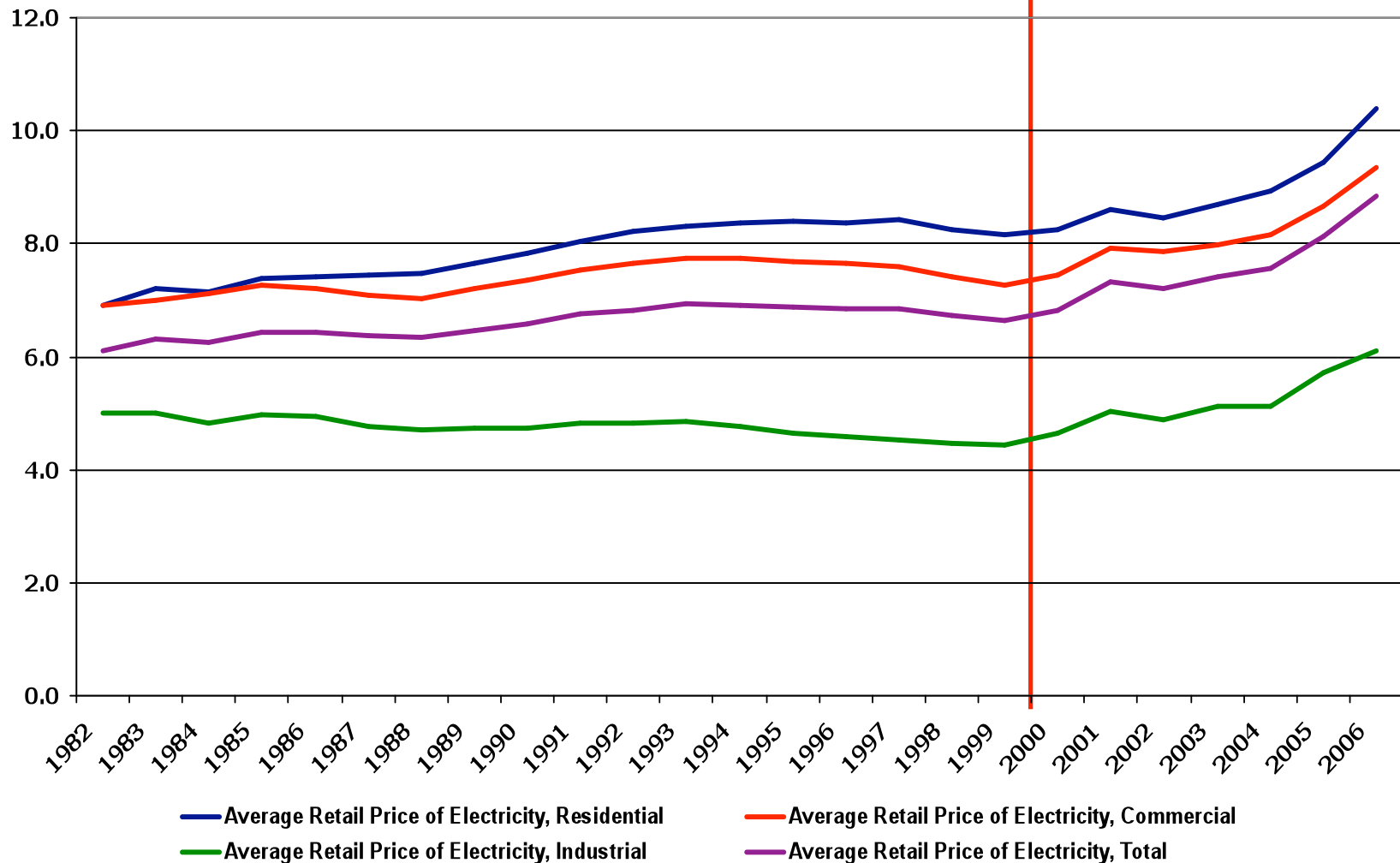


Crude Oil – Actual (Jan 1997 thru September 24, 2008)



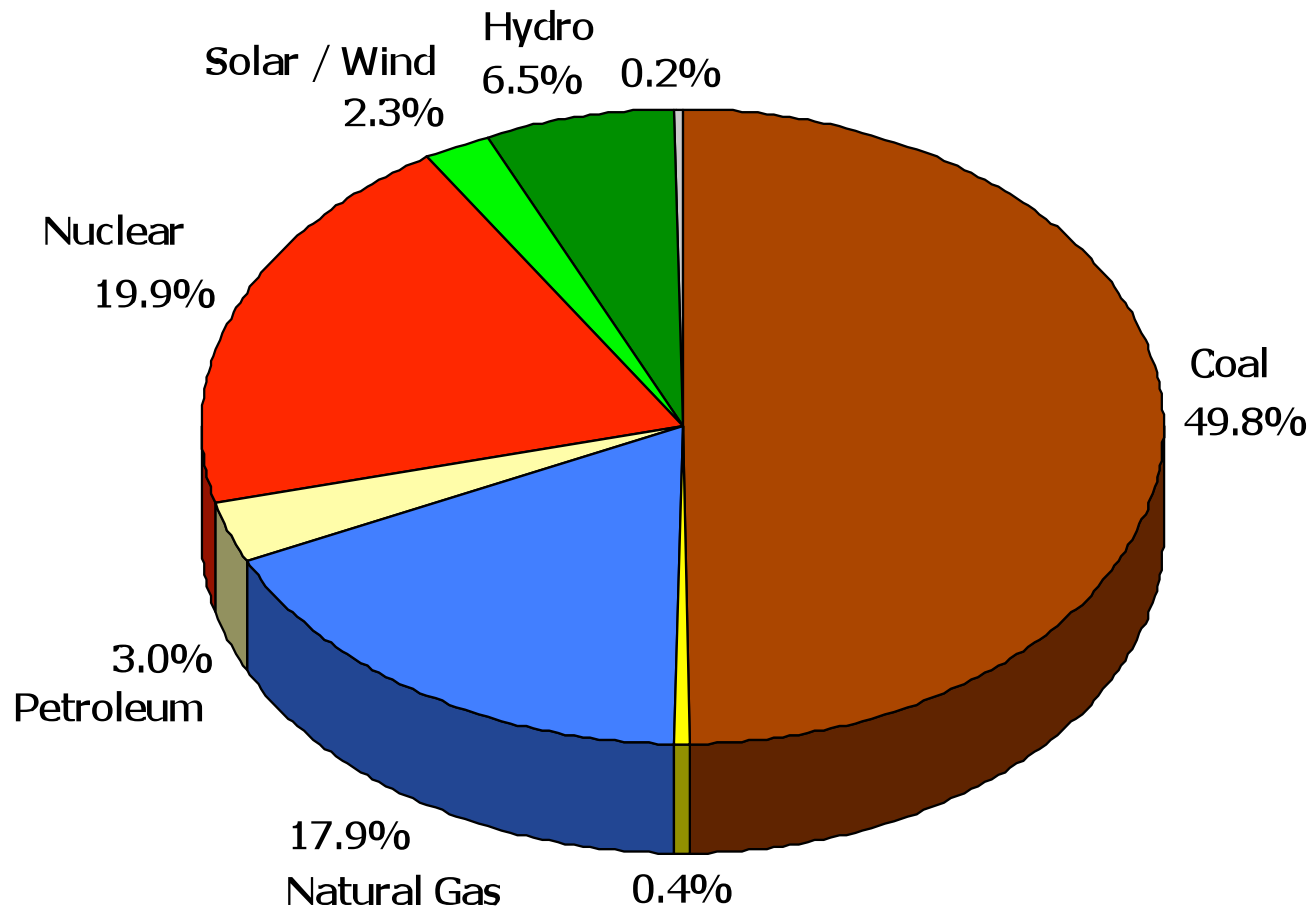
US Electricity Prices (1982 – 2006)

¢ / kwh



Source: US Department of Energy
<http://www.eia.doe.gov/fuelelectric.html>

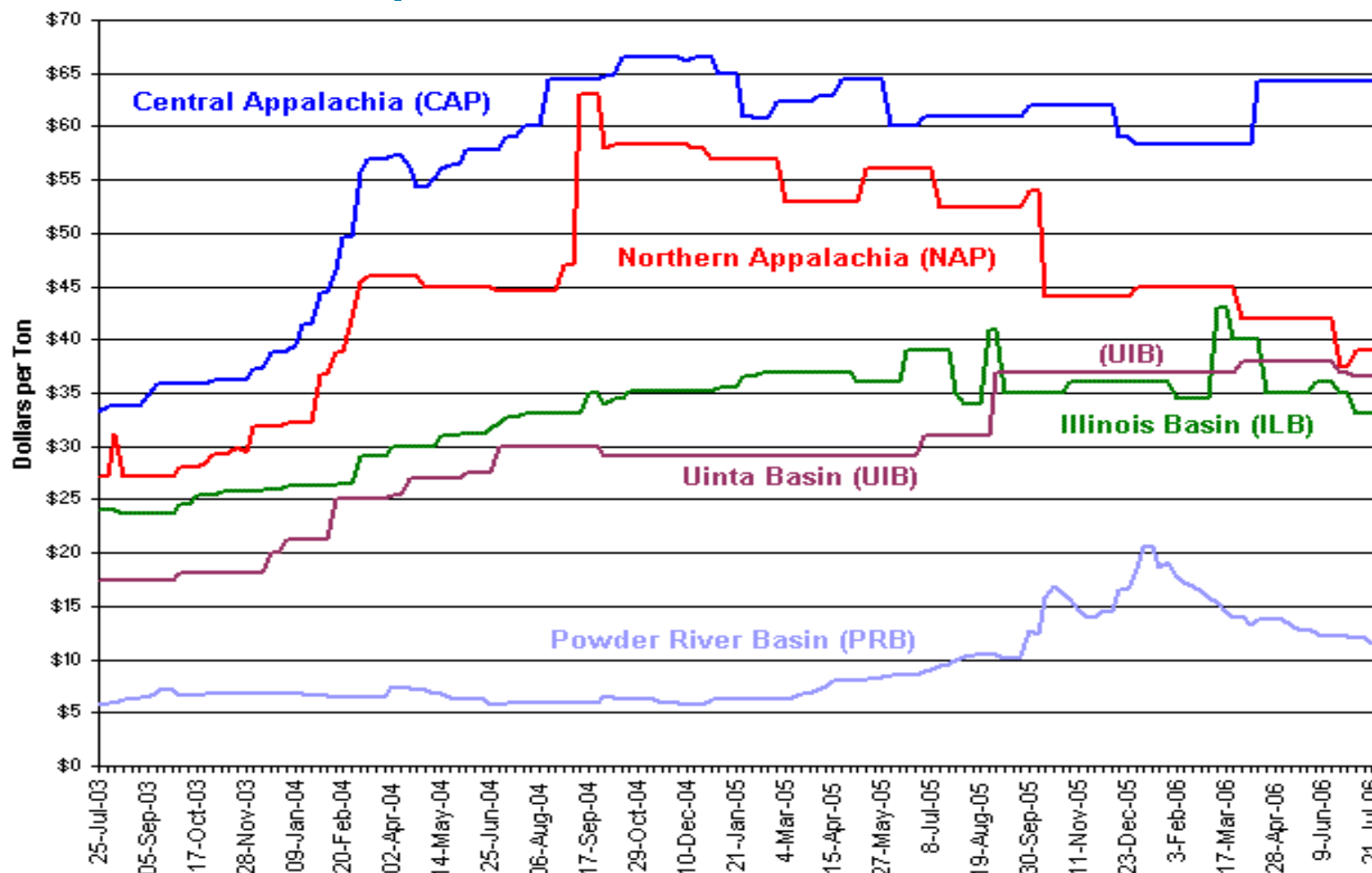
US Electric Power Generation Sources (2007)



Coal Other Gasses Natural Gas Petroleum Nuclear Solar / Wind Hydroelectric Other

DOE Coal Prices

June 2003 to July 2006



Central Appalachia
+88%

Northern Appalachia
+41%

Illinois Basin
38%

Uinta Basin
114%

Powder River Basin
100%

Key to Coal Commodities by Region¹

Central Appalachia: Big Sandy/Kanawha 12,500 Btu, 1.2 lb SO₂/mmBtu
Northern Appalachia: Pittsburgh Seam 13,000 Btu, <3.0 lb SO₂/mmBtu
Illinois Basin: 11,800 Btu, 5.0 lb SO₂/mmBtu

Powder River Basin: 8,800 Btu, 0.8 lb SO₂/mmBtu
Uinta Basin in Colo.: 11,700 Btu, 0.8 lb SO₂/mmBtu

Source: <http://www.eia.doe.gov/cneaf/coal/page/coalnews/coalmar.html>

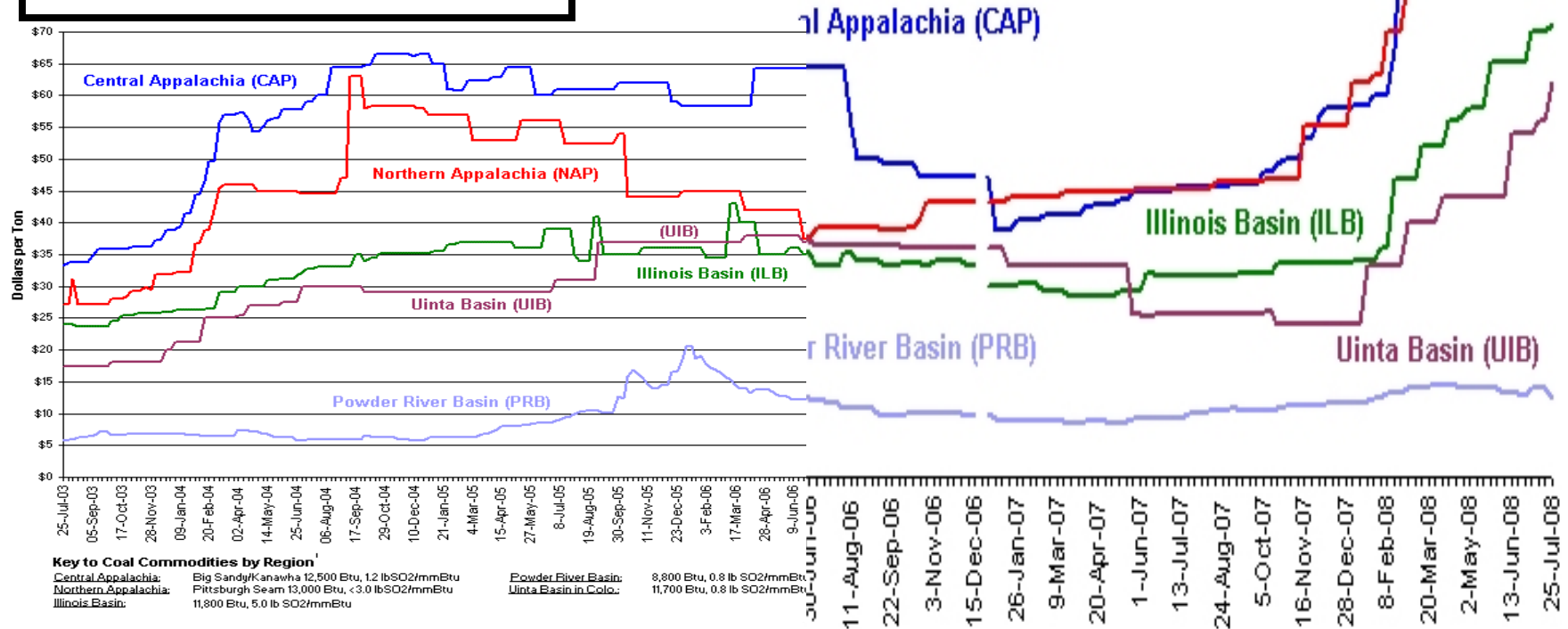
DOE Coal Prices

June 2003 to July 2008

July Price = \$149 / ton

July Price = \$140 / ton

- +312% - Central Appalachia
- +452% - Northern Appalachia
- +200% - Illinois Basin
- +254% - Uinta Basin
- +127% - Powder River Basin



Source: <http://www.eia.doe.gov/cneaf/coal/page/coalnews/coalmar.html>



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JP Morgan raises 2008 coal price forecast

Tue Jan 29, 2008 8:02pm EST

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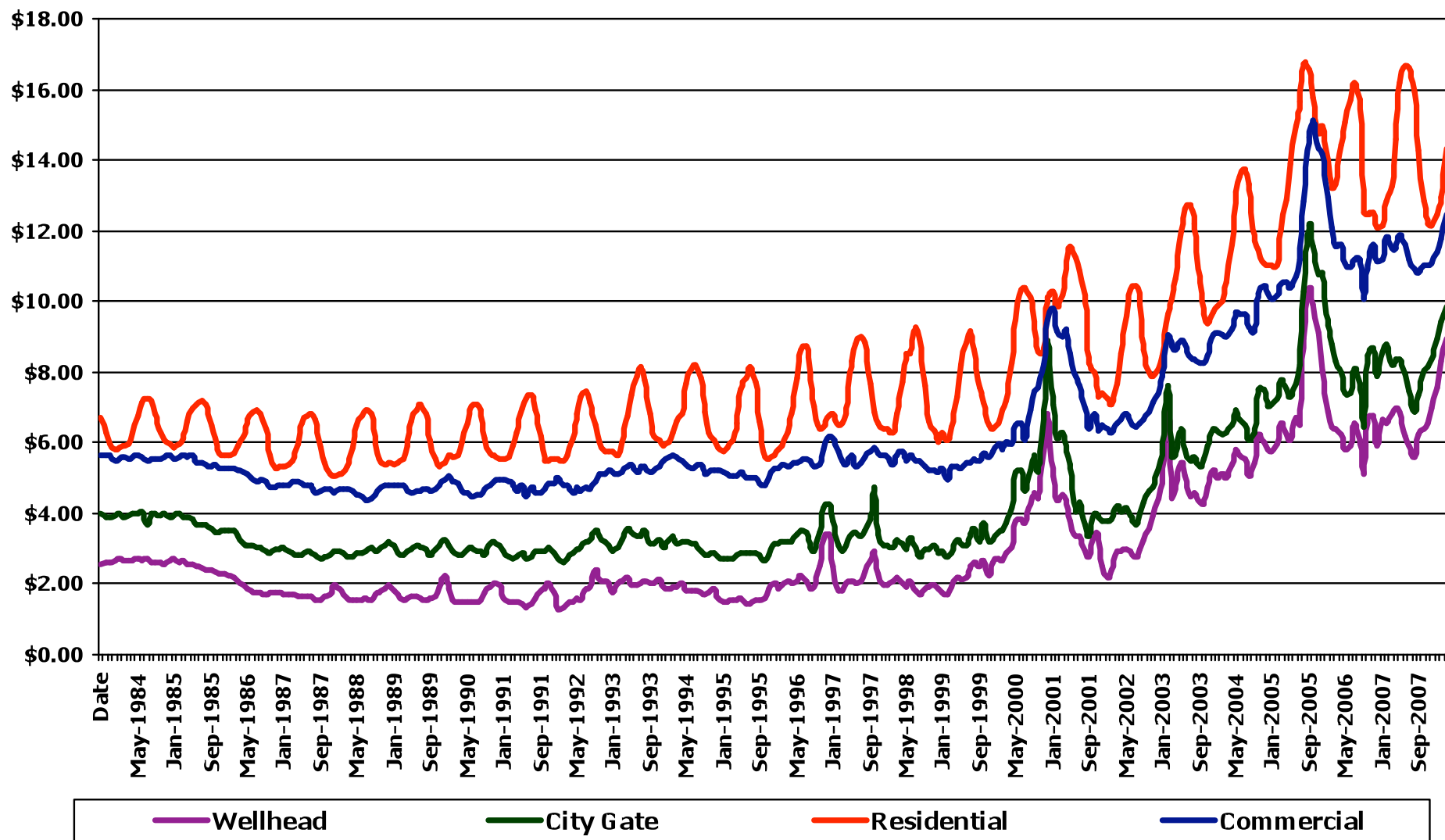
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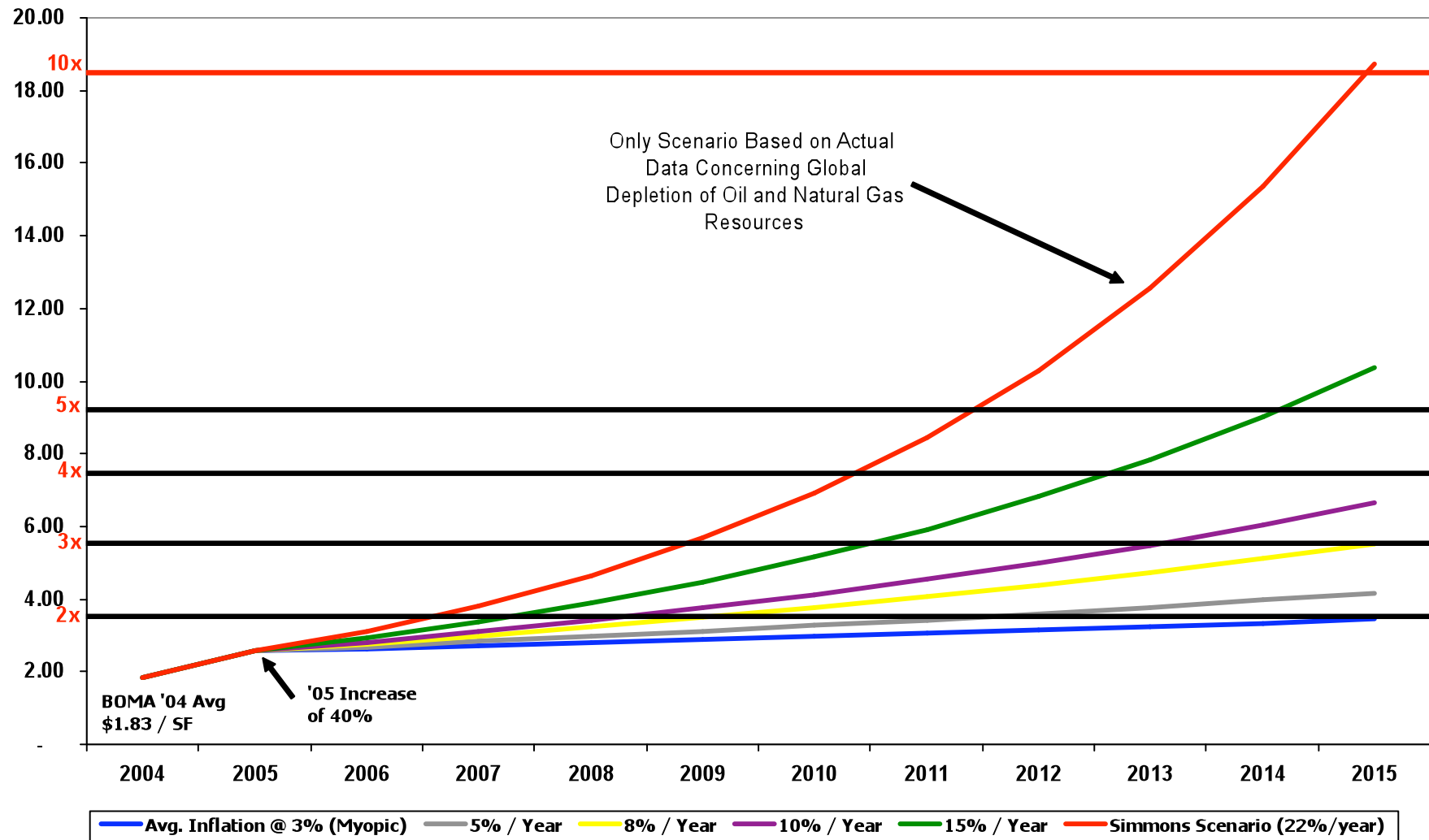
SYDNEY, Jan 30 (Reuters) - JP Morgan has forecast 2008 thermal coal contract prices between Australian miners and Japanese utilities will jump by over 60 percent, citing Indian coal demand and global infrastructure constraints.

JP Morgan raised its contract price forecast to \$90 a tonne, a 61.7 percent increase from last year's agreed price of \$55.65 and a 28.5 percent increase from its earlier forecast of \$70.

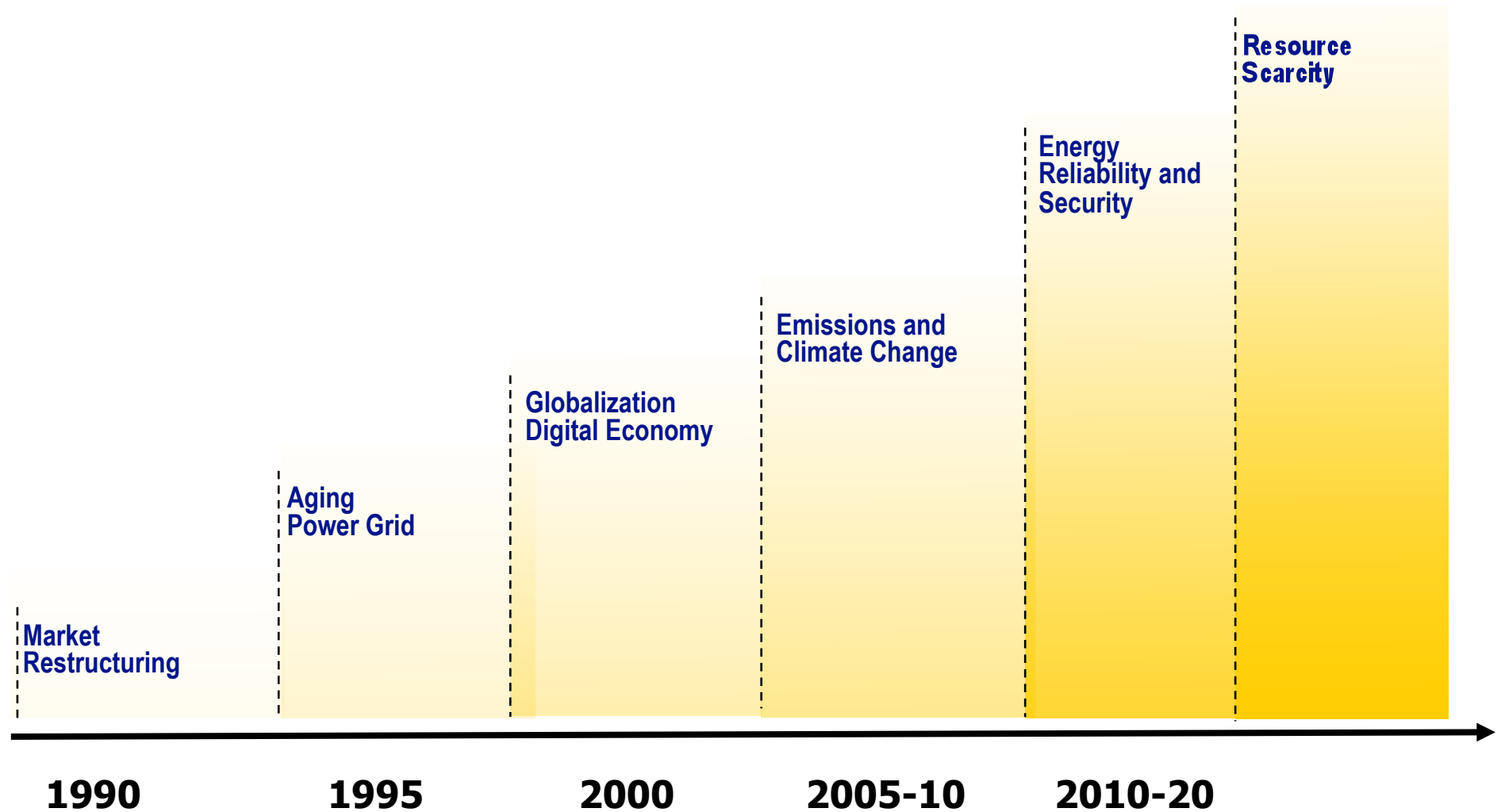
Natural Gas Spot Prices (Oct '83 – Apr '08)



Conventional Energy Costs Expected to Continue Increasing at 20% / yr. for 10 yrs.



Energy Market Drivers





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