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Mainstay Insurance Group and Liberty International Underwriters Launch “Green” General Liability Program For Real Estate Properties

BELLEVUE, WA AND BOSTON, MA -- Mainstay Insurance Group and Liberty International Underwriters (LIU), a division of Liberty Mutual Group, announced today the launch of a new “green” program that offers a broad form general liability product for mid-size real estate properties.

The new primary program targets a variety of real estate classes including apartments and condominiums as well as office, retail and light industrial buildings. The primary program offers specialty green coverage enhancements for indoor environment and adverse publicity exposure. The indoor environment endorsement can cover bodily injury claims resulting from specialized air and water quality equipment and products. The adverse publicity exposure endorsement can provide crisis planning, management and consulting when a green building incurs bad publicity due to a construction defect.

“In addition to a competitive insurance product, the program will also offer membership in a cutting-edge new nonprofit association called AGPOM,” said Dusty Rowland, president of Mainstay. “The Association of Green Property Owners and Managers (AGPOM) offers members a variety of benefits that help leverage the financial and reputational benefits of the Green Movement. The combination of this new GL facility paired with the benefits of AGPOM will provide our retail broker customers with a truly unique business solution for their real estate clients.”

The program also includes a real estate and property managers’ endorsement that modifies and broadens 21 areas of commercial general liability (CGL) coverage. Although coverage normally is listed as separate endorsements, the program combines the coverages in one form, eliminating the need to research multiple enhanced general liability coverage options.

“Green building owners are a good risk because they are more likely to maintain their property and to have in place a strong risk management plan to protect their facility,” said Joseph Peloso, vice president of liability programs for LIU. “This is a target class of business for LIU and we are pleased to enter this market with a competitive insurance product that includes an attractive incentive to go green.”

Specifically designed to compete with current leaders in the marketplace, the program’s general liability coverage will eventually be available in all 50 states. While the primary program is for mid-size risks with premiums between \$2,500 and \$30,000, larger schedules are also eligible for AGPOM membership and will continue to be handled by LIU’s branch offices. Brokers interested in the program can contact Mainstay at 425-453-5157.

About Mainstay Insurance Group

Based in Bellevue, WA, Mainstay is an insurance program administrator dedicated to serving the insurance and risk management needs of select industries. Launched nationally in 2008, Mainstay builds and manages niche and association based products for commercial insurance buyers. These products are accessible only by retail insurance brokers. For more information: www.mainstayins.com

About LIU

Liberty International Underwriters (LIU), a division of Liberty Mutual Group, is a global specialty lines business with an emphasis on niche insurance products distributed through the independent broker network. www.liu-usa.com

About Liberty Mutual Group

Boston-based Liberty Mutual Group is a diversified global insurer and fifth largest property and casualty insurer in the U.S. based on 2008 direct written premium. The Company also ranks 71st on the Fortune 500 list of largest corporations in the U.S. based on 2009 revenue. As of December 31, 2009, Liberty Mutual Group had \$109.5 billion in consolidated assets, \$95.0 billion in consolidated liabilities, and \$31.1 billion in annual consolidated revenue.

Liberty Mutual Group offers a wide range of insurance products and services, including personal automobile, homeowners, workers compensation, commercial multiple peril, commercial automobile, general liability, global specialty, group disability, assumed reinsurance, fire, and surety. Liberty Mutual Group (<http://www.libertymutualgroup.com>) employs over 45,000 people in more than 900 offices throughout the world.

About AGPOM

Based in Bellevue, Wash., the Association of Green Property Owners and Managers, a 501(C) (6) nonprofit organization, was established in June 2009 to support and promote environmental sustainability awareness and involvement among property owners and managers in all 50 states. For more information: www.agpom.org.