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Our study focused on a concept called “eco-efficiency,” which can be thought of as the economic value a company produces relative to the waste it generates. Using corporate eco-efficiency scores from Innovest Strategic Value Advisors, we evaluated self-composed equity SRI portfolios. Focusing exclusively on the environmental element of social responsibility, we investigated whether a long-run premium or penalty exists for holding environmentally responsible companies.

In the first part of the research, we constructed two mutually exclusive portfolios with distinctive eco-efficiency scores. We applied performance attribution models to test whether any performance differential between the portfolios was significant and attributable to the environmental component. This method allowed us to examine the long-term benefits of including environmental criteria in the investment process. We demonstrate that a stock portfolio composed of U.S. companies with high eco-efficiency scores sizably outperformed stocks with low scores over the 1995–2003 period. Using single-factor and multifactor attribution models, we also show that this performance differential cannot be explained by differences in market risk, investment style, or industry exposure.

Obtaining evidence by adjusting returns after the fact may not be very useful, however, from an investor's perspective. Therefore, we also outline the economic implications of our findings by demonstrating how one can construct an environmentally responsible

investment. We then compare the performance of this environmentally responsible portfolio to a benchmark portfolio constructed from all stocks in the S&P 500, adjusted for their industry exposure. Finally, we compare the best-in-class portfolio to the benchmark class portfolio. The results show that the points of divergence between the environmentally responsible portfolio and the benchmark portfolio are significant. Our evidence suggests that the environmentally responsible portfolio is mispriced relative to the benchmark portfolio. In particular, the environmentally responsible portfolio is overvalued relative to the benchmark portfolio. This mispricing is attributed to the environmental component of the best-in-class portfolio. The environmentally responsible portfolio's percentage of environmental exposure is higher than the benchmark portfolio's, and the environmentally responsible portfolio's environmental costs are lower than the benchmark portfolio's.

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