



Michael P. Davidson
Managing Director
Global Real Estate
Head of New York Region & Global Corporate & Investment Bank
Executive Bio

Michael Davidson is a Managing Director and Head of the New York Headquarters, Eastern Region & Global Corporate & Investment Bank Real Estate Portfolio at JP Morgan Chase and Co. (JPM), encompassing 17MM square feet (sf) across 500 Locations in 54 Countries, with a \$1.7 Billion Annual Operating Plan; Davidson joined JPM in November 2010.

Davidson is currently leading a \$250MM strategic repositioning of the JPM real estate, people and technology plan across the NYC & Eastern US Region, including the orchestration of a 20,000 person move program.

Since joining JPM, Davidson has led the delivery of a \$191MM (20%) Annual Real Estate Cost Reduction for the Global Corporate Investment Bank through strategic acquisitions, dispositions and optimal occupancy planning across the enterprise, introducing progressive workplace planning concepts adopted by front-office and corporate support groups alike.

In the NYC Region, Davidson has presided over an Annual Real Estate Cost Reduction of \$115MM (18%) since 2010, while Headcount has increased by 15% over the same period. In 2013, Davidson and his team developed the strategy that conceived and delivered the Sale and 2014 Exit of 1 Chase Manhattan Plaza, which sold for \$725MM.

Davidson led the Line of Business integration, strategy and overall leadership engagement for JP Morgan's acquisition, development and occupancy of 25 Bank Street in London, involving the planning, change management and move of 7K employees with a project budget of \$328MM.

From 2005 - 2010, Davidson was a Band 2 Senior Vice President and Corporate Workplace Executive at Bank of America, responsible for the Global Banking, Markets, Commercial Banking and Global Wealth and Investment Management Division Real Estate Portfolio, encompassing 34MM sf with a \$2 Billion Operating Plan.

While at Bank of America, Davidson led the Global Real Estate Integration with Merrill Lynch and managed a team of real estate and finance professionals in the development and alignment of the global line of business occupancy plans with company leadership. Davidson's team integrated disciplines including transactions and brokerage, design and construction, property management, business continuity, technology, risk, human resources, finance and compliance.

Davidson helped to establish Bank of America's occupancy plan in New York City, including strategic space planning, design, program development and delivery of Bank of America Tower at One Bryant Park, the world's first LEED Platinum Office Tower.

From 2000-2005, Davidson was an Executive Director of Corporate Real Estate for Morgan Stanley, leading overseas expatriate assignments in Japan, London and Continental Europe, and managing a team of real estate professionals across Asia Pacific, the UK & Europe.

While on assignment in London in 2005, Davidson received the Morgan Stanley International Chairman's Award for "Living the Values", based on the nomination of a team of cross-divisional peers and company leadership.

From 1998 - 2000, Davidson was the Chief Operating Officer to the Head of Corporate Real Estate at Morgan Stanley and facilitated the integration of the real estate and corporate services disciplines in New York, London, Hong Kong and Tokyo, with a Global Portfolio of 10MM sf.

In 1999, Davidson participated in the conception and construction of 745 Seventh Avenue, a 1.1MM sf office tower developed to complement Morgan Stanley's world headquarters at 1585 Broadway.

From 1994 - 1998, Davidson led the Asset Management of 750 Seventh Avenue, a 580K sf office tower in Times Square, that was owned and occupied by Morgan Stanley in the midst of a 360K sf interior and infrastructure construction fit-out. In his role as Asset Manager, Davidson led a team of property management, engineering and finance professionals for Tishman Speyer Properties and Hines Interests Limited Partnership.

In 1994, Davidson graduated Magna Cum Laude and Phi Beta Kappa from Fordham University with a Dual Bachelor of Arts Degree in Economics and Philosophy, Cumulative GPA of 3.77 and was the first in his family to earn a College Degree.

Davidson has earned the Six Sigma Green Belt Certification and is preparing to obtain Accreditation as a LEED Green Accredited Professional.

Davidson has completed Seventeen Marathons, one on each of the Seven Continents, including New York (6x), Istanbul, Napa Valley, Athens, Paris, Tokyo, Sydney, Cape Town, Rio de Janeiro, Easter Island, Ushuaia and Antarctica, and in so doing has raised \$125K in personal fundraising for Children with HIV, the Epilepsy Foundation on behalf of his Mother, Children in Hyderabad, India, St. Vincent's Hospital in New York City, the African Leadership Foundation for impoverished and at-risk children and the Fisher Center for Alzheimer's Research Foundation, on behalf of his Grandmother.

Davidson is currently in Training for Marathons in Reykjavik - Iceland, Dublin - Ireland and Florence - Italy, to reach the 20 Marathon Milestone by the End of 2014.

Davidson is a member of the Fordham University President's Council, Chairman of The Fordham College Dean's Board of Advisors, Palisades Parks Conservancy Board of Directors, CoreNet Global - NYC Chapter, New York Cares, Torch Foundation, St. Francis Capuchin Food Pantries and Shelters and is a media & liturgical minister in his community Parish.

Davidson has been an active member of CoreNet Global since 2006, was a charter member of the NYC Young Leaders, has held multiple positions on the NYC Chapter Board and contributed to and/or hosted various events and panel discussions through the years.

In 2012, Davidson completed The TRIUM Global Executive MBA Program and earned a degree conferred by the NYU Stern School of Business, London School of Economics & Political Science and École des Hautes Études Commerciales de Paris (HEC School of Management, Paris). Davidson was elected Class Representative by the Cohort and Academic Program Leadership.

TRIUM Commencement Keynote, September 8, 2012 - London: <http://youtu.be/7ACNg60fSMo>

Davidson lives in Piermont in the New York City Hudson Valley.