



TRUE NORTH COMMERCIAL REIT ACHIEVES LEED®-EB GOLD CERTIFICATION AT 340 LAURIER AVENUE WEST, OTTAWA

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TORONTO, ON – May 8, 2018 – True North Commercial Real Estate Investment Trust (TSX: TNT.UN) (the “REIT”) is excited to announce the successful conclusion of an initiative designed to reduce its carbon footprint while simultaneously enhancing tenant satisfaction. 340 Laurier Avenue West, Ottawa, Ontario (“340 Laurier”), an asset comprising 279,100 rentable office square feet has been awarded **LEED®-EB Gold Certification**.

LEED® (Leadership in Energy and Environmental Design) is a global rating system and rigorous certification program designated under the Existing Buildings: Operations and Maintenance program presented by the Canada Green Building Council and is an internationally accepted benchmark for the design, construction and operation of high performance green buildings. In addition to the environmental and economic benefits accruing from certification, LEED® buildings provide increased tenant comfort and satisfaction through healthier buildings featuring better air quality, improved temperature control, amongst other benefits.

During the past two years, the REIT undertook an extensive capital expenditure program including the upgrade of: HVAC, water efficiency, electrical and mechanical systems. Specific initiatives included:

- HVAC recommissioning including the chilled water plant, heating plant, air handling units, compartmental units, exhaust systems and terminal zones;
- Lighting retrofits including low voltage lighting control with local overrides and zoning; and
- Revised operational plan to maximize energy efficiency.

This certification represents the culmination of the REIT’s efforts to improve tenant experience with an environmental focus. The certification was overseen by LEED® Consultant, WSP Canada Inc., who through a Retro-Commissioning Plan, identified opportunities to improve operational practices, energy performance, tenant comfort and to establish a methodology for these improvements to ensure 340 Laurier remains a best-in-class, comfortable and energy efficient commercial building in Ottawa’s central business district.

“At True North Commercial REIT, we believe reducing the carbon footprint of our buildings is beneficial for both the environment and our tenants,” said the REIT’s President and Chief Executive Officer, Daniel Drimmer. “The LEED® Gold Certification that we have received for 340 Laurier is a reflection of our commitment to sustainability and tenant satisfaction.”

About the REIT

The REIT is an unincorporated, open-ended real estate investment trust established under the laws of the Province of Ontario. The REIT currently owns and operates a portfolio of 40 commercial properties consisting of approximately 3.05 million square feet in urban and strategic secondary markets across Canada focusing on long term leases with government and credit-rated tenants.

The REIT is focused on growing its portfolio principally through acquisitions across Canada and such other jurisdictions where opportunities exist. Additional information concerning the REIT is available at www.sedar.com or the REIT's website at www.truenorthreit.com.

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