

**Real Property Association of Canada develops Canadian “green” standard office lease for the commercial property sector**

**ATTENTION ASSIGNMENT REAL ESTATE / BUSINESS EDITORS / REPORTERS:**

TORONTO, June 3, 2008 – The Real Property Association of Canada today released the first “green” office lease for the Canadian commercial real estate industry. The National Standard Green Office Lease is a modified version of the National Standard Office Lease, which REALpac has published continuously since 2002.

The REALpac Green Office Lease incorporates the latest sustainability principles and objectives into REALpac’s state-of-the-art National Standard Office Lease, and enables landlords and tenants to set targets for energy, water, indoor air quality, and recycling, and enables landlords to carry out “green” renovations to existing building stock. The Lease also anticipates and provides for both carbon offsetting by a landlord, and future carbon trading.

Until now, office leases generally did not encourage environmentally sustainable behaviours, nor deal with new issues such as mandated energy and water conservation, and the availability of new, sustainable, building materials, equipment and furniture. Indeed, some leases restrain a landlord’s ability to upgrade buildings and to make them consume less energy, water and raw materials.

The REALpac Green Office Lease is flexible enough to accommodate the required adjustments in environmental operations and standards in the future. “We knew as an industry, the Canadian commercial property sector could do more to reduce its resource consumption and become more efficient” said Michael Brooks, Chief Executive Officer of REALpac.

Canada’s commercial landlords have consistently sought to reduce energy consumption over the years, through improved insulation and windows, by undertaking lighting retrofits, heating, ventilation and air conditioning retrofits, installation of energy efficient equipment, and through best practices in energy measuring, monitoring and management. With the REALpac Green Office Lease, tenants have an opportunity to both support landlords’ energy and resource conservation initiatives and facilitate the social change necessary within their organizations to achieve real reductions in direct and indirect energy consumption and natural resource use. “Both landlords and tenants must have the same goal, and be ready to make the changes needed to achieve these goals,” Brooks added.

REALpac’s “National Standard Green Office Lease for Single-Building Projects – 1.01 – 2008” was developed through the Association’s Green Lease Committee, comprised of lawyers, sustainability experts, leasing specialists and Leadership in Energy and Environmental Design (LEED®) Accredited Professionals. REALpac would like to thank the members of its Green Lease Committee which included representation from the following REALpac Member Companies: Allied Properties REIT, Bentall Capital LP, CB Richard Ellis Limited, Colliers International Inc., Cushman & Wakefield LePage Inc., FCB Property Management Services, GWL Realty Advisors Inc., Ivanhoe Cambridge, Manulife Financial, Ontario Realty Corporation, Oxford Properties Group Inc., Redcliff Realty Management Inc., Scotiabank, Sun Life Assurance Company of Canada, and The Cadillac Fairview Corporation Limited. “The members of the Green Lease Committee and the companies they represent value REALpac’s commitment to helping Canada’s commercial real estate industry develop and apply leading environmental principles. The REALpac Green Office Lease is an example of that commitment in action”, said Alec Svoboda,

Assistant Vice-President and Senior Counsel at Sun Life Assurance Company of Canada and a member of the Green Lease Committee.

In fulfilling REALpac's values of Excellence, Leadership and Citizenship, the REALpac Green Office Lease is available as a free download from the Association's website at [www.realpac.ca](http://www.realpac.ca). While the application of the REALpac Green Office Lease is intended for office projects, the "green" elements of the lease, particularly the Environmental Management Plan contained as Schedule "E", are also transposable with appropriate modification to retail and institutional leases. It is REALpac's goal that the Green Office Lease will become the industry standard model lease for landlords, large and small, and their tenants.

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For further information, please contact Michael Brooks, Chief Executive Officer, REALpac, 416-642-2700 x.225, or refer to the Backgrounder.

**About the Real Property Association of Canada**

REALpac is Canada's premier industry association for investment real property leaders. REALpac's mission is to bring together the country's real property investment leaders to collectively influence public policy, to educate government and the public, and to ensure stable and beneficial real estate capital and property markets in Canada.

REALpac Members currently own in excess of CDN \$150 Billion in real estate assets located in the major centres across Canada and include real estate investment trusts, publicly traded and large private companies, banks, brokerages, crown corporations, investment dealers, life companies, and pension funds. Visit REALpac at [www.realpac.ca](http://www.realpac.ca).