

# Chart of The Week

Analyzing the current macroeconomic environment is the foundation for all of SkyPoint's research

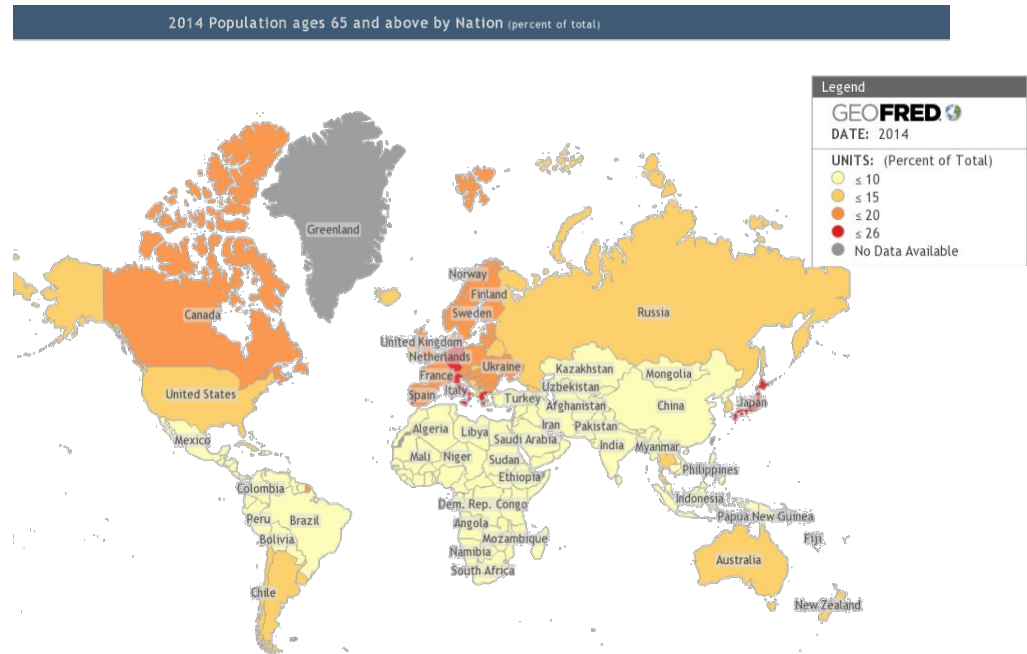
## The aging of the world

Today's Chart of the Week looks at the aging of the world, specifically the percentage of the population aged 65+ in 2014. The darker shades represent countries with higher percentages of an older population.

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The home buying population (aged 20-44) in Canada is forecast to increase 2.8% over the next five years, whereas the developed economies globally are expected to decline 3.5%.

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Source: GEOFRED, St. Louis Fed

Generally, developed nations in North America and Europe have significantly higher percentages of the population 65+. Countries with a high percentage of the population 65+ generally face challenges supporting a large number of dependent individuals. This has become a significant political and economic issue for countries such as Germany, Italy, Greece, Portugal, and Japan, where the dependent population aged 65+ exceeds 20%.

In North America, Canada has a relatively older population than the US. This is a large factor in explaining why Canada's net migration rate has been more than double the US's over the last decade.<sup>1</sup> Canada's strong immigration number is expected to lead to strong household formation over the next five years. The home buying population (aged 20-44) in Canada is forecast to increase 2.8% over the next five years, whereas the developed economies globally are expected to decline 3.5%.<sup>2</sup>



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<sup>1</sup> United Nations Department of Economic and Social Affairs Data

<sup>2</sup> National Bank Financial Markets



## Inspired living in the heart of Toronto's Entertainment District

40 Widmer is located in the heart of Toronto's Entertainment District. A vibrant neighbourhood, the Entertainment District is home to some of the nation's most iconic landmarks including the CN Tower, Rogers Centre, Air Canada Centre, Princess of Wales Theatre, TIFF Bell Lightbox and many more. It is the city's cultural centre for sports, dining, nightlife, and the arts.

## We're not making concessions by making a more traditional, suburban-type condo.

OpArt Lofts is located in the Kerr Village neighbourhood of Oakville, one of North America's fastest growing regions. OpArt Lofts features a stunningly modern design consisting of two, eight-storey towers atop a two-storey podium. Designed by the acclaimed firm of Teeple Architects, two white towers spangled with black-framed windows in jaunty patterns reflect the eye-popping Op Art painting style of the 1960s.



## About SkyPoint

SkyPoint Realty Partners (SkyPoint) is the first company to bring institutional grade multifamily real estate investments to Asia. SkyPoint was formed to provide Asian investors access to Class A North American multifamily real estate opportunities. SkyPoint combines macroeconomic fundamentals with local in-depth market intelligence to deliver trusted research on current North American real estate trends and opportunities to the international market.



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