

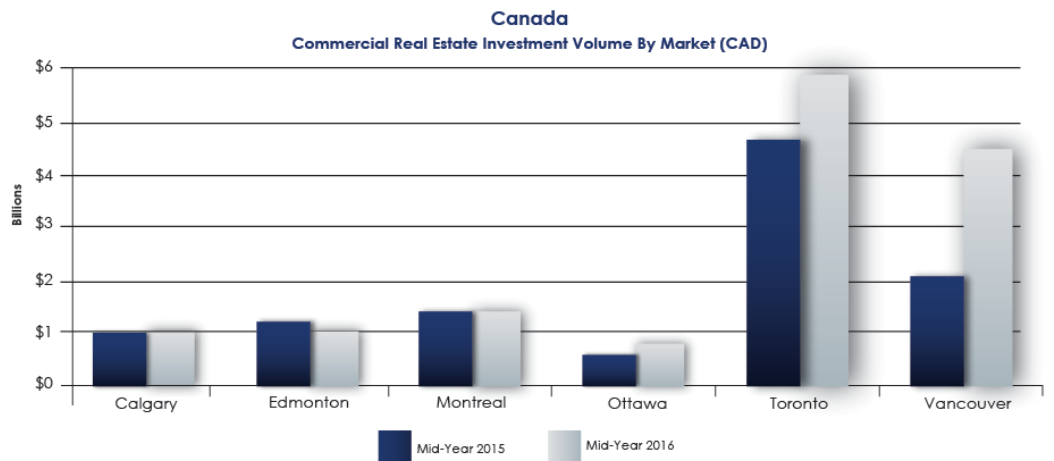
Chart of The Week

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

First Half 2016 Canadian Commercial Real Estate Sales Review

The Canadian economy is continuing to adjust to a low commodity price environment. However, real estate fundamentals remain amongst the top countries globally. As a result, Commercial real estate investment activity in Canada during the first half of 2016 remained strong in both Toronto and Vancouver. Investment activity was strongest in Toronto, increasing 26% year-over-year and accounting for 41% of the total investment in Canada.¹

Multifamily asset sales surged 15% year-over-year to \$2.8 billion as fundamentals remain strong.



Source: Avison Young

Office building transactions made up the largest share of investment in the first half of 2016, led by large transactions such as Scotia Plaza in Toronto as well as the Royal Centre and Bentall Centre in Vancouver. Supply continues restrict investment, as both foreign purchasers and local institutional funds compete for large scale trophy assets. Multifamily asset sales surged 15% year-over-year to \$2.8 billion as fundamentals remain strong. Retail sales increased by 22% year-over-year to \$2.5 billion, while industrial sales dropped 5% from an impressive year in 2015. Investor appetite for land remains strong, with sales increasing 14% from one year ago. Overall, commercial real estate activity in the first half of 2016 remained very active, as Canada maintains its global allure.



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¹ Avison Young Commercial Real Estate Investment Review Fall 2016



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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