

CHART OF THE WEEK

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

Sovereign Wealth Funds Investing in Real Estate

Each year, real estate continues to attract an increasing amount of institutional interest including vast investment from sovereign wealth funds. Preqin's 2016 Sovereign Wealth Fund Review found the proportion of funds that invest in real estate has increased by three percentage points from the previous year, with 62% of these investors active in real estate.

In addition to 62% of sovereign wealth funds being currently invested in real estate, 61% of funds have a target allocation of 10% or more to real estate.



Source: 2016 Preqin Sovereign Wealth Fund Review

In addition to 62% of sovereign wealth funds being currently invested in real estate, 61% of funds have a target allocation of 10% or more to real estate. This compares to just 27% of funds currently allocating 10% or more of total assets to real estate. This suggests that a flood of capital will be competing for institutional grade real estate assets over the coming years, as sovereign wealth funds look to rebalance their portfolios. In fact, NAIOP estimates upwards of \$500 billion of new capital could be chasing commercial real estate if institutional investors actually deploy their target allocations.¹



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¹ "Real Estate Takes Its Place as the Fourth Asset Class", NAIOP



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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