

# Chart of The Week

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

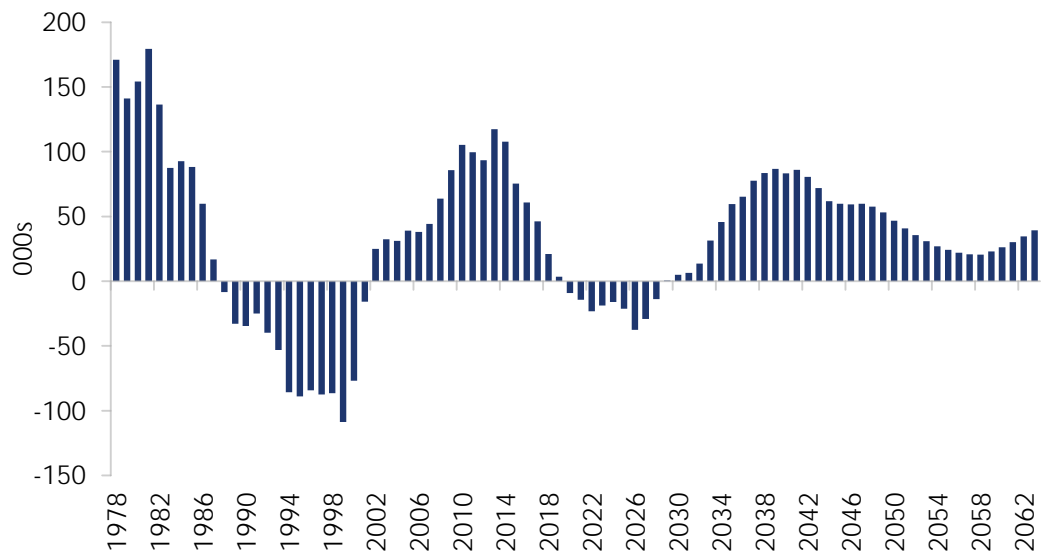
## Annual Growth of the 20-34 Year Old Canadian Population

Growth in household formation is largely impacted by the number of young people entering the workforce and immigration. In recent years, Canada has seen very strong household formation numbers. Between 2012 and 2016, the Conference Board of Canada estimates that annual household formation was above 200,000. Much of this growth came from young people entering the workforce; however immigration played a role as well.

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*Combined, the strong job growth and population growth in recent years has created tremendous housing demand, particularly in the rental market.*

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Source: Statistics Canada

Since about 2008, the annual growth in the 20-34 year old population (the millennials) has been robust. While the global financial crisis was especially difficult for this age group, with the unemployment rate increasing from 6% to over 10%, the situation has improved dramatically. The unemployment rate for the 20-34 age cohort now sits at 7.4%, well below the historic average. Combined, the strong job growth and population growth in recent years has created tremendous housing demand, particularly in the rental market. Looking ahead, this age cohort will continue to grow over the short-term before shrinking as millennials age.



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## 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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