

Why Calgary?

Why Calgary?

Quality of Life

**Calgary recently ranked
#1 in North America and
#5 in the world for best
quality of life**

Affordability

**Average housing price in
Calgary is 63% cheaper than
Vancouver and Toronto***

Tax Free

**No Land Transfer tax
No overseas buyer Stamp
No vacancy tax**

Diversifying Economy

**Optimism is due in part to the
economic diversification
happening in Calgary,
particularly from technology
companies.**

*Calgary: C\$458,800; Vancouver: C\$1,255,200; Toronto: C\$1,259,900 From: CREA Jan 2022

Income Generation

Median after tax income, Canada and Provinces

	2015	2016	2017	2018	2019
	2019 constant dollars	2019 constant dollars	2019 constant dollars	2019 constant dollars	2019 constant dollars
Canada	60,200	60,400	62,100	62,600	62,900
Newfoundland and Labrador	57,800	59,100	56,600	58,800	56,500
Prince Edward Island	56,000	54,600	55,700	58,200	60,300
Nova Scotia	51,000	52,600	52,400	53,200	53,300
New Brunswick	54,600	53,900	55,300	56,000	56,400
Quebec	51,800	52,500	53,700	54,200	55,600
Ontario	63,400	62,900	65,400	67,400	66,600
Manitoba	59,900	60,400	61,500	61,600	61,300
Saskatchewan	63,900	63,200	63,900	63,100	62,700
Alberta	76,600	74,300	73,300	74,100	72,500
British Columbia	59,800	60,200	64,800	63,200	65,700

Cost of Living

Cost of Living

Summary of cost of living in Vancouver

Family of four estimated monthly costs:
C\$5,921

Single person estimated monthly costs:
C\$3,408

Vancouver is the **2nd most expensive city** in **Canada** (2 out of 10)

Cost of living in **Vancouver** is **more expensive** than in **69% of cities** in **N. America** (19 out of 58)

Cost of living in **Vancouver** is **more expensive** than in **78% of cities** in **the World** (48 out of 212)

Summary of cost of living in Toronto

Family of four estimated monthly costs:
C\$6,145

Single person estimated monthly costs:
C\$3,551

Toronto is the **most expensive city** in **Canada** (1 out of 10)

Cost of living in **Toronto** is **more expensive** than in **74% of cities** in **N. America** (16 out of 58)

Cost of living in **Toronto** is **more expensive** than in **83% of cities** in **the World** (36 out of 212)

Summary of cost of living in Calgary

Family of four estimated monthly costs:
C\$5,105

Single person estimated monthly costs:
C\$2,450

Cost of living in **Calgary** is **cheaper** than in **50% of cities** in **Canada** (5 out of 10)

Cost of living in **Calgary** is **cheaper** than in **50% of cities** in **N. America** (29 out of 58)

Cost of living in **Calgary** is **more expensive** than in **67% of cities** in **the World** (70 out of 212)

Alberta Sales Tax (GST) Calculator 2021

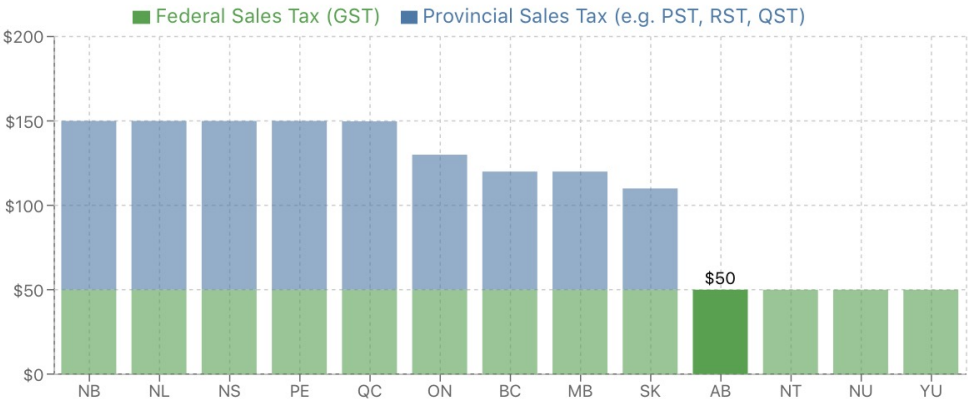
 WOWA • Trusted and Transparent

Sales Taxes in Alberta



Alberta is the only province in Canada without a provincial sales tax. Goods and services are charged only the federal 5% Goods and Services Tax (GST). The Fraser Institute refers to this as the “Alberta Advantage”, part of a combination of low tax rates that historically made Alberta the lowest taxed provinces in Canada. While Alberta’s income tax was eventually increased in 2015, the province remains one of the lowest taxed provinces in Canada.

Sales Taxes Across Canada for \$1,000



GST Calculator Before Tax Amount

Amount before taxes

\$ 50

Reverse GST Calculator After Tax Amount

No Provincial Sales Tax \$ 0.00

+ GST (5%) \$ 2.50

= Sales Taxes (5%) \$ 2.50

Total After Taxes \$ 52.50

Cost of Living – Comparing to Toronto & Vancouver



Where do you currently live?

Vancouver, BC

Where do you want to live?

Calgary, AB

Number of adults

2

Number of children

2

Yearly Cost of Living

3 Bedroom Apartment

Current City: Vancouver, BC

\$ 75,360

9.8% lower

New City: Calgary, AB

\$ 67,980

Housing

40%

Transportation

7%

Food

23%

Childcare

30%

Housing

29%

Transportation

6%

Food

27%

Childcare

38%

Select an area below:		
→ Greater Vancouver*		
May 2021	May 2020	Y/Y % Change
\$1,172,800	\$1,028,400	14.0%

Select an area below:		
→ Greater Toronto*		
May 2021	May 2020	Y/Y % Change
\$1,045,800	\$880,200	18.8%

Select an area below:		
→ Calgary*		
May 2021	May 2020	Y/Y % Change
\$441,600	\$396,600	11.3%

Cost of buying a home in Alberta is much lower

- No extra tax for foreigner buyer
- No Land transfer Tax
- No provincial HST(only 5% GST)

Unit Price:		\$500,000			
Toronto, Ontario		Vancouver, BC		Calgary, Alberta	
HST	Included in Price	GST	25000	GST	Included in Price
Land Transfer Tax	6475	Property Transfer Tax	8000	Land Transfer Registration fee	250
LTT of Toronto City	6475				
Non Resident Speculation Tax : 15%	75000				
Development Charge (Est.)	10000	Additional PTT for Foreigner : 20%	100000	Additional PTT for Foreigner	N/A
Total Cost:	97950				

As a foreign investor



Unit Price:		HKD 3,000,000			
UK - £ 300,000 (*Buy-to-let)		AUS - A\$ 540,000 (Melbourne)		CA – C\$500,000(Calgary)	
Stamp duty	*4.67%	Stamp duty	5.5%	Land Transfer Registration fee	\$250
Foreign Stamp duty	2%	Foreign Stamp duty	8%	Foreign buyer tax	N/A
		FIRB	A\$6350		
Total Tax:	£ 20,010		A\$79,250		C\$250
Total Tax in HKD:	HKD 201,000 (£1 = HKD 10)		HKD 443,800 (A\$1 = HKD 5.6)		HKD1,500 (C\$1 = HKD 6)

Education + Training

Education + Training

Calgary

ATA says education funding pays off as Alberta students rank near top of global survey



Students in the province rank best in Canada in reading and science

[Sarah Rieger](#) · CBC News · Posted: Dec 04, 2019 5:30 AM MT | Last Updated: December 5, 2019



Alberta students rank highest in Canada in reading and science, according to a global education survey. (sebra/Shutterstock)



45.2%

OF IMMIGRANTS 25 TO 64 IN
CALGARY HAVE A BACHELOR'S
DEGREE OR HIGHER



Highest

level of educational attainment when compared to 8
international peer cities

Deloitte Benchmarking Calgary's Competitiveness, 2016

亞伯達課程及文憑及大學先修課程(AP[®])

亞伯達課程及文憑

宣道國際學校採用加拿大亞伯達課程，並獲授權提供相關的文憑教育。加拿大亞伯達省人才輩出，致令該教學課程享譽國際，廣受各地大學認同。

「國際學生評估計劃」 Program for International Student Assessment (PISA)每三年將評估15歲學生的閱讀，數學及科學知識水平。在2018年，分別來自78個參與的國家及地方包括香港共3200萬名學生當中的60萬名15歲學生接受了評估，參與了兩小時的評估試。

整體的「國際學生評估計劃」評分反映了每個參與國家學生在以上三個學習領域上的水平。香港的學生以平均分530.7，在全球排名第四，領先其他香港家長熱門的學習目的地，包括加拿大(平均分516.7，全球排名第八)，英國(平均分503.7，全球排名第13)及澳洲(平均分499.0，全球排名21)。**加拿大是唯一一個擠身全球十大的英語國家。**

如欲查詢更多關於亞伯達課程的資料，請瀏覽[官方網站](#)。

請[按此處](#)查閱由加拿大教育部長理事會Council of Ministers of Education, Canada (CMEC)所撰寫的報告。



University of Toronto - MBA

M.B.A.

On Campus



University of Toronto

Master of Business Administration

 Selected programmes

Check match →



2 years

Duration



40,386 EUR/year

Tuition fee

CAD 59352



Mar 2022

Apply date



Sep 2022

Start date



University of British Columbia - MBA

M.B.A.

On Campus



University of British Columbia

Master of Business Administration

 Selected programmes

Check match →



1 year, 4 months

Duration



43,529 EUR/year

Tuition fee



Apr 2022

Apply date



Aug 2022

Start date

CAD 63971

Tuition Fee – Compare to Vancouver and Toronto

University of Calgary

Students admitted Spring 2020 or later

	Canadian/Permanent Residents	International Students
Thesis-based tuition fees (annual)	\$3,464.00	\$8,081.00
MBA Thesis-based tuition fees (annual)	\$12,609.42	\$29,087.22
Course-based 3 unit course	\$818.34	\$1,963.38
Course-based 6 unit course	\$1636.71	\$3,926.76
Course-based 1.5 unit course (e.g., Internship) Audit fee (per 3 units)	\$409.17	\$981.69

University of British Columbia

Master of Business Administration (16 months)

Instalments per year: 3

Minimum # of instalments for program: 4

Program entry year	Domestic fee per instalment	Domestic continuing fee per instalment	International fee per instalment	International continuing fee per instalment
2021S or 2021W	\$12,601.56	\$791.53	\$21,648.02	\$791.53
2020S or 2020W	\$12,354.48	\$791.53	\$20,815.41	\$791.53
2019S or 2019W	\$12,112.24	\$791.53	\$20,014.82	\$791.53
2018W or earlier	\$11,874.75	\$791.53	\$19,245.02	\$791.53

Note: Continuing fee is assessed after instalment 4.

Master of Management

Instalments per year: 3

Minimum # of instalments for program: 3

Program entry year	Domestic fee per instalment	Domestic continuing fee per instalment	International fee per instalment	International continuing fee per instalment
2021S or 2021W	\$10,268.59	\$791.53	\$16,222.98	\$791.53
2020S or 2020W	\$10,067.25	\$791.53	\$15,599.02	\$791.53
2019W or earlier	\$9,869.86	\$791.53	\$14,999.06	\$791.53

Note: Continuing fee is assessed after instalment 3.

Economy

NEWS VENTURE

ESQ Business Services chooses Calgary as its Canadian home



Chandler Walter | Jan 30 2020, 3:11 am



Global software development company ESQ Business Services selected Calgary, as Canadian head office

- Calgary based Symend raised over \$70 million in 2020, another \$60 million in Jan 2021 already & projected to double its employee headcount soon.
- Attabotics raised over \$50 million in August, 2020 & expanding rapidly
- Benevity software headcount over 700 now, recently announced a \$1 Billion valuation, with major growth ahead
- Shareworks by Morgan Stanley (formerly Solium) continues headcount expansion

Global Tech Companies Expanding Into Calgary

Tech giant Infosys to expand to Calgary; promising 500 new jobs over three years

Kumar said that 500 jobs over three years is a minimum target — if the Calgary expansion goes well, it could be more.

Amanda Stephenson • Calgary Herald
Mar 03, 2021 • March 3, 2021 • 4 minute read • [22 Comments](#)



Infosys office in Raleigh, North Carolina. PHOTO BY SUPPLIED BY INFOSYS

- Absorb Software, learning technology firm with global offices, just leased over 80,000 sf in new Telus Sky bldg.
- Greengate building Canada's largest solar farm near Calgary, with recent \$500 million investment from Denmark based investment group
- Recent Tech job fair has record turnout with 2000+ jobs currently open, with huge number of new technology companies announcing Calgary expansion plans
- Blacksquare, a global DTC company expanding into Calgary
- Kudos, employee recognition software company continues with Calgary expansion
- Vancouver based mCloud Technologies announced relocating head office to Calgary in Jan, 2021

Diversifying Economy



8 of the Top 10 World Banks and 7 of the Top 10 Investment Banks have a presence in Calgary

- The Banker Top 1000 World Banks, 2021; Investment Banking Scorecard, WSJ, 2021

**Total GDP
\$48.7
Billion**

3.5%,
Professional,
Scientific &
Technical

2.6%,
Transportation
& Warehousing

1.8%,
Accommodation
& Food Services

1.0%, Other
Services

0.7%, Arts,
Entertainment,
Recreation



1987

Source: The Conference Board of Canada, Spring 2021

calgary economic
development
be part of the energy

Calgary Historical GDP by Industry



2020

**Total GDP
\$119.2
Billion**



Calgary has the highest proportion of **STEM graduates** of major Canadian cities.

- Census 2016, Statistics Canada



Calgary has the highest number of **engineers and geoscientists per capita** of major Canadian cities.

- Statistics Canada, 2019

1.5%,
Accommodation
& Food Services

0.4%, Arts,
Entertainment,
Recreation

Calgary's
economy is
diversifying

Emerging Trend in Real Estate 2022, PWC



Diversifying economy among several areas of strength for Calgary's real estate industry

We can see the city's strength in housing sales activity. In its recent report for September, the Calgary Real Estate Board noted sales were near the record high for the month. The benchmark price was more than 8% higher than levels recorded last year.

Conditions are especially tight for detached homes—and builders are responding to this demand, particularly on the outskirts of Calgary. The CBoC predicts housing starts will rise from 9,448 in 2021 to 11,950 in 2025, reflecting Calgary's improving employment outlook and the restart of immigration activity. Despite the challenges of recent years, in fact, Calgary's population has continued to grow at a faster rate than other major Canadian cities. When we looked at Statistics Canada data on population growth rates for Canadian census metropolitan areas between 2019 and 2020, our city tied for fourth with Kelowna and Saskatoon. This put Calgary behind fast-growing mid-sized communities like Oshawa, Halifax and Kitchener-Waterloo but ahead of the other largest markets to watch in our annual report on Canadian real estate.



After a period of struggle for our city, there's a renewed sense of optimism in Calgary thanks to a diversifying economy, a strengthening employment outlook and higher oil prices helping to buoy the energy sector.

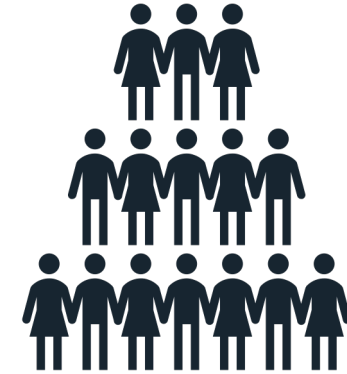
Emerging Trend in Real Estate 2022, PWC

Population Influx

Why Calgary - Population Growth

FORTUNE
INSIGHT

救生艇計劃拯救眾生
加拿大「青年人才」簽證今起開放申請 細節一覽



1,200,000+

Population Growth
(immigrants) in 3 years

2021-2023 Immigration Levels Plan

In Oct 2020, The government of Canada renewed the Immigration Levels Plan which aims to continue welcoming immigrants at a rate of about 1% of the population of Canada, including **401,000** permanent residents in 2021, **411,000** in 2022 and **421,000** in 2023.

International and Interprovince influx of population

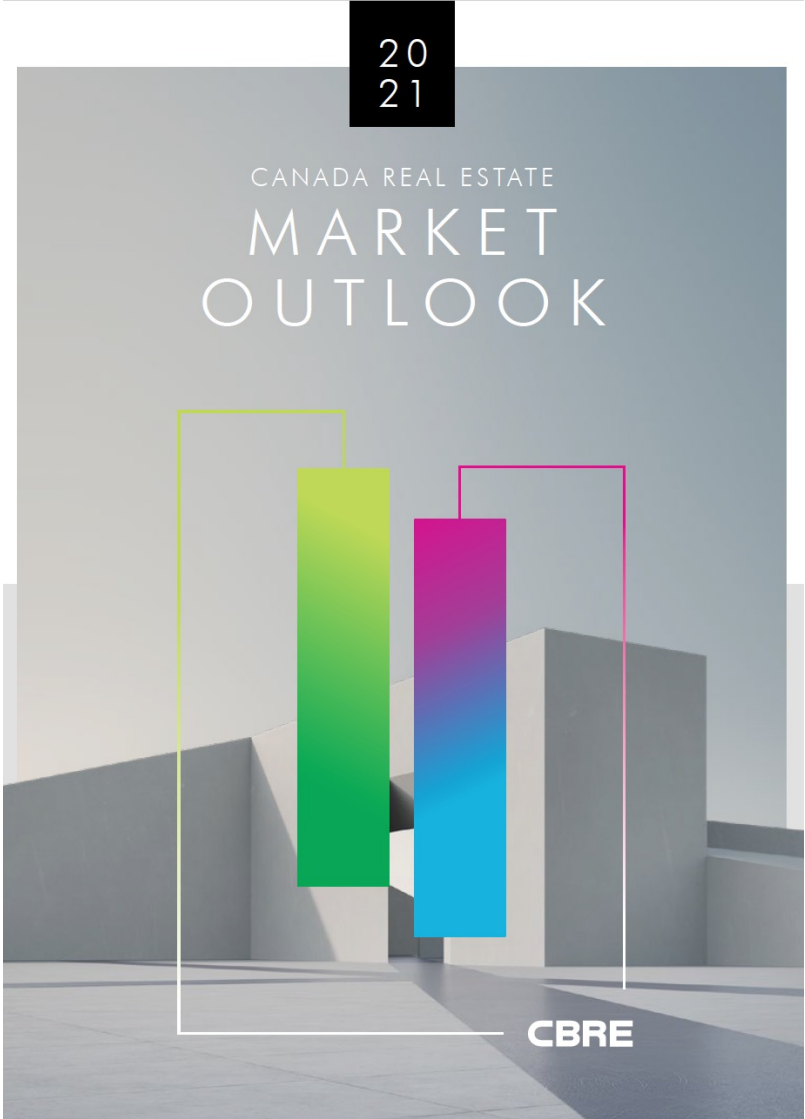
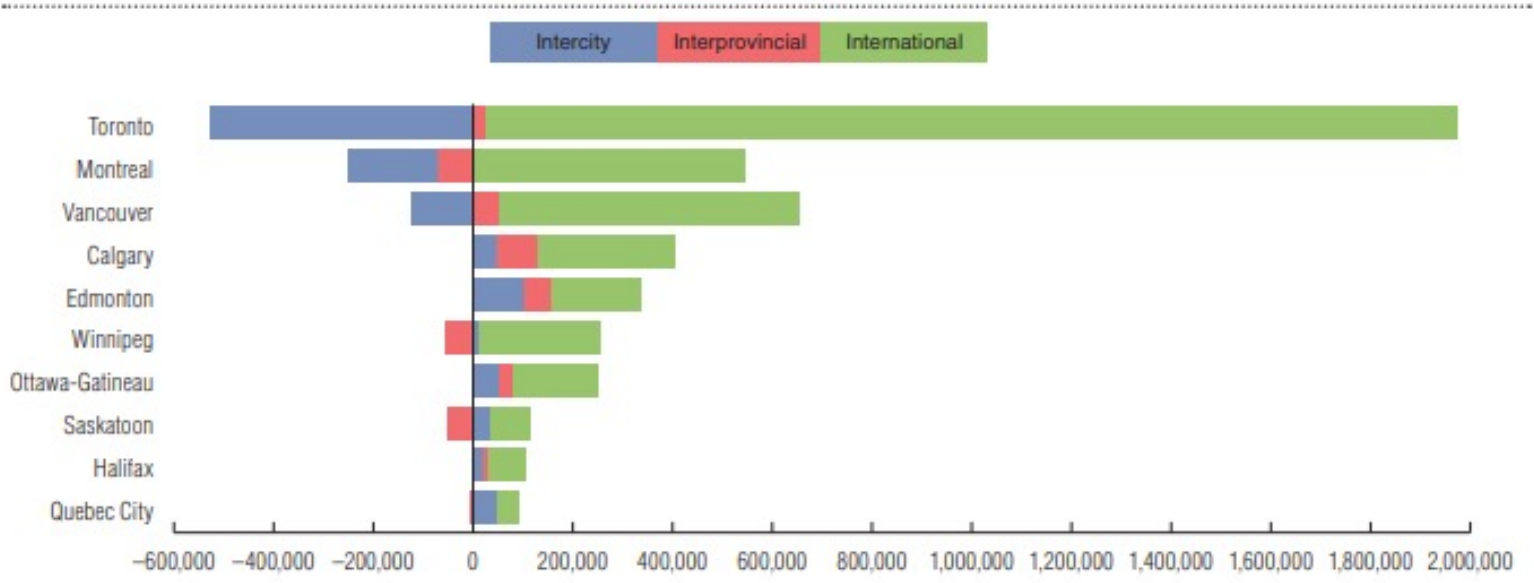
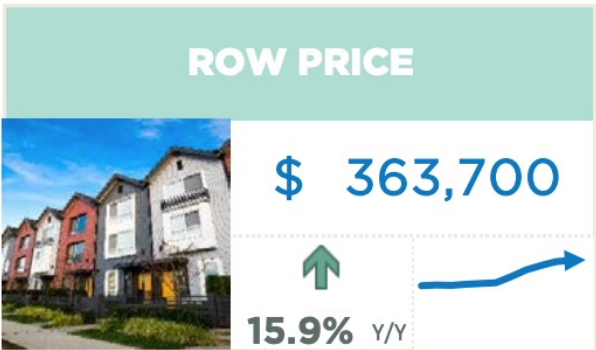
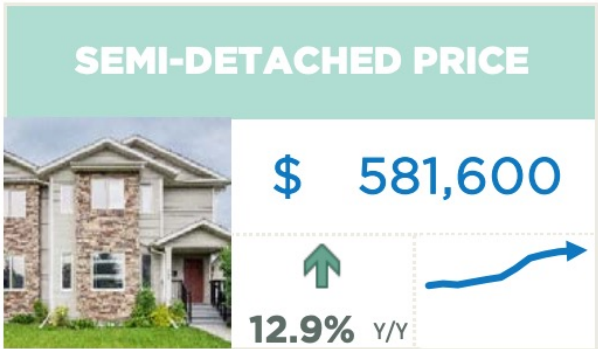
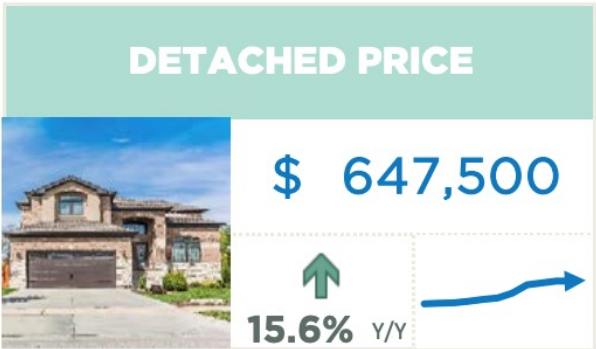
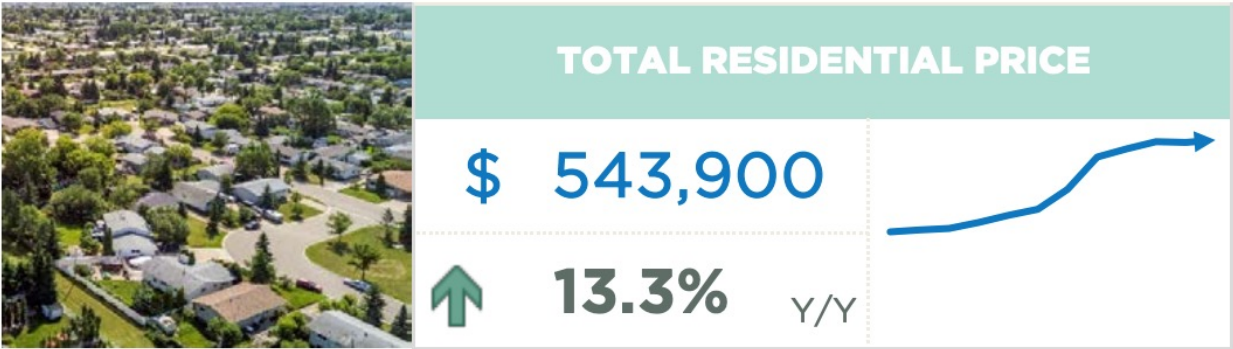
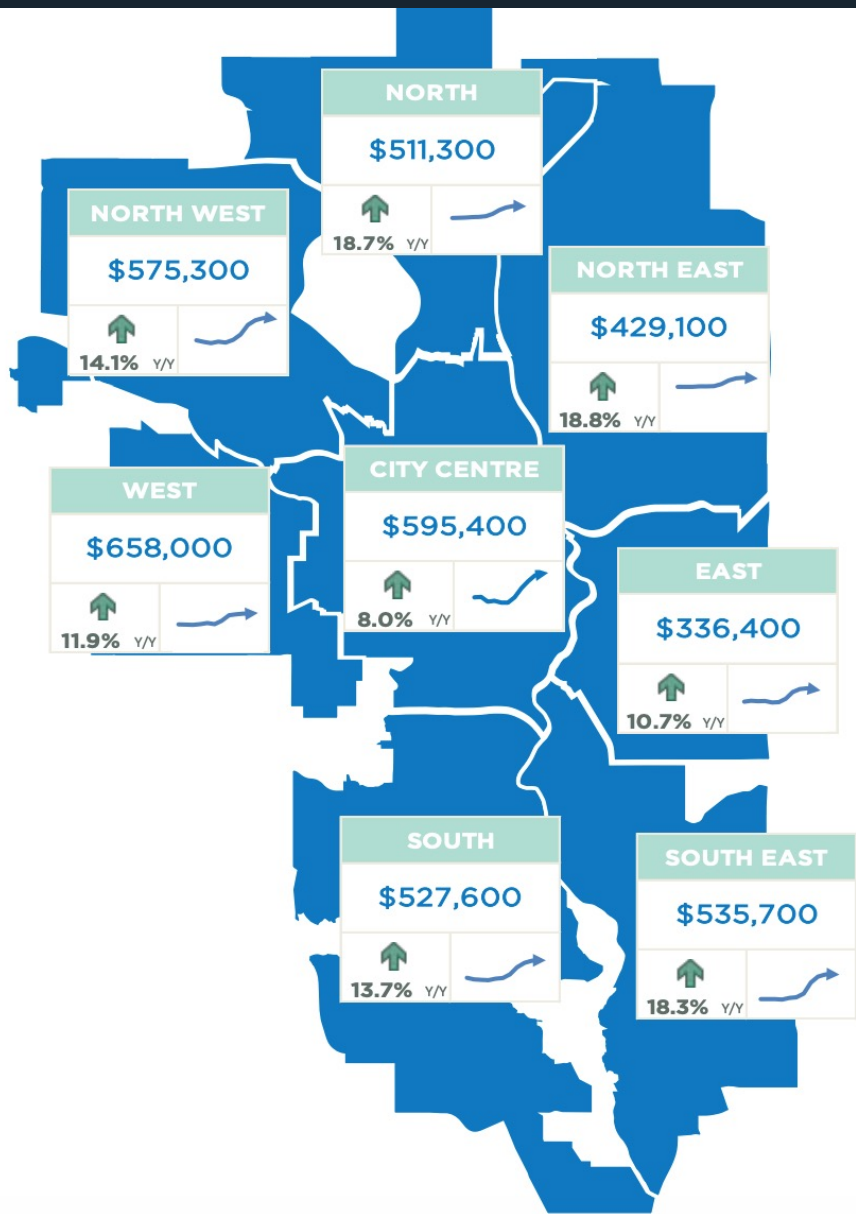


Exhibit 4-6 Forecast Net Migration, 2020–2024



Housing Market

Housing Market in Calgary (June 2022)



HOUSING STATISTICS

CITY OF CALGARY - JUNE 2022



SALES
2,842  2% Y/Y



BENCHMARK PRICE
\$543,900  13% Y/Y



DETACHED
\$647,500  16% Y/Y



SEMI-DETACHED
\$581,600  13% Y/Y



ROW/TOWN
\$363,700  16% Y/Y



APT/CONDO
\$277,400  10% Y/Y

Sell more . . . and faster

2022 MARKET REPORT

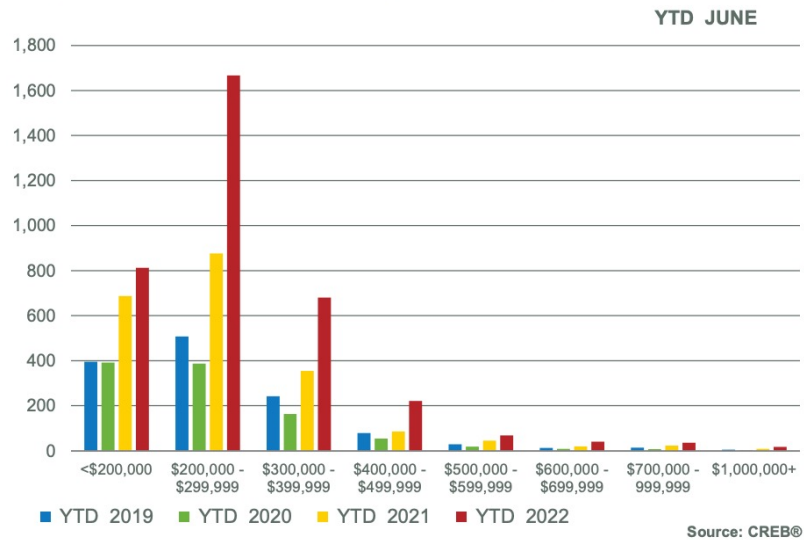
(CREB Market Data: Apr 1, 2022 – July 1, 2022)

 **202.8%** of all homes listed have sold in the last 3 months in Calgary.

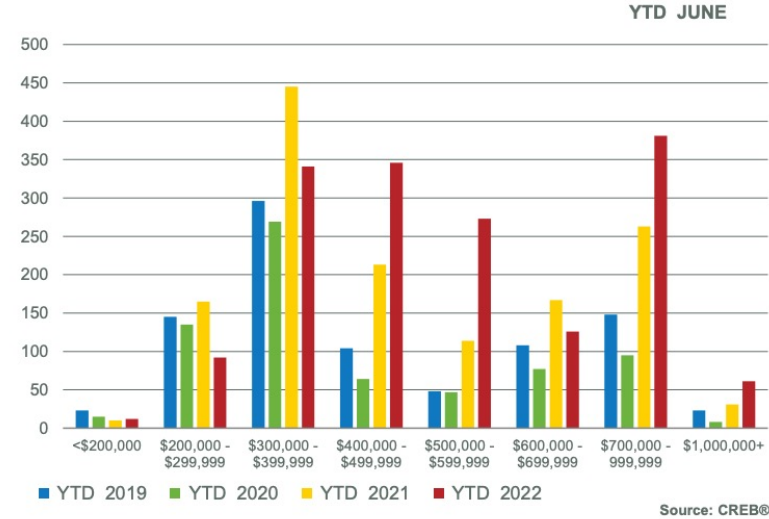
The city of Calgary is currently sitting at **1.48** months of inventory with a total of **4,549** homes on the market and **9,227** homes sold over the last 90 days.

Price Range by house type

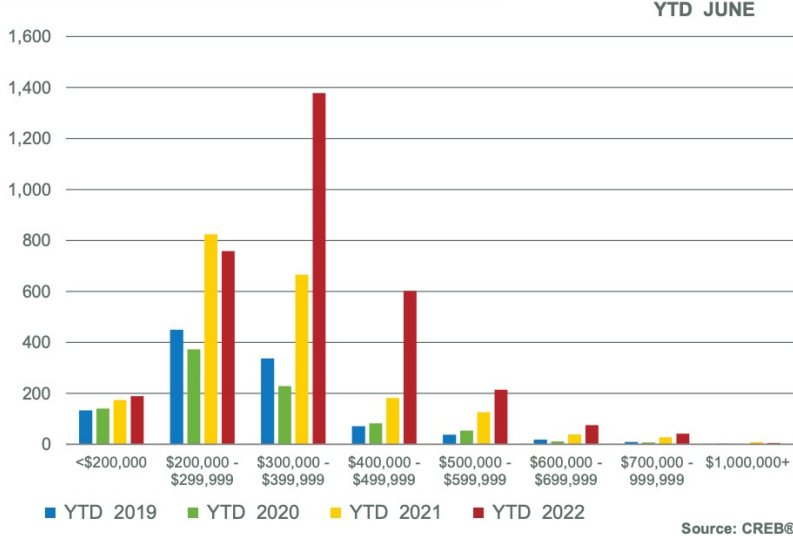
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



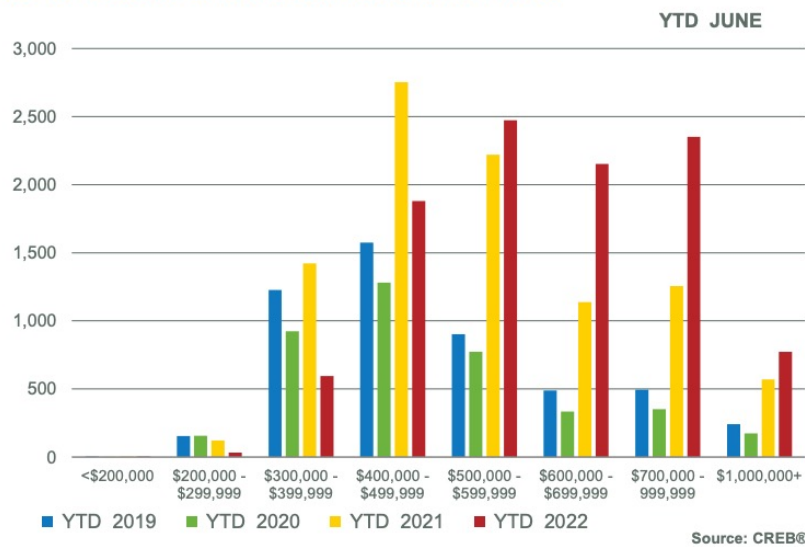
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



CITY OF CALGARY ROW SALES BY PRICE RANGE



CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Pricing over \$1M+

Luxury real estate sets a record in Calgary, with strong year forecast for 2022

More than 1,100 homes sold for above \$1 million in Calgary last year, says CREB

Joel Schlesinger • for the Calgary Herald
Jan 14, 2022 • January 14, 2022 • 3 minute read • [Join the conversation](#)



Calgary's luxury home sales are bolstered by movement at lower price points. PHOTO BY DARREN MAKOWICHUK /Postmedia

Using Calgary Real Estate Board data, the study notes Calgary's luxury market — homes \$1 million and more — saw 222 per cent, year over year, sales growth.

“We broke multiple records with luxury property sales right across the country, so it definitely was a stellar year despite the shortage of inventory,” says Don Kottick, president and chief executive officer of Sotheby's International Realty Canada.

“And Calgary was among them, finally with some very positive news especially in the \$1 million to \$2 million range, and even in the \$4 million-plus range.”

The luxury market in the city has struggled for many years and was among the last price segments to recover amid the pandemic driven bull market for real estate, he says.