



Alister

AT SOLTERRA

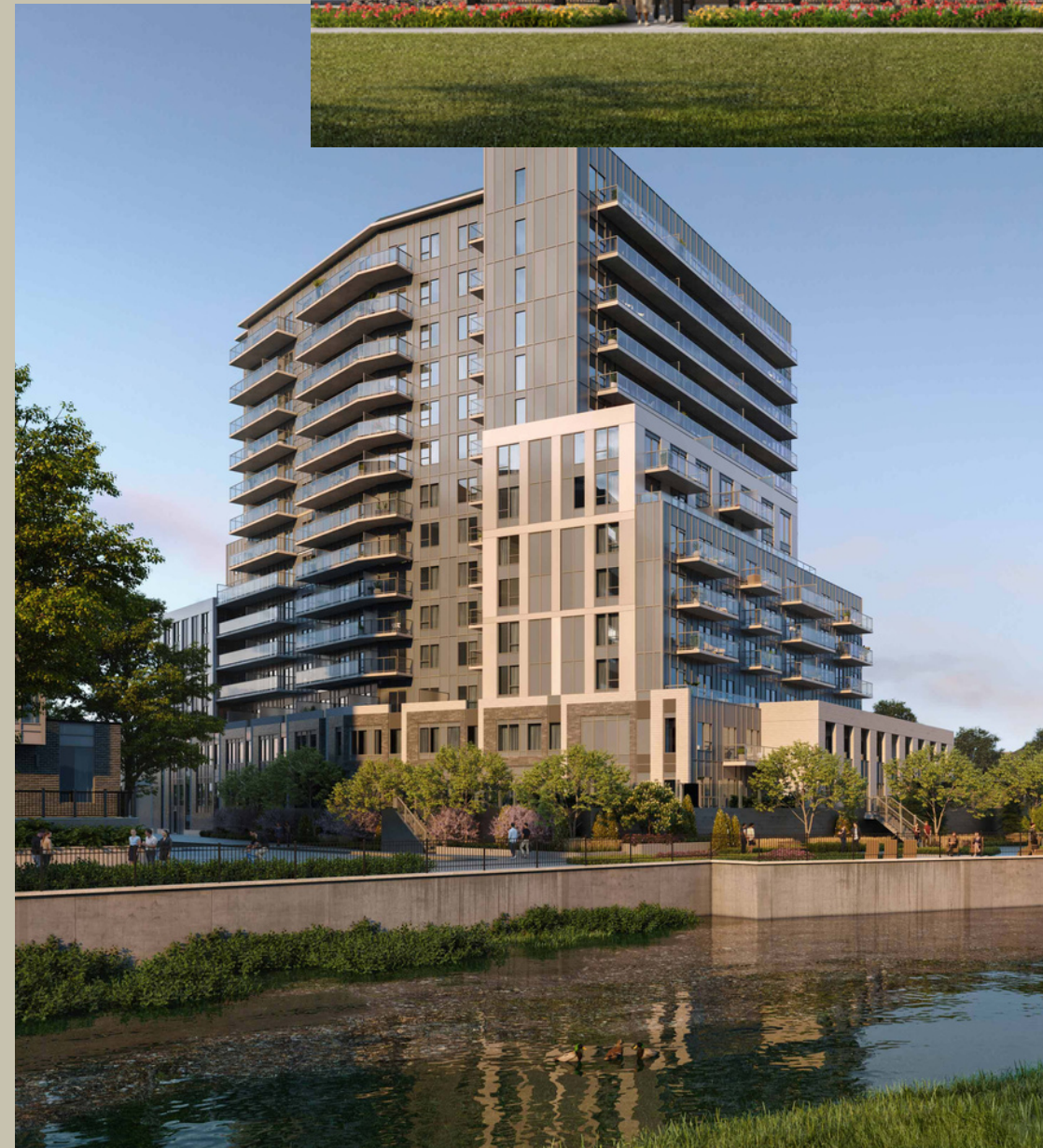
FUSION HOMES

Headquarter: Guelph, Ontario

- Specialties: New Homes, Land Development, Real Estate, and Construction
- 25 Years in the Industry
- 5 Different Cities (Guelph, Kitchener, Waterloo, London & Komoka)
- Largest Developer in Guelph
- Communities Sold-47
- Total Homes Built- 3,300
- Under Construction-300+
- Thousands of Units in Pipeline

Multiple Award Winner

- 6x Winner of the Award of Excellence Ontario Builder of the Year in the Low-Rise Category
- Kincentric Best Employer Consecutive Years
- Ranked as One of Canada's Fastest-Growing Companies, by the Growth 500



Guelph

A City Worth Investing In

60 mins to Toronto

30 mins to Kitchener

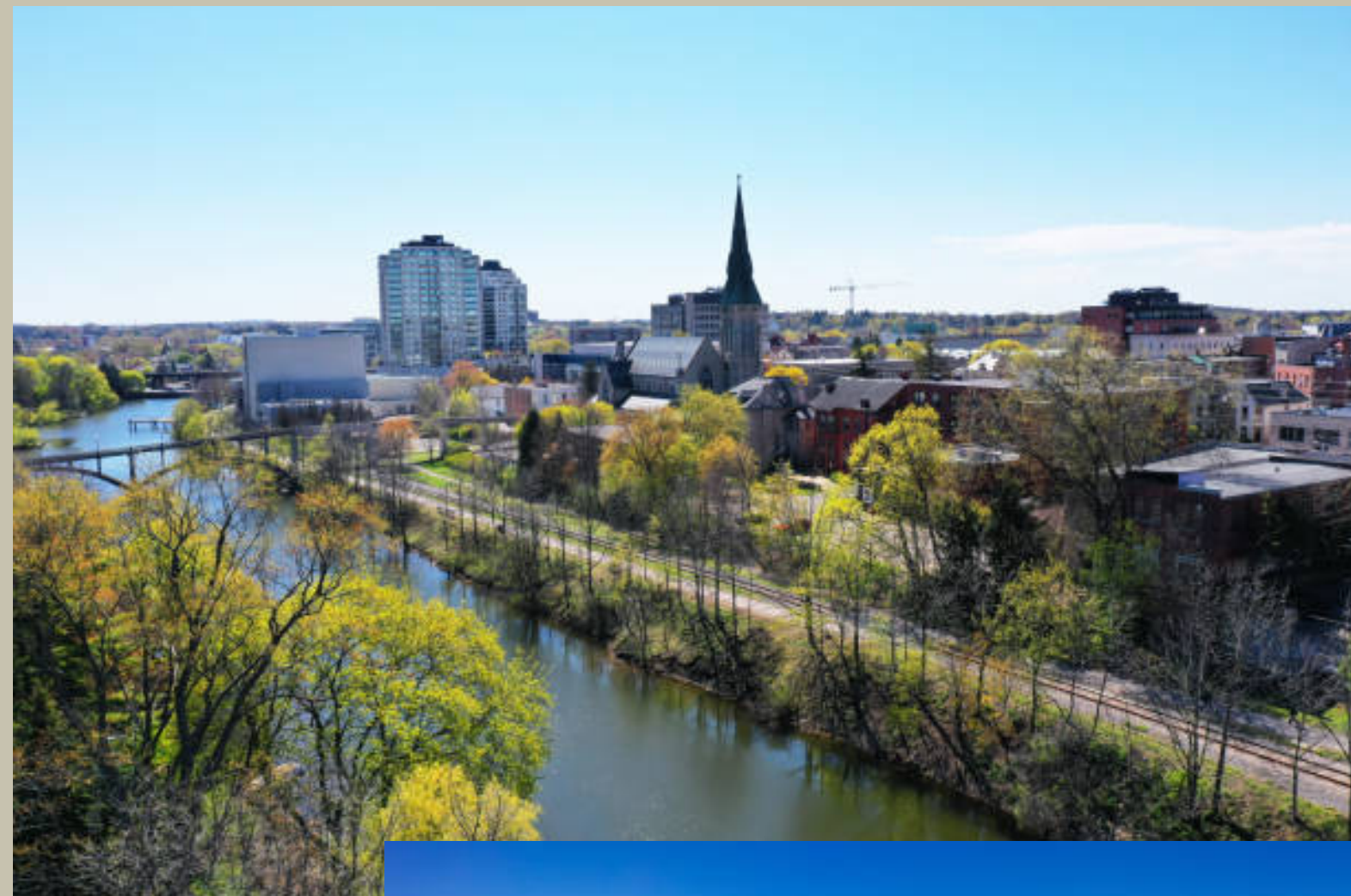
5th Fastest Growing City in Canada

Population: Approx. **135,000**

Average Household Income: **\$111,400** (Higher than Kitchener, Waterloo, Cambridge and Hamilton)

40,000 more people and **92,000** more jobs by **2031**

Estimated **18,000** more units required by **2031**



Guelph

A City Worth Investing In

Guelph Livability Score: **90**

A+ Commute

A- Employment

A+ Housing

A- Schools

A+ Health and Safety

23% Rent Increase since 2021

13th Highest Rental rate in Canada as of Nov 2023

Higher than Ottawa, Kitchener, Waterloo, London, Hamilton,
Montreal and Calgary



Guelph Higher ROI

Guelph Average Rental Rates November 2023

1 bed-\$2,060

2 bed- \$2,400

3 bed- \$2,900

Alister Neighborhood Average

2 bed-\$2,600

3 bed-\$3,100



Guelph Innovation District

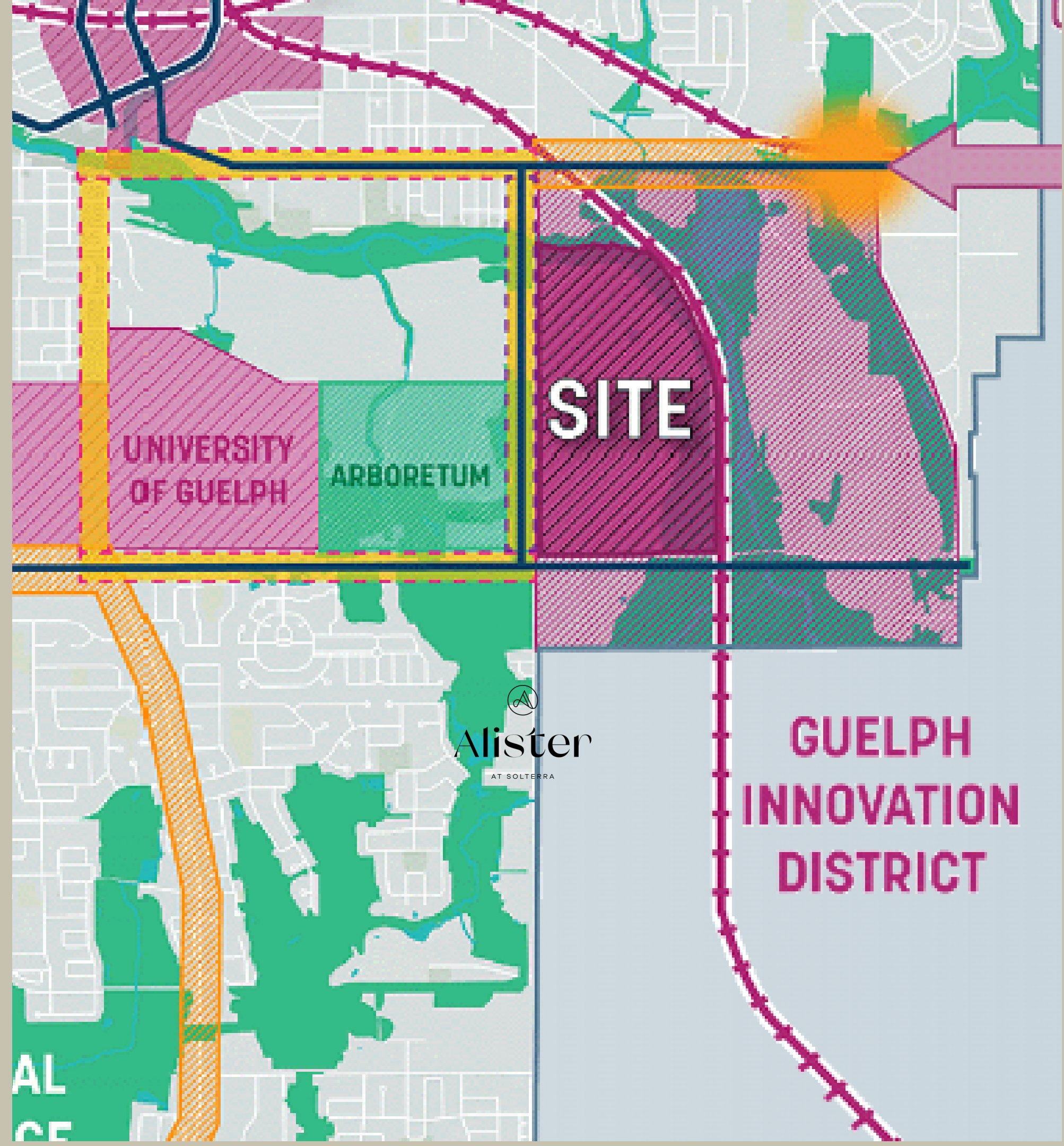
Approx. **\$741.3 million** to be invested within 10 years to increase the city's infrastructure

325+ acre site will connect the growing South End and Downtown Guelph Core to form the **New Downtown**

Over **6,000** residents,

Thousands of Jobs expected to be created

2 minute drive from **Alister at Solterra**



Proximity to Top Schools

University of Guelph

#1 in Canada and **#12 in the World** for **Agricultural Science**

#2 in Canada and **#44 in the World** for **Animal & Plant Science**

#1 in Canada for **Overall Student Satisfaction**

Approx **30,000** students

Approx **5,000** students live on campus

Low Inventory = Leases being renewed up to **1 year in advance**

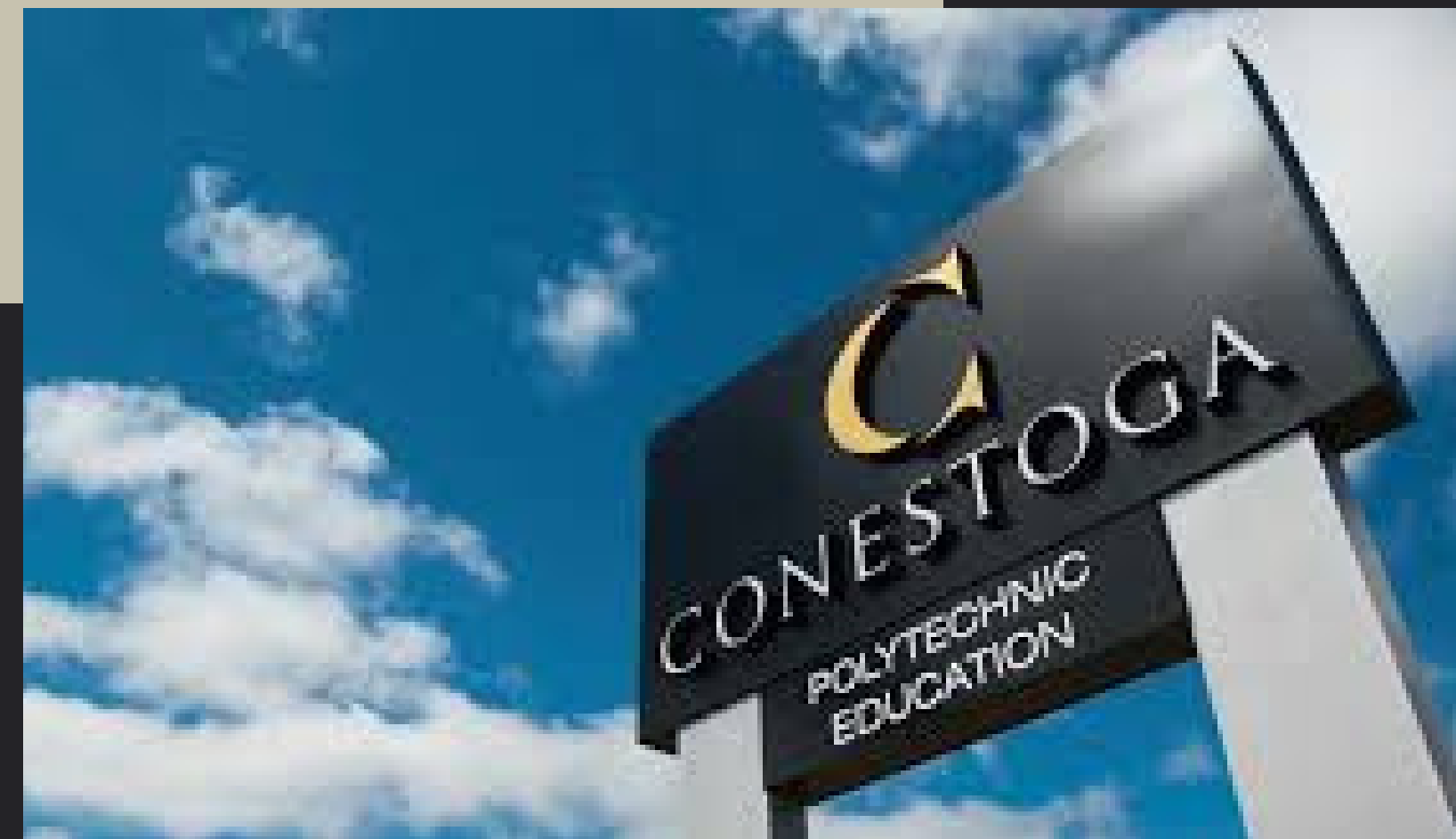
3,930 full-time faculty and staff.

Conestoga College

Approx **1,200** students Speedvale Campus

Approx **5,000** students expected in the Future Downtown Campus

Opening in 2025



Top Ranked Neighborhood With Great Connectivity

Located in the Highly Sought After
Guelph Village Neighbourhood

One of the **Highest Livability** Scores in
Guelph

Average Condo Town Price **\$775,714**
(Guelph Village, MLS 2023)

Average Detached Price **\$1,416,102**
(Guelph Village, MLS 2023)

Average Detached Price **\$843,000**
(City of Guelph, MLS 2023)



1 min to Ecole Arbour Vista Public School (**#3 in Guelph**)

3 min to University of Guelph

4 min to Sir Isaac Brock Public School

5 min to GO Bus Terminal, University Center

8 min to Guelph General Hospital

9 min to GO Train Guelph Central Station

10 min to hwy 401

Project Details

Site Address

855 Victoria Road South, Guelph, ON

99 Units Total

24 x 3-Storey Townhomes (Contemporary Townhomes)

75 x Stacked Townhomes (Urban Townhomes)

Estimated First Occupancy

January 2025 – 3-Storey Townhomes

March 2025 – Stacked Townhomes

Urban Townhomes Size Range

995-1415 Sqft

Contemporary Townhomes Size Range

1425 Sqft

Suite Mix

2 beds, 3 beds



Guelph

A City Worth Investing In

Guelph is Growing and Investing in Itself at a Furious Pace

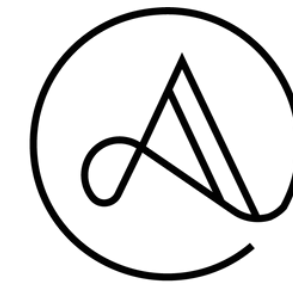
Entry Level Product in a Highly Sought After Community
Demanding Higher than Average Rent and Resale Prices

Diverse and Expanding Rental Market

Pricing on Par With or Less than Resale

Largest and Most Trusted Developer in the Region





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