

WHY

NOMI

Investor Brochure

Information presented in this brochure subject to change.
Details and availability subject to change without notice.
Please see Sales Professional for details. E.&O.E. 2024

FUSION
HOMES

ABOUT FUSION HOMES GUELPH, ONTARIO

- ✓ New Homes
- ✓ Land Development
- ✓ Real Estate
- ✓ Construction

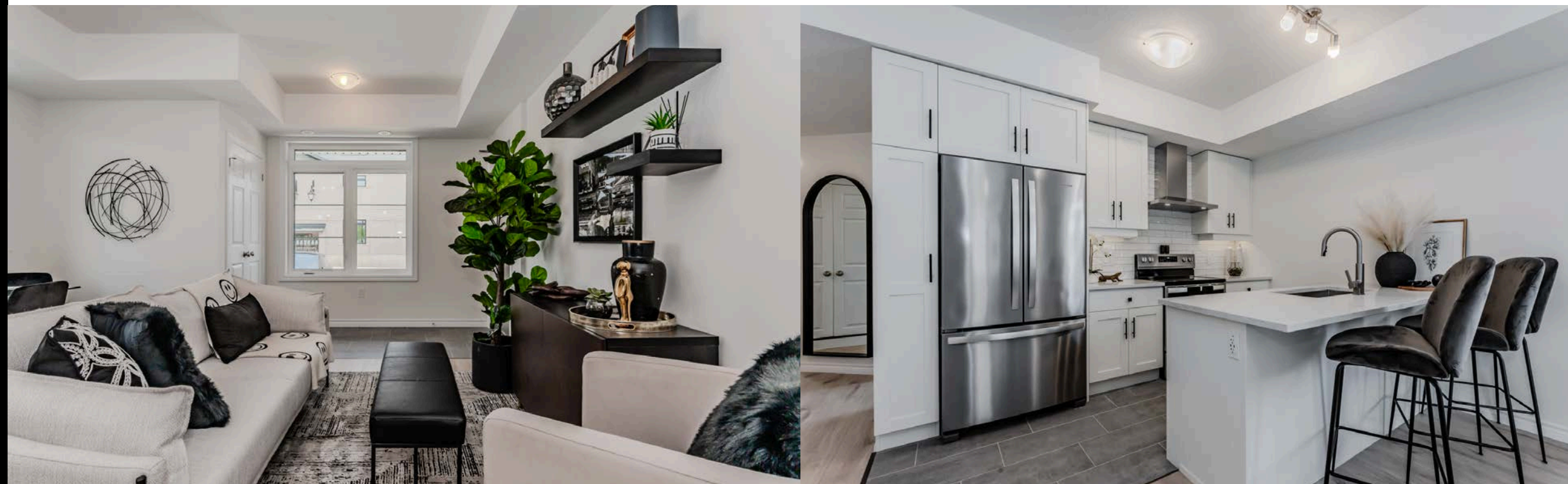
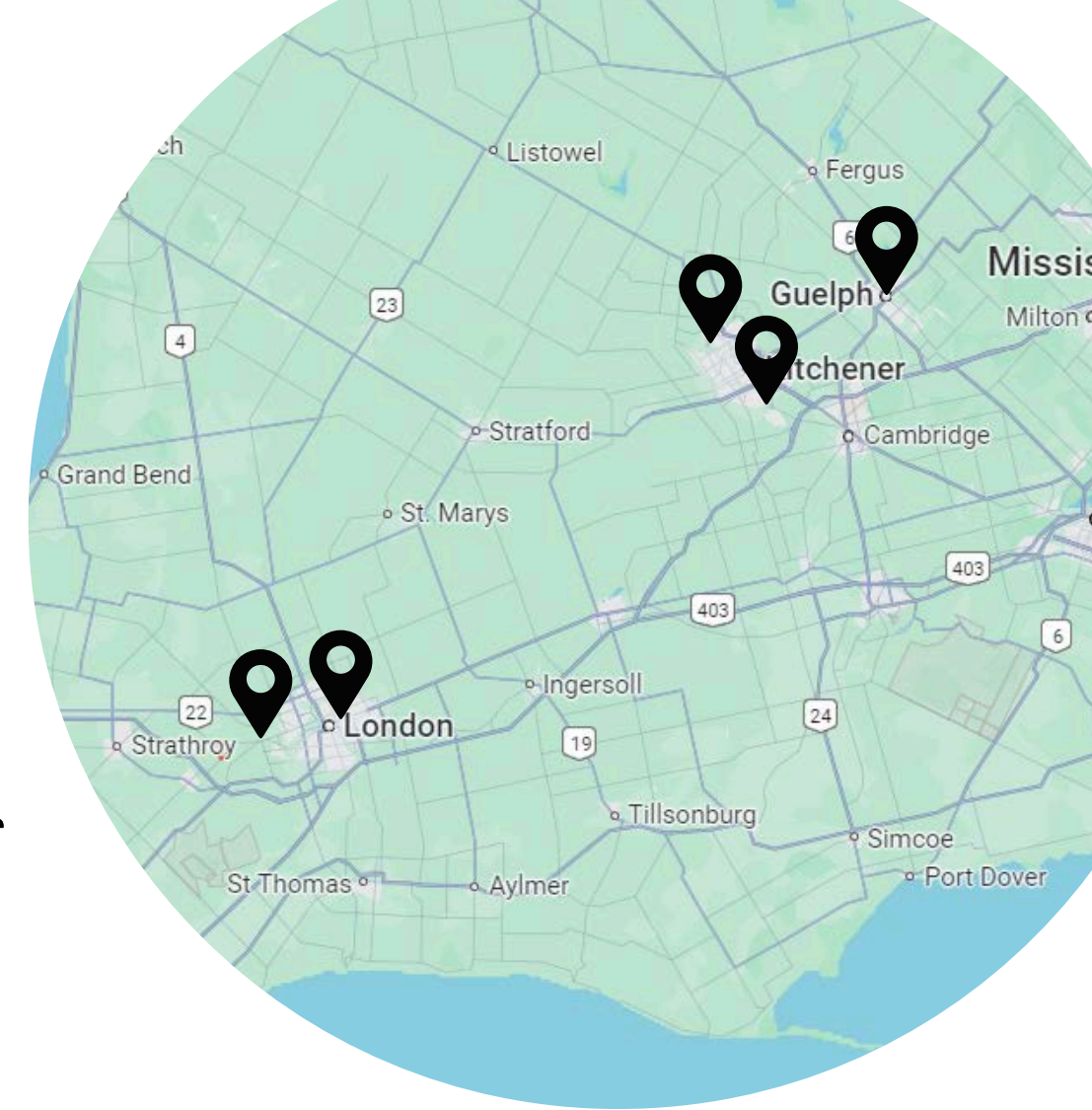
LARGEST DEVELOPER IN GUELPH

- 45+ Communities Built
- 3,300+ Homes Built
- 300+ Homes Under Construction
- Thousands of Units in the Pipeline

MULTIPLE AWARD WINNER

- 6x Tarion Large Volume Builder of the Year for Customer Satisfaction in the low-rise category
- Kincentric Best Employer Consecutive Years
- Ranked as One of Canada's Fastest-Growing Companies by the Growth 500

COMMUNITIES IN 5 CITIES



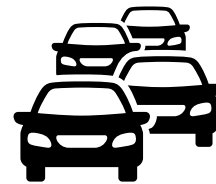
WHY INVEST IN KITCHENER



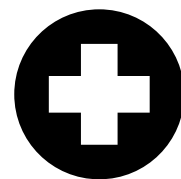
Population: 260,000



Livability score: 87



Commute: A+



Health: A+



Housing: A+



Schools: A-

RENTAL INCREASE

- 31.4% Y/Y growth in rent as of 2022
- 16% increase Y/Y in 3 beds the 5th highest in the country
- Vacancy Rate 1.2%
- Unemployment rate is 45% lower than the national average

TECH JOBS



HIGHEST AMOUNT OF TECH JOBS IN THE COUNTRY

51% growth in tech jobs from 2016-2021.

START-UP CAPITAL OF CANADA

Over 1,400 companies employing over 23,000 people, which is the highest density of start-ups in the world.

HOME TO

Google NETFLIX YouTube  shopify  SAP

LOCAL STARTUPS

 ApplyBoard  BlackBerry  ALERT LABS  D2L
DESIRE2LEARN

KW is home to some of Canada's fastest-growing tech companies, according to a new ranking from Deloitte. Kitchener/Waterloo has dominated the list, scoring the top three companies in 2019 and top two companies in 2020.

<https://www.waterloedc.ca/blog/waterloo-deloitte-technology-2021>

WHY INVEST IN KITCHENER

INFRASTRUCTURE GROWTH

A TRANSIT HUB SERVING THE TECH-BOOMING KW REGION

Kitchener's Transit Hub Phase 1 offers seamless access to multiple modes of transportation connecting you to work, home and retail using all commuting options throughout Kitchener.

- ION light rail transit
- Grand River Transit
- Expanded GO train and bus service
- VIA Rail
- Greyhound
- Coach Canada
- CarShare
- Pedestrians and cyclists

Creating a vibrant urban experience and inspiring more economic development – in addition to promoting connections to the Toronto-Waterloo Innovation Corridor.



WHY INVEST IN KITCHENER

TRANSIT HUB: PHASE 1

DESIGNED TO IMPROVE THE EFFICIENCY AND ACCESSIBILITY OF PUBLIC TRANSPORTATION IN THE REGION.

Key elements include:

- **Centralized Transit Facilities:** The hub consolidates multiple transit services into a single location, making transfers between different modes of transportation (such as buses and trains) more seamless.
- **Enhanced Accessibility:** The design features improvements such as ramps and elevators to accommodate passengers with disabilities, as well as better signage and information systems.
- **Increased Capacity:** The new hub can handle a higher volume of passengers compared to the old facilities, reducing congestion and improving the overall transit experience.



TRANSIT HUB: PHASE 2

EXPECTED TO BEGIN IN 2024 AND IS SLATED FOR COMPLETION BY THE END OF 2026.

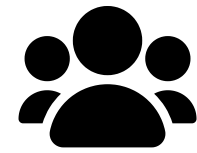
The community impact is anticipated to be substantial:

- **Economic Growth:** With the expanded transit hub, there is expected to be an increase in local economic activity. The new facilities are likely to attract businesses, enhance job opportunities, and boost local commerce.
- **Enhanced Mobility:** Improved transit facilities will make it easier for residents to travel within Kitchener and connect with other regions. This will benefit daily commuters, reduce travel time, and improve overall mobility.
- **Urban Development:** The development of Phase 2 is expected to drive urban renewal in the surrounding areas, contributing to the revitalization of local neighborhoods and increased property values.
- **Environmental Benefits:** By promoting the use of public transportation and integrating sustainable transportation options, Phase 2 is likely to reduce the community's carbon footprint and support environmental sustainability goals.

Overall, Kitchener's Transit Hub Phase 2 is a major step forward in improving public transportation infrastructure. It aims to address the growing needs of the community, enhance connectivity, and support economic and environmental objectives.



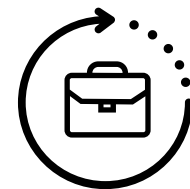
WHY INVEST IN DOON SOUTH



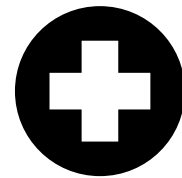
Population: 11,500



Crime: A-



Employment: A+



Health: A+



Housing: A+



Schools: A-



Post Secondary: A-

RESALE

- Avg. Detached price of homes in the area \$1.1 mil
- Avg. price of Townhomes in the area is approximately \$750,000
- Less competition Condo Towns make up only 2% of inventory in the area
- The average household income in Doon South is approximately \$160,000 which is 30% higher than that of KW Region
- Unemployment rate is 57% lower than the national average

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/TableMatchingCriteria?GeographyType=Province&GeographyId=35&CategoryLevel1=Population,%20Households%20and%20Housing%20Stock&CategoryLevel2=Household%20Income&ColumnField=HouseholdIncomeRange&RowField=MetropolitanMajorArea&SearchTags%5B0%5D.Key=Households&SearchTags%5B0%5D.Value=Number&SearchTags%5B1%5D.Key=Statistics&SearchTags%5B1%5D.Value=AverageAndMedian> <https://nexthome.ca/neighbourhoods/kitchener-doon-south/24284/> (<https://www.areavibes.com/kitchener-on/doon+south/employment/>

CONESTOGA COLLEGE

- 📍 Primary campus located only 5 minutes from NOMI
- 📍 Located within 25 minutes of 8 campuses



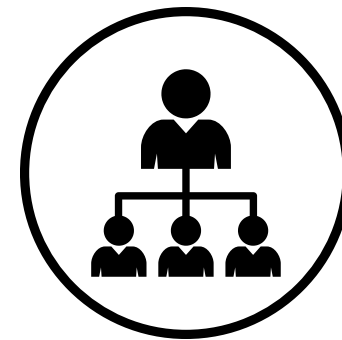
**43,000
STUDENTS**

registered across 8 schools



93%

of Grads recommend Conestoga College

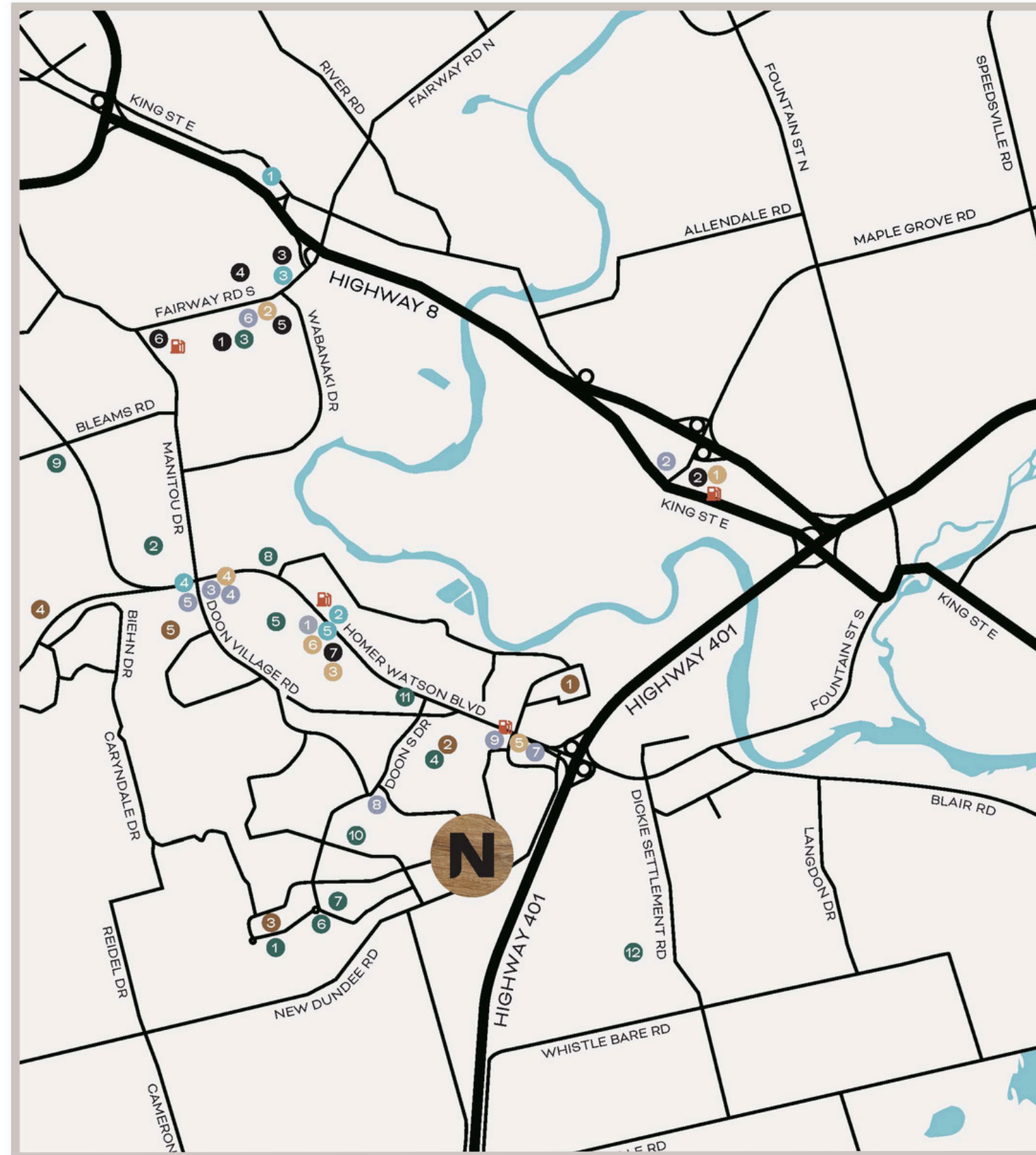


93%

employer satisfaction

LOCAL AMENITIES

- ✓ 1 min walk to bus stop
- ✓ 5 min to Conestoga College
- ✓ 5 min to hwy 401
- ✓ 15 min to Cambridge Memorial Hospital
- ✓ 16 min to Kitchener Transit Hub
- ✓ 20 min to Grand River Hospital
- ✓ 24 min to University of Waterloo
- ✓ 25 min to Wilfred Laurier University



- DINING**
 - 1 Booster Juice
 - 2 Borealis Grille & Bar
 - 3 Edelweiss Tavern
 - 4 Kachori House Kitchener
 - 5 Kitchen Wall Hakka
 - 6 Moxies
 - 7 Pahalwan dhaba
 - 8 Pizzeria La Terrazza
 - 9 Tim Hortons
- GROCERY**
 - 1 Asian Food Land
 - 2 Farm Boy
 - 3 LCBO
 - 4 TAAZA Food Market
 - 5 The Indian Basket
 - 6 Zehrs
- BANKING**
 - 1 BMO
 - 2 Manulife Bank
 - 3 RBC
 - 4 Scotiabank
 - 5 TD Canada Trust
- RECREATION**
 - 1 Bluegill Creek
 - 2 Budd Park Soccer Fields
 - 3 Cineplex Cinemas Kitchener
 - 4 Doon Falls
 - 5 Doon Pioneer Park Community Centre
 - 6 Doon South Park
 - 7 Doon South Walking Trail
 - 8 Ken Seiling Waterloo Region Museum
 - 9 Steckle Woods
 - 10 Topper Woods Natural Area & Trails
 - 11 Walter Bean Grand River Trail
 - 12 Whistle Bear Golf Club
- SHOPPING**
 - 1 Canadian Tire
 - 2 Costco
 - 3 Fairview Park Mall
 - 4 Golf Town
 - 5 Indigo
 - 6 MEC
 - 7 Shoppers Drug Mart
- SCHOOL**
 - 1 Conestoga College
 - 2 Doon Public School
 - 3 Groh Public School
 - 4 Huron Heights Secondary School
 - 5 St. Kateri Tekakwitha Catholic Elementary School

THE BENEFITS OF

NOMI

📍 628 New Dundee Road

- ✓ 210 Stacked Towns
- ✓ 2- & 3- Bedroom Floorplans
- ✓ 995-1,415 sq. ft. Size Range
- ✓ 6x 4-Storey Blocks
- ✓ 5x 3-Storey Blocks
- ✓ Estimated first occupancy dates: August-December 2025



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HOMES