

PRESS RELEASE

Voisin Capital to Lead Redevelopment of Iconic Heritage Building in Downtown Guelph

Project Marks Company's First Foray into Guelph Market

Kitchener, Ontario – Friday, March 17, 2017: Voisin Capital announced today that it has been chosen by Fusion Homes, one of southwestern Ontario's leading residential developers, to manage the redevelopment of the heritage building located at the heart of its Metalworks project. The Metalworks is a \$300 million, 8-acre, 5-phase master planned development in historic downtown Guelph. The heritage redevelopment project is the first of a network of commercial amenities within The Metalworks and is prominently located near its core.

"Voisin Capital is excited to collaborate with Fusion Homes on restoring and redeveloping this iconic heritage building. Fusion's vision for The Metalworks aligns with our philosophy of contributing to the renewal of the urban landscape and we are thrilled to be working with them." said Frank Voisin, President of Voisin Capital.

"This heritage building is a crucial piece of The Metalworks and we are very excited to work with Voisin Capital on its redevelopment. It will be a wonderful amenity for the new residents who will call The Metalworks their home, as well as the rest of Guelph who will be drawn to the exciting uses in store for this building." said Neal Hallock, Director of Land Development and High Rise for Fusion Homes.

Voisin Capital's redevelopment plans encompass the entire 45,000 sf, including removing interior walls, dropped ceilings, and floor coverings in order to reveal the natural beauty of its limestone walls, wood and steel structure, and soaring ceilings. Rare, hand-hewn wooden floors and other historical features will also be restored.

Once complete, the building will be home to office tenants, and two exciting new uses unique within the City which Fusion Homes will be announcing in the coming weeks. Prominent windows will line the perimeter of the offices to create bright, airy spaces desired by today's triple-A office

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tenants. Modern building systems will be installed to ensure the highest quality office environment. "The finished product will be breathtaking, mixing finely restored heritage features with all of the amenities top office tenants desire. It will be the most attractive office space in the city." said Voisin.

The limestone clad heritage building located at 5 Arthur Street South on the east side of historic downtown Guelph dates to 1835 when it was the original distillery component of Allan's Mill – one of the earliest industrial landmarks in St. Patrick's Ward. Later owners made significant changes to the building, with the previous owner, W.C. Woods Company incorporating it into a much larger industrial development.

"We have set high standards for ourselves and as our first project in Guelph we want this to be something special for the whole community. Once complete, we think this building is sure to be a sought-after destination for visitors and residents alike." said Voisin.

About Voisin Capital

Since 2010 Voisin Capital has provided highly sought after space and essential real estate services to leading retail and office tenants across southwestern Ontario. The firm has its roots in repositioning suburban retail assets and in recent years has emerged as a leading urban office developer and proponent of adaptive reuse projects, managing the redevelopment of more than 600,000 sf of space including Catalyst137, the world's largest hardware technology innovation hub.

Voisin Capital is noted for identifying value in overlooked properties and contributing to the revival of the urban landscape. The firm was founded by Frank Voisin, a third-generation developer based in Kitchener, Ontario. For more information visit voisincapital.com.

About Fusion Homes

Fusion Homes was established in 1999 by Lee Piccoli to create a new home builder company that would offer the highest level of customer service, fresh designs, premium quality features and finishes, underscored by an abiding commitment to integrity. Today, thousands of families live in a Fusion-built home in one of the company's landmark communities across Southwestern Ontario. Fusion is currently building in Guelph, Kitchener, Waterloo, London, and now in the heart of downtown Guelph. Fusion Homes has been named Ontario Builder of the Year by Tarion

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Warranty Corporation and has received the Tarion Award of Excellence for Customer Satisfaction in 2008, 2010, 2012, 2013, 2014 and 2015. For more information, visit fusionhomes.com.

Project Consultants

Architect	SRM Architects
Heritage Architect	ERA Architects
Civil Engineer	Valdor Engineering
Electrical Engineer	Fortech Engineering
Mechanical Engineer	M.A. Bryan Engineering
Structural Engineer	Tacoma Engineering
General Contractor	Zehr Levesque