

Bulletin

FALL WINTER 2026-27 EDITION

The latest corporate updates and news at Altree Developments.

ALTREE



Altree specializes in the management and creation of inspiring residential, commercial, and hospitality projects that redefine communities across North America and the Caribbean.

The Setai, St. Maarten



PORTFOLIO SPOTLIGHT

Featuring The Setai, St. Maarten - a global icon now coming to Indigo Bay. Construction is underway and slated for a December 2028 open.

PROGRESS UPDATES

Featuring construction updates for purpose built rentals West Side Square and Highland Residences, as well as post occupancy and closing updates for Highland Commons, Forest Hill and Thirty Six Zorra.

LOOKING TO THE FUTURE

A snapshot of what's in the pipeline for Altree, featuring a diverse list of assets in strategic locations.

PORTFOLIO SPOTLIGHT





The Setai, St. Maarten, Signature Restaurant

The Setai, St. Maarten

Indigo Bay, St. Maarten

A Global Icon Arrives in Indigo Bay

The vision for our St. Maarten flagship has reached a defining new chapter. Formerly known as Vie L'Ven, the project has officially partnered with the Setai Hotels group. Now The Setai, St. Maarten, this evolution aligns Altree with one of the world's most respected luxury hospitality brands. As the Caribbean sister hotel to The Setai, Miami Beach, and a member of Leading Hotels of the World, The Setai, St. Maarten will deliver an internationally recognized standard of luxury and service to Indigo Bay.

THE MARTIN BUILDING SOLD OUT

Market response has been exceptional. The end of 2025 marked not only the transition to The Setai, St. Maarten, but also the complete sellout of the Martin (M7) building. Since our February 2026 sales launch, interest from buyers around the world has remained strong. With M7 sold out and limited residences remaining, now is the time to be part of this landmark development.

CONSTRUCTION ON SCHEDULE

Construction remains on schedule for a December 2028 opening. The resort's signature pool bar is now complete, while work continues on the M5 residences, the foundation of the M7, M8, and M9 residences.

Discover more: www.thesetaistmaarten.com



The Setai, St. Maarten, Construction Progress, July 2026

"THE ALIGNMENT OF ALTREE'S VISION WITH THE PRESTIGIOUS SETAI BRAND CREATES AN UNPARALLELED DESTINATION WHERE WORLD CLASS SERVICE MEETS THE SERENITY OF INDIGO BAY."

A CURATED WORLD OF REFINEMENT

The Setai, St. Maarten is a complete ecosystem of luxury designed to meet the highest international standards.

Signature Dining: A flagship restaurant helmed by Michelin starred chef Alain Ducasse.

Sanctuary of Wellness: A 30,000 square foot destination spa focused on holistic restoration.

Global Recognition: Membership status with the Leading Hotels of the World.

Bespoke Services: Exclusive access to a private dock and boat charter services.



West Side Square, Cafe Lobby

West Side Square

Jersey City, New Jersey, USA

A Luxury Purpose Built Rental Community | Leasing is Officially Underway!

West Side Square has reached its most exciting phase with the completion of the first 477 residences at The Residences at West Side Square. Following the topping off in 2025, model suites are now open, showcasing the refined interiors and thoughtful design that define this premier purpose-built rental community.

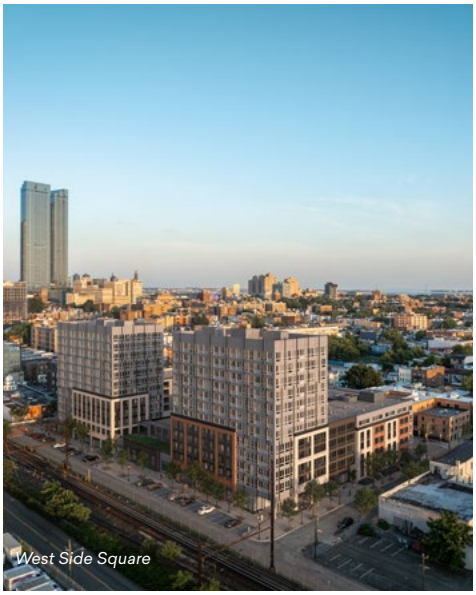
SEPTEMBER 2026 COMPLETION

Leasing has officially commenced, meeting strong demand, with the first move-ins taking place this fall. The building remains on track for full completion by September 2026.

METRO MARKETS JOINS WSS RETAIL

The ground floor is becoming a curated destination for both residents and the community. We are excited to confirm that Metro Markets, a large-scale grocer, will be opening within the building. Amenities are progressing quickly, including over 34,000 square feet of indoor and outdoor space featuring a boutique lobby café, rooftop pool, and modern co-working lounges.

Visit www.theresidenceswss.com



West Side Square

“WITH THE INCLUSION OF METRO MARKETS AS AN ANCHOR TENANT, WEST SIDE SQUARE IS TRANSITIONING FROM A VISION INTO A VIBRANT RESIDENTIAL REALITY.”

Highland Residences

Scarborough, Ontario, Canada

Purpose Built Student Rental | Construction is Underway

Directly across the street at 1650 Military Trail, Highland Residences represents a strategic expansion into purpose built student rentals. This project addresses the critical need for high quality housing at the doorstep of UTSC.

The planning process has been smooth, with City Council recognizing the project as a highly beneficial addition to the local housing ecosystem. We officially broke ground in March 2026 and construction is making steady progress with equity already fully secured. Like its neighbor, Highland Residences is poised to become a cornerstone of student life in this growing urban oasis.



Highland Residences



Highland Residences, Construction Progress, August 2026

"THIS PROJECT IS PART OF A STRATEGIC EXPANSION INTO PURPOSE BUILT RENTALS AND ADDRESSES THE CRITICAL NEED FOR HIGH QUALITY HOUSING AT THE DOORSTEP OF THE UNIVERSITY OF TORONTO SCARBOROUGH CAMPUS."



Highland Commons

Scarborough, Ontario, Canada

Occupancy is Underway!

A large scale, two building development, Highland Commons is a testament to Altree's ability to manage large scale, turnkey projects with precision. Following the topping off in March 2025, occupancy officially began in February 2026.

Located just one kilometer from the rapidly expanding University of Toronto Scarborough campus, the project sits at the heart of an emerging educational and urban hub. Residents enjoy a complete lifestyle with a wide array of amenities, including an outdoor basketball court, a pool, an expansive coworking space, and a fully equipped gym.

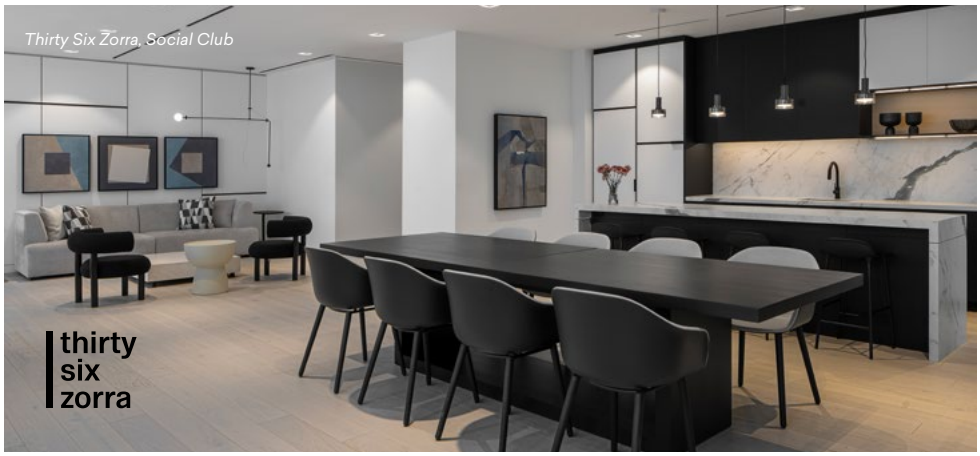
Register at www.thehighlandcommons.com

Thirty Six Zorra

Etobicoke, Ontario, Canada

A Proven Success in Etobicoke

The official closing of Thirty Six Zorra in May 2024 stands as a definitive success story. As one of the first residential developments in the now thriving Queensway neighborhood, this project highlights our ability to identify high growth markets ahead of the curve. Residents are truly enjoying their new homes, and the success of this project serves as a testament to Altree's keen observance of future markets and our commitment to building long term value.



Thirty Six Zorra, Social Club


Thirty Six Zorra

Forest Hill Private Residences

Toronto, Ontario, Canada

The Pinnacle of Boutique Luxury | Construction Complete

The completion of Forest Hill Private Residences marks a significant milestone in our delivery of world class assets. We are proud to announce that occupancy was successfully completed in 2025. This landmark residence is now a fully realized community that merges the convenience of luxury condominium living with the expansive comfort of a spacious family home.

A PRESTIGIOUS WELCOME HOME

All amenity spaces are now ready for residents. This includes a stunning wellness suite with an indoor pool and saunas, 24 hour white glove service through the porter lobby, and elegant dining and social lounges. Only a very limited number of suites remain available, representing a rare opportunity to secure a prestigious Forest Hill address in a boutique building offering the pinnacle of luxury.

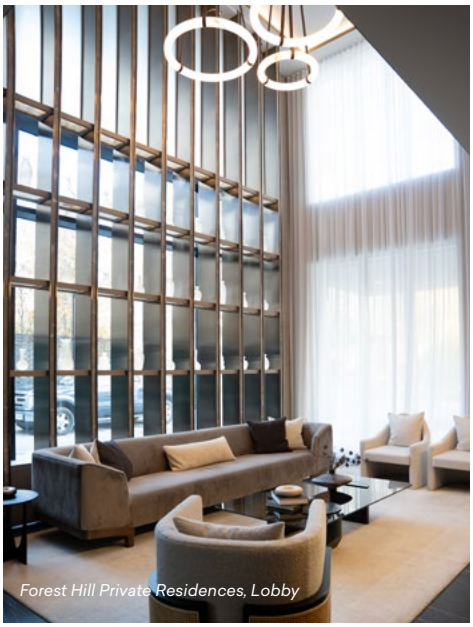
Limited suites remain, to be part of this exclusive community, contact:

info@foresthillresidences.com
www.foresthillresidences.com



Forest Hill Private Residences, Luxury Suite





Forest Hill Private Residences, Lobby

LOOKING TO THE FUTURE

THE ALTREE PIPELINE

- **1705 WESTON ROAD:** Two 43-storey mixed-use towers, 996 units, steps from Weston GO & UP Express.
- **16 WILBY CRESCENT:** 39-storey residential building, 436 units, 2 minute walk to Weston GO & UP Express.
- **18 ZORRA:** 33-storey residential tower in Etobicoke featuring 443 suites.
- **280 VIEWMOUNT AVENUE:** 38-storey tower with 368 units located near Glencairn subway station.
- **THE FACTORY AT WEST SIDE SQUARE:** 18 storey purpose-built rental, 357 units, in New Jersey
- **468 DANFORTH:** 14-storey mixed-use building at Danforth Road and Birchmount with 524 units.
- **54-62 GLEN EVEREST ROAD:** 14-storey building in Toronto's Cliffside neighbourhood.
- **412 MARLEE AVENUE:** 10 Storey building near Glencairn subway station & Yorkdale Shopping Centre.
- **1615 KINGSTON ROAD:** 9 Storey Boutique retirement residences coming to Birch Cliff Village near the Bluffs.
- **THE SETAI RESERVE RESIDENCES:** Phase 2 of The Setai, St. Maarten.

412 Marlee Avenue



1615 Kingston Road

Altree's Portfolio

Strategic Opportunities and Growth Mindset

Altree's success in development and property investment is defined by our ability to identify high-growth neighbourhoods before they reach their peak. Our upcoming pipeline represents a curated collection of assets in areas slated for significant urban transformation over the next decade. By securing sites in transit-oriented hubs and emerging residential enclaves, we are positioning our portfolio at the forefront of North America's most promising real estate markets.

Each project is a strategic asset within the Altree ecosystem. Our focus remains on maximizing the potential of each site through meticulous planning and a deep understanding of urban migration patterns. This robust pipeline ensures Altree remains a leader in the international landscape, consistently delivering value in the neighborhoods of tomorrow.

Follow us to learn more:

LinkedIn: Altree Developments

> **"ALTREE'S SUCCESS IN DEVELOPMENT AND PROPERTY INVESTMENT IS DEFINED BY OUR ABILITY TO IDENTIFY HIGH-GROWTH NEIGHBOURHOODS BEFORE THEY REACH THEIR PEAK."**



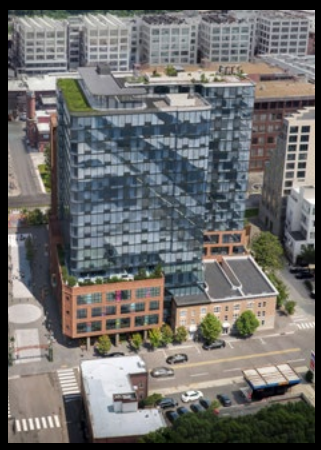
280 Viewmount, Toronto, Ontario



1705 Weston Road, Toronto, Ontario



16 Wilby Road, Toronto, Ontario



The Factory at West Side Square



468 Danforth Road, Toronto, Ontario

ALTREE

Built with Integrity

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