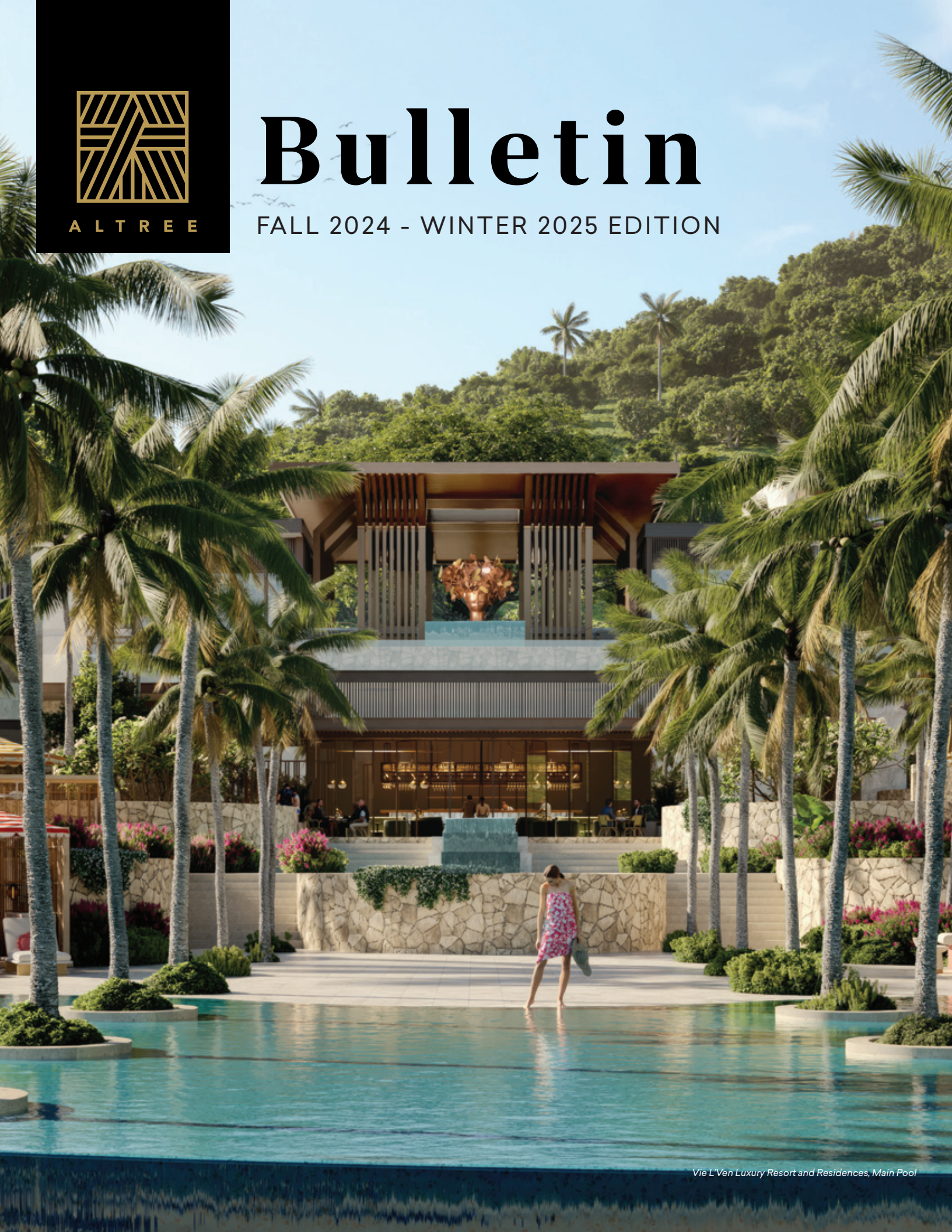




ALTREE

Bulletin

FALL 2024 - WINTER 2025 EDITION





Vie L'Ven Luxury Resort and Residences

The BULLETIN showcases the latest corporate updates and news at Atree Developments.

Atree Developments is a full-service development company providing inspiring residential, commercial, and hospitality projects throughout North America and the Caribbean.

PORTFOLIO SPOTLIGHT

Featuring Vie L'Ven Luxury Resort and Residences and Kingside Residences - two of our recently launched projects.

PROGRESS UPDATES

Featuring construction updates for Highland Commons, West Side Square, and Forest Hill Private Residences, as well as a post closing update for Thirty Six Zorra!

LOOKING TO THE FUTURE

A snapshot of what's in the project pipeline for Atree, including Club 285 Condominiums, 280 Viewmount, and more.



Vie L'Ven Luxury Resort and Residences, Aerial



Vie L'Ven Luxury Resort and Residences, Private Dock



Vie L'Ven Luxury Resort and Residences, construction progress as of October 2024

Vie L'Ven Luxury Resort and Residences 📍 Indigo Bay, St. Maarten

Launched early 2024 | Construction underway!

Vie L'Ven Luxury Resort & Residences is poised to become the new hallmark of luxury living in St. Maarten. The exclusive 5-star resort is located on the secluded shores of Indigo Bay, and is set to open in high season 2027-2028.

WORLD-CLASS AMENITIES

Vie L'Ven is designed to offer an unparalleled experience through world-class amenities and bespoke services, brought to life in collaboration with world-renowned partners. To create the ultimate lifestyle experience for our guests and residents, we have partnered with Leading Hotels of the World, Biologique Recherche, Tides, and the world's most decorated Chef with 21 Michelin stars, Chef Alain Ducasse.

At Vie L'Ven, every detail is curated to delight the senses and rejuvenate the spirit. Guests can indulge in gourmet dining at our signature restaurant and bar, wellness programs tailored to their needs, and personalized concierge services. The property's amenities include pools, a conservation area, a beach club, private cabanas, water sports, pickleball and tennis courts, VIP transfers, a state-

of-the-art gym, lobby and pool bars, all-day dining, a children's playroom and pet-friendly spaces.

PRIVATE YACHT ACCESS

Residents and guests will enjoy convenient private yacht access between St. Maarten, Anguilla and St. Barths, making Vie L'Ven the only boat and yacht-friendly luxury resort with a private dock in the Anguilla Bank.

PROGRESS & VISION

The 280 room resort will be comprised of fully furnished suites ranging from 1 to 3 bedrooms and villas. The meticulously designed interiors by Studio Munge feature playful patterns and woven textures creating an atmosphere that is both refined and alluring. Construction of the resort is currently in the cut and fill excavation phase.

Upon completion, Vie L'Ven will redefine Caribbean luxury resort living in St. Maarten.

Discover more:

info@vielven.com | www.vielven.com



Michelin Star Chef Alain Ducasse

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VIE L'VEN WILL SET A NEW STANDARD FOR 5-STAR LUXURY RESORT LIVING IN ST. MAARTEN, IN PARTNERSHIP WITH MICHELIN STAR CHEF ALAIN DUCASSE.



THE LEADING HOTEL OF THE WORLD®

Kingside Residences 📍 Scarborough, Ontario, Canada

Redefining waterfront living in Cliffside Village

Kingside Residences is a 10-storey boutique condominium located at 2151 Kingston Road. This modern mid-rise seamlessly blends contemporary elegance with nature's beauty, offering an unparalleled living experience.

PRIME LOCATION, NATURAL SPLENDOR

Nestled within the historical Cliffside Village right by the Scarborough Bluffs, Kingside Residences offers residents direct trail access to the waterfront and surrounding lush greenery. Just a 20 minute drive to Downtown Toronto makes this a prime location offering the best of urban conveniences and nature's serenity.

SPACIOUS OPEN CONCEPT LAYOUTS

Kingside Residences feature 156 suites, ranging from thoughtfully designed studios to spacious three-bedroom suites with expansive terraces that frame breathtaking views of Lake Ontario.

AMENITIES FOR A BALANCED LIFESTYLE

3,500 square feet of open-concept amenities are designed to enhance well-being and offer a balanced lifestyle. Enjoy state-of-the-art amenities

including a fitness centre, a Pilates studio equipped with reformer beds, and rooftop BBQ area with unobstructed views of the water – a perfect setting for relaxation and social gatherings.

PROGRESS & VISION

Construction progress is well underway, with the demolition phase successfully completed early July 2024. Register today to receive ongoing updates!

Remaining inventory available, contact:

www.kingsideresidences.com

info@kingsideresidences.com

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CONSTRUCTION PROGRESS IS WELL UNDERWAY, WITH THE DEMOLITION PHASE SUCCESSFULLY COMPLETED EARLY JULY 2024.



A close up streetscape of Kingside Residences showing the iconic glass elevator, which provides unobstructed views of the downtown Toronto skyline



Kingside Residences, Terraces



Kingside Residences



Kingside Residences, Rooftop

Highland Commons 📍 Scarborough, Ontario, Canada

Steady construction progress; top off scheduled for early 2025!

Highland Commons is an exceptional residential project in the historic Highland Creek community. Blending modern convenience with local heritage, this development is set to become a benchmark for exceptional living. Residents will enjoy direct access to Highway 401 through Highway 2A, and live minutes from Guildwood GO Station, and the future Eglinton East LRT station. The amenities at

Highland Commons are designed for living well, everyday. There is something for everyone in every season, from a basketball court and outdoor games area to a state of the art fitness centre and co-working space, the options are endless.

PROGRESS AND MARKET SUCCESS

Launched in 2021, Highland Commons has seen steady construction progress and top off

is scheduled for early 2025. The project's high demand is evident, with over 75% of units sold shortly after the launch, and a highly anticipated release of the remaining inventory.

Register at www.thehighlandcommons.com



Highland Commons is perfectly situated behind the Highland Creek ravine



Highland Commons, October 2024

Forest Hill Private Residences 📍 Toronto, Ontario, Canada

Construction nears completion and first occupancy scheduled for November 2024.

Excitement is building as first occupancy will begin this Fall 2024! Our dedicated teams are working tirelessly to ensure that every detail is ready for residents to experience unparalleled living.

CONSTRUCTION PROGRESS

The building is nearing completion as the exterior cladding is almost complete, and PDIs started with our customer care team in early October. The suites are nearly move-in ready with customized

finishes, tailored in close collaboration with each individual purchaser.

Once fully completed, this boutique 9-storey building will offer unmatched amenities and services, thoughtfully catered to ease and uplift the lifestyle of its residents.

LIMITED SUITES AVAILABLE

Our dedicated sales team is currently offering exclusive hard hat tours for those interested in the

unique opportunity to own a piece of luxury in Toronto's most prestigious neighbourhood.

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

info@foresthillresidences.com

www.foresthillresidences.com



Forest Hill Private Residences



Forest Hill Private Residences, model suite

West Side Square 📍 Jersey City, New Jersey, USA

The crane was installed June 2024, and the structure is rapidly taking shape.



West Side Square, dusk



West Side Square apartments taking shape, October 2024

West Side Square is a mixed-use purpose-built rental development in Jersey City, New Jersey. Following the successful IPO of the West Side Square Development Fund in 2023, this project is poised to become a premier destination.

The development is strategically positioned on the New Jersey Port Authority (PATH) transit system, offering a 13-minute train journey to

Manhattan's Financial District from the Journal Square Transportation Center. The development will encompass 477 urban rental units and 9,800 square feet of commercial space, seamlessly blending residential comfort with convenience.

SWIFT PROGRESS

West Side Square, which broke ground in December 2023, has recently secured \$169 Million

USD in construction financing from a group of lenders led by Bravo Capital, marking a significant milestone for the project. Construction is also progressing swiftly. Join us as we build the future of modern rental living in Jersey City.

Visit www.westsidesquarefund.com

Artwalk 📍 Jersey City, New Jersey, USA

The future of urban living.

Introducing Artwalk, a recently approved purpose-built rental community in Jersey City, New Jersey. This community will feature approximately 340 modern rental units designed to elevate urban living.

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A PLANNED PIAZZA CONNECTS ARTWALK TO WEST SIDE SQUARE, ENHANCING COMMUNITY ENGAGEMENT AND ACCESSIBILITY.

PLANNING PROGRESS

Currently in the planning phase, Artwalk is on track to adopt the redevelopment plans in late 2024, with SPA approval expected by mid 2025. Artwalk will feature a state-of-the-art automated parking system, enhancing convenience and efficiency for future residents.

CONNECT TO THE NEIGHBOURHOOD

A standout feature of Artwalk is the planned piazza connecting to West Side Square, enhancing



Artwalk streetscape. A planned piazza will seamlessly connect Artwalk to West Side Square, another purpose-built rental just across the street

community engagement and accessibility. The ground floor of West Side Square will feature retail spaces and cafés, offering easy access from Artwalk, contributing to a lively and interconnected neighbourhood experience.

Artwalk – where innovation meets lifestyle in Jersey City.

For more information email us at info@altredev.com

Thirty Six Zorra 📍 Etobicoke, Ontario, Canada

Vibrant Queensway Living!

As of May 2024, Thirty-Six Zorra is officially closed! We are excited to welcome our homeowners as they begin creating memories in their new home.

SHUTTLE SERVICE & PARK OPENING

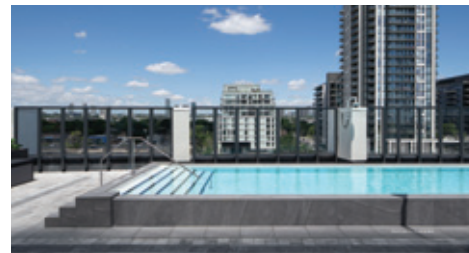
Live in a vibrant 36-storey condominium in the heart of Toronto's Etobicoke neighbourhood. Enjoy over 9,500 sq.ft. of indoor and outdoor amenities, including an arcade rec room, rooftop pool, co-working spaces, and a modern gym. Take advantage of the direct shuttle service to Kipling Station and proximity to Zorra Park, recently inaugurated by Mayor Olivia Chow and community officials.



Photo, lobby at Thirty Six Zorra



Photo, gym at Thirty Six Zorra



Photo, pool at Thirty Six Zorra



Photo, Arcade Rec Room at Thirty Six Zorra



Photo, Thirty Six Zorra



Photo, Zorra Park



Thirty Six Zorra

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AS OF MAY 2024, THIRTY SIX ZORRA ACHIEVED A NEW MILESTONE - THE SUCCESSFUL COMPLETION OF REGISTRATION AND FINAL CLOSING!

Rent or own, remaining suites are move-in ready with designer selected finishes.

For pricing and floorplans, contact:
customercare@altreedev.com | 416.800.3486

Shops at Highland Creek 📍 Scarborough, Ontario, Canada

Sip, Shop, Eat!

Shops at Highland Creek is nestled within the charming Highland Creek Village, just a few steps away from Highland Commons. The plaza contains a variety of stores, including our very own Creek Coffee and Co., as well as local staples like Fratelli Village Pizzeria, HQ Meats, a premium butchery, Social 7 Bar + Grill, and Highland Creek Medspa for all personalized skin and body care.

Shop with us today at 360 Old Kingston Road.



Photo, Shops at Highland Creek



Creek Coffee offers freshly brewed coffee, seasonal drinks, delicious food, and a cozy environment perfect for relaxing or studying



Almond croissants - a best seller at Creek Coffee!

Creek Coffee & Co.

📍 Scarborough, Ontario, Canada

Fresh coffee and tasty bites at 370 Old Kingston Road

Located in the Shops at Highland Creek, Creek Coffee & Co. has become a neighbourhood staple for the Highland Creek Village community, and a popular study spot for UTSC students. We serve freshly brewed beverages and signature drinks, including our Freddo, paired with delicious pastries from Circles and Squares, nominated for having the best butter tarts in the city! With its open library, Creek Coffee is the perfect place to connect and create memories.

Join us at 370 Old Kingston Road to savour one of our signature brews!

Open daily from 8 AM to 7 PM, Monday - Sunday.
For inquiries, email: beans@creekcoffee.co

Club 285 Café

📍 Toronto, Ontario, Canada

An undiscovered gem just steps away from Yorkdale Mall

Club 285 Café, located just 5 minutes from Yorkdale Mall in North York, serves freshly brewed coffee and delicious pastries from Circles and Squares, a renowned West End favourite. Opened in fall 2023, this café is a hidden gem in the city and offers visitors more than their daily caffeine fix. Stepping into the inviting yet stylish café will give you a glimpse of the exciting transformation the neighbourhood is undergoing. Bring your furry friend to our patio during the warmer months and take advantage of our convenient takeout window for an easy morning grab-and-go.

Open daily from 8 AM to 5 PM, Monday - Sunday.
Visit us at: 280 Viewmount Avenue



One of our signature drinks at Club 285 Café



Club 285 Café interior

Club 285 Condominiums

Toronto, Ontario, Canada

Coming soon steps away from Glencairn Station!



Club 285 Condominiums

Club 285 Condominiums, soon to rise at 285 Hillmount Avenue in Toronto's Yorkdale-Glen Park neighbourhood, will feature a sleek, urban living inspired design. This upcoming mid-rise is ideally located just minutes from Glencairn Subway Station, offering future residents modern living with easy access to city transit.



Club 285 Condominiums, Lobby

Birchhaus Residences

Scarborough, Ontario, Canada

Coming soon to Birch Cliff Village near the Scarborough Bluffs.

Located in the quaint Birch Cliff Village, Birchhaus Residences is an upcoming mid-rise development along Kingston Road. Surrounded by nature and the charm of a close-knit village community, this new project will blend modern urban living with the serene atmosphere of Birch Cliff. Coming soon, the building will offer future residents a unique lifestyle, combining the area's natural beauty with easy access to local amenities.



Birchhaus Residences, Kids Room



Birchhaus Residence, Streetview

Altree Portfolio

Altree has a diverse portfolio of upcoming projects in North America. This is a glimpse of just some of the exciting developments on the horizon. Altree is committed to challenging the status quo and breaking new ground in creating inspirational residential, commercial, and retail projects with a compelling offering that creates significant value for customers, investors, and community stakeholders. From residential high-rises to mixed-use retail spaces, we remain focused on continuing our journey of creating vibrant lifestyles, and livable spaces that meet the evolving needs of our future residents.

Follow us to learn more:

Instagram: @altreedev

LinkedIn: Altree Developments



The Everest, Scarborough, Ontario, Canada



280 Viewmount, Toronto, Ontario



468 Danforth, Scarborough, Ontario



1705 Weston Road, Toronto, Ontario



18 Zorra, Etobicoke, Ontario

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ALTREE HAS A DIVERSE PORTFOLIO OF UPCOMING PROJECTS ACROSS NORTH AMERICA. THIS IS A GLIMPSE OF THE EXCITING DEVELOPMENTS ON THE HORIZON.



16 Wilby Crescent, York, Ontario



A L T R E E

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Integrity*

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