

# URBANSTAR

## CORPORATE UPDATE



## UrbanStar Corporate Update - August 20, 2018

### HORSE CREEK PHASE 1 – SOLD OUT

UrbanStar is pleased to announce the successful completion and closing of its \$14.5 million offering and purchase of the Horse Creek Phase 1 proposed land project, which was launched in June 2017. At this time, the company would like to sincerely thank its agent partners and investors for their continued confidence in the UrbanStar team and project planners, and reaffirm the company's focus of creating value for its investors.

### HORSE CREEK PHASE 2 – NOW OPEN

Due to Horse Creek Phase 1 selling out ahead of expectations, UrbanStar is now offering investors the opportunity to participate in the recently opened Horse Creek Phase 2 offering.

Once completed, the Horse Creek Phase 1 and 2 combined development will consist of 280 acres of land located only a few minutes northwest of Cochrane, Alberta, and offer pristine views of the Rocky Mountains. The benefit to investors of both Phases will include; shared costs pertaining to the Horse Creek community plan and all related studies; a larger land assembly allowing for the creation of a larger community plan; the potential for increased building density under the Cochrane North Area Structure Plan; create financial and time efficiencies due to the increased scalability of the project and; CivicWorks timeline to present and submit the combined conceptual plan to the town of Cochrane and Rocky View County.



## PLANNED INFRASTRUCTURE AND GROWTH

The nearby City of Calgary has recently been ranked as the world's 4th most livable city, and Cochrane was recently ranked 5th for Best Communities for Business, according to Alberta Venture business magazine. The town of Cochrane has experienced population growth of approximately 50% over the past five years and continues to be one of the fastest growing communities in Canada. With the forecasted growth from its current population of 27,960 increasing to 66,000 by the year 2062, both provincial and regional governing bodies are proactively planning, funding and building the necessary infrastructure to meet or exceed Cochrane's future growth projections. A few of the larger projects include a \$50 million upgrade to a major highway interchange in Cochrane which is anticipated to be completed in 2021, and an eight-lane expansion of the 1A Highway connecting Cochrane and Calgary. Please see related links below.

[Calgary 4th most livable city](#)

[Calgary 4th most livable city](#)

[Cochrane population growth](#)

[Cochrane infrastructure upgrade](#)

## LOCAL ECONOMY

We continue to see overall growth in Calgary and Cochrane's local economy as the demand for new construction of homes grew five percent over the first half of 2018, compared to the same time last year. This in part is due to the Oil and Gas industry – being the province's primary economic driver - gaining momentum from the increase in global oil prices, and anticipation of receiving higher natural gas prices from international markets, through the export of Liquefied Natural Gas (LNG).

LNG Canada says it is committed to starting construction on the LNG project located in Kitimat, B.C. in 2018, which includes Japan's Mitsubishi Corporation as a major partner. LNG Canada issued a statement, reiterating the fact that no final investment decision has yet been made, but the company is currently preparing to submit a Decision Support Package for review by the Joint Venture Participants (JVPs) later this year. Please see related links below.

[Growing demand for housing](#)

[New Calgary Communities](#)

[LNG Canada project](#)

This advertisement does not constitute a solicitation or an offer to purchase the securities referred to herein, which is being made to qualified investors. There are risks associated with an investment in land and our investments are not guaranteed. The value of land can fluctuate significantly as a result of among other things, changing economic and real estate market conditions, and the past performance of our land investments is not necessarily representative of current or future performance.

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