

URBANSTAR CORPORATE UPDATE

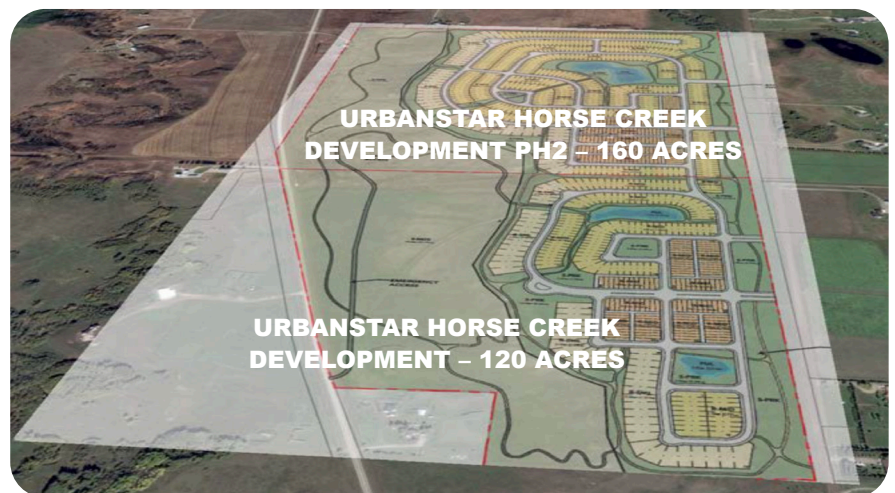


HORSE CREEK DEVELOPMENT – JUNE 2021

URBANSTAR

UrbanStar Group of Companies has its head office in Calgary, Alberta and an international office in Tokyo, Japan. UrbanStar is a firm that designs, builds, and operates real estate asset management solutions for investors. The portfolio strategy of its real estate offerings is firmly focused on investing in selected regional cities in the thriving markets of Western Canada.

To create increased value for our investors UrbanStar will adjust the Horsecreek conceptual plan from **313 units** to **949 units**



POLICY AMENDMENT

As a result of the approved Macdonald Development Corporation (MDC) application to the Cochrane Lake Village Conceptual Scheme, future redesignation for the Cochrane North ASP proves imminent. Urbanstar has identified a material opportunity to create increased value for our investors and will adjust the Horse Creek conceptual plan from **313 units** to **949 units**.

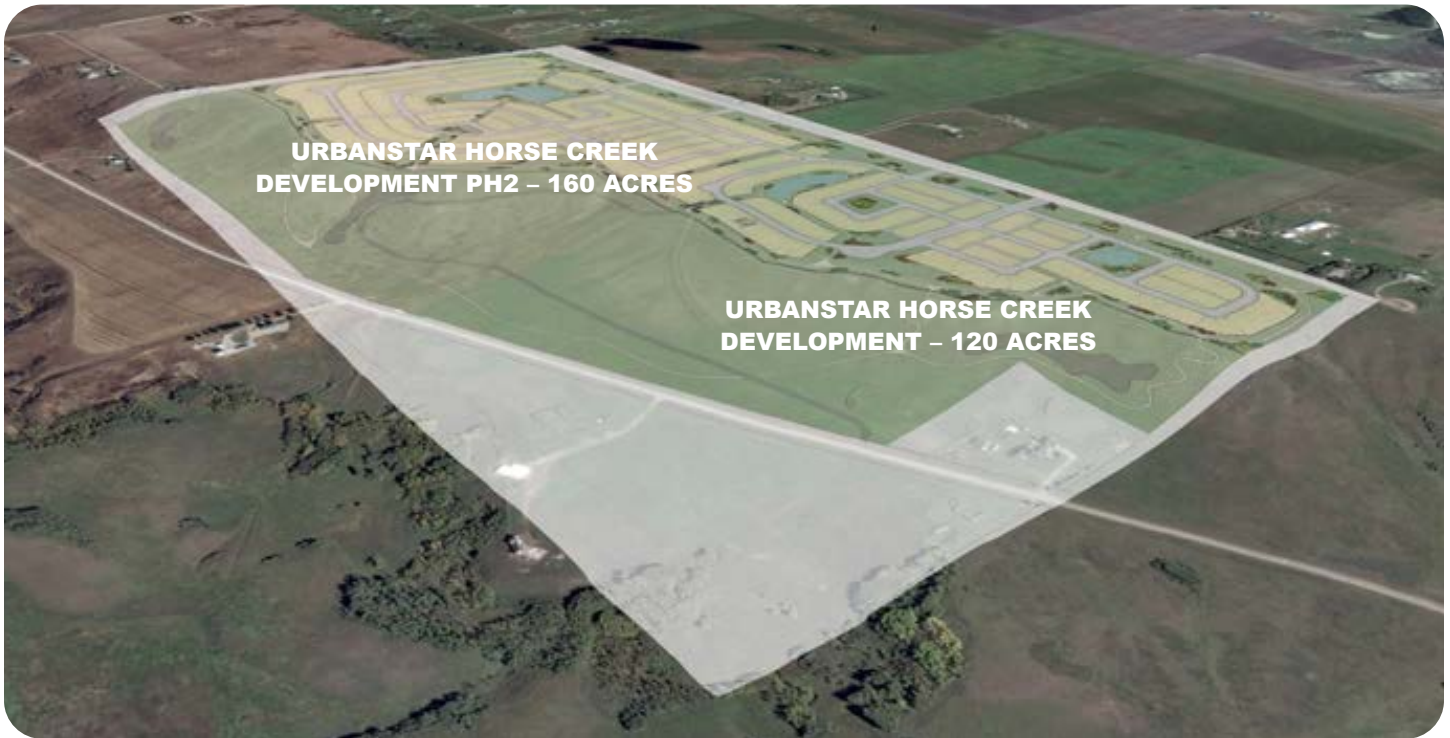
SITE OVERVIEW-280 ACRES

The site is generally bounded by Horse Creek Road to the west, Township Road 270 to the north, and Range Road 44 to the east. From a regional standpoint, the UrbanStar Horse Creek development site is situated advantageously between Cochrane and the Rocky Mountains, rendering it perfect for those who desire proximity to both city and nature.

The Horse Creek project is located west of approved developments in the Hamlet of Cochrane Lake. In addition,

UrbanStar has acquired an additional +/- 160 acres within the Cochrane North ASP that lies east of Highway 22 and has potential for residential and commercial land use. UrbanStar is well situated in this corridor to bring growth, employment, and development to the region.

UrbanStar will manage and own 440 acres within the Cochrane North ASP making it the largest landholder in this area.



POLICY ALIGNMENT

With increasing development pressures, the Cochrane North Area Structure Plan (ASP) has been identified as an area for growth within the County. The subject lands are currently identified as future Cluster Residential and Open Space within the Cochrane North ASP, which allows for compact residential development that is sensitively integrated with the natural environment.

The current plan suggests a residential density of 1.0 Units Per Acre ("UPA") as a base with the opportunity for density bonusing. The Cluster Array of housing types that includes varied single and multi-family forms.

The recent approval of 800 units by MDC and the County purchase of the Horse Creek Water & Wastewater Utility for \$10.75 Million supports the opinion that a higher UPA density can be reasonably achieved. We will proceed with an amendment to the current ASP to achieve higher Density. We believe the increased density results in more efficient use of lands, adds a greater variety of housing types, generates greater opportunities to invest in and makes better use of the extensive open space being provided. The utilities that will service this project are the same as those that service the MacDonald Group and we will need increased and similar densities to make utility extension reasonable.



CONCEPTUAL DESIGN



LAND USE BYLAW

The County has undertaken a significant revision to the bylaw in January 2021. The focus is to utilize a variety of residential and open space districts. This allows a community with diverse housing types and increased utilization that will drive investment opportunities.

LOTING CONCEPT RE-DESIGNATION TO 949 POTENTIAL UNITS

Previously prepared lotting concepts, which adhere to the current ASP policy, resulted in 313 lots of equivalent size and scale over 280 acres. The updated site plan includes a diversity and range of housing types and lot sizes to a total of 949 over the same 280 acres.

This reflects a gross UPA (Units Per Acre) of 3.3. This is much more efficient use of land and utilizes the exact same footprint as the previous design. The variety of lots and available housing types allows for greater choice for the consumer, allowing for flexible entry points for price and this will allow for greater absorption by the market overtime.

As a result of the planning efforts of the UrbanStar Development Team the new concept plan is a net 636 additional units to the original concept.

Net Difference

Original Concept Plan 313 Units

Re-designation of Concept Plan 949 Units

Net Difference 636 Units +

SPECIFICATIONS FOR LOTTING

	Phase 1	Phase 2	Total Plan Area
Total Number of Lots	+/- 301	+/- 648	+/- 280.84
Approximate Lot Sizes	+/- 0.05ac to 0.15ac	+/- 0.05ac to 0.15ac	
Total Site Area	121.04ac	159.80ac	280.84ac
Residential	28.28ac	64.01ac	92.29ac (32.86%)
Open Space Municipal Reserve	23.60ac	26.76ac	50.36ac (17.93%)
OpenSpace Environmental Reserve	53.84ac	47.28ac	101.12ac (36.00%)
Stormwater Ponds	1.71ac	2.58ac	4.29ac (1.52%)
Roads	13.61ac	19.18ac	32.79ac (11.67%)

OLD PLAN

313 LOTS DENSITY 1.0 UPA +BONUS

CURRENT LAND USE BYLAW COCHRANE NORTH AREA STRUCTURE PLAN

Phase	Acres	Cochrane N ASP (Green space density bonus)	UPA (Highest and best use)	Units	Median Market \$ per Unit	Approximate Lot Area m ²	Estimated Value (serviced land)
Phase 1	121	Cluster Residential	1.0+	140	\$500,000	971 m ²	\$70,000,000
Phase 2	160	Cluster Residential	1.0+	173	\$500,000	1578 m ²	\$86,500,000
Totals	281			313			\$156,000,000

NEW PLAN

(+/- 949 LOTS) 3.3 UPA

COMPARISON OF ORIGINAL AND RE-DESIGNATION CONCEPT PLAN UPA

REDESIGNATION TO BETTER AND HIGHER USE

Phase	Acres	Cochrane N ASP (Green space density bonus)	UPA (Highest and best use)	Units	Median Market \$ per Unit	Approximate Lot Area m ²	Estimated Value (serviced land)
Phase 1	121	Cluster Residential	3.2	301	\$500,000	268 m ²	\$150,500,000
Phase 2	160	Cluster Residential	3.2	648	\$500,000	399 m ²	\$324,000,000
Totals	281			949			\$474,000,000

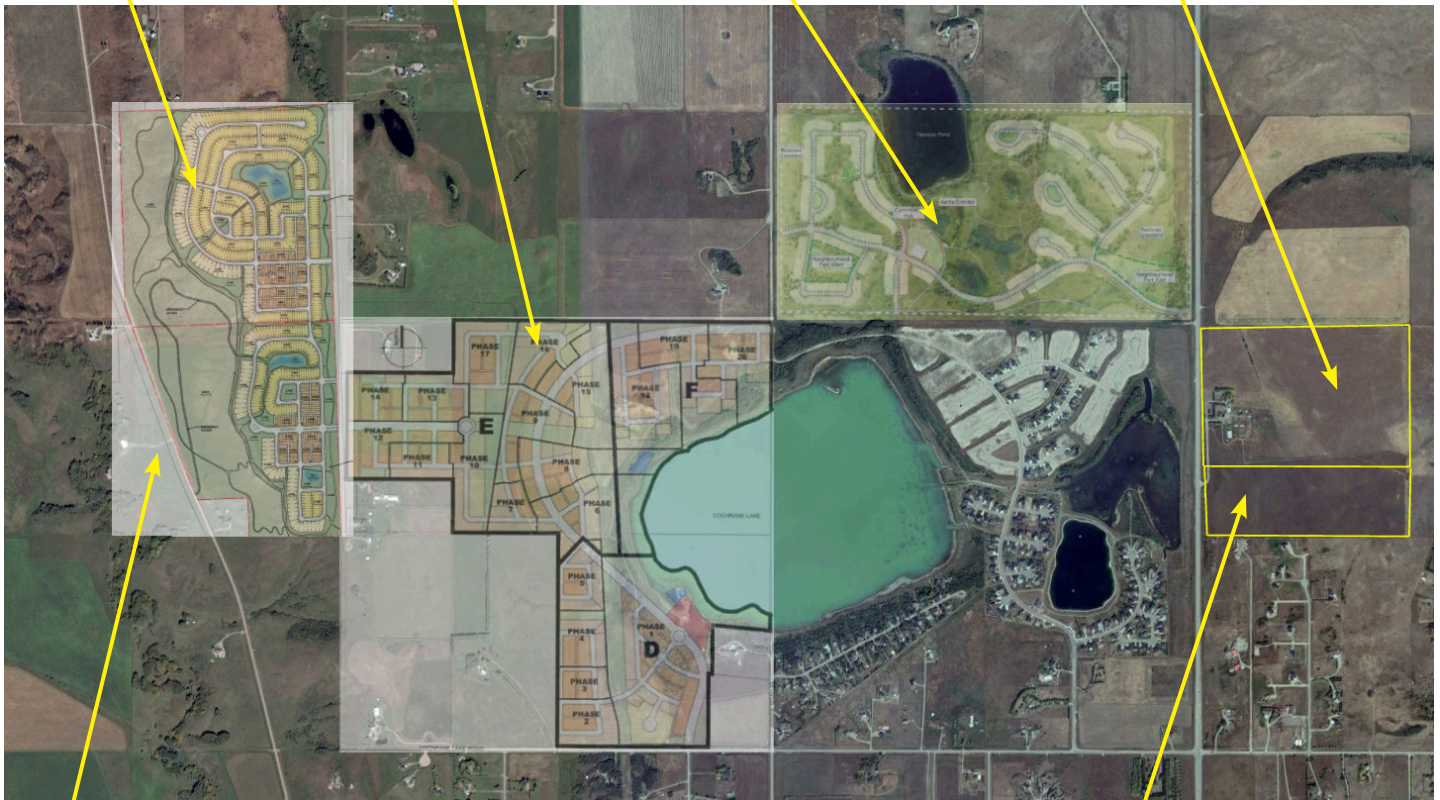
* This table is for illustrative purposes only for best and highest use and shall not be considered for potential returns on investment.

**URBANSTAR
HORSE CREEK
DEVELOPMENT PH2**

**MACDONALD
DEVELOPMENT
CORPORATION**

**MONTERRA ON
COCHRANE LAKES**

**URBANSTAR
COCHRANE
LAKES NORTH**



**URBANSTAR
HORSE CREEK
DEVELOPMENT**

**URBANSTAR
COCHRANE
LAKES SOUTH**

COMING SOON

UrbanStar Group of Companies is pleased to announce 2 new upcoming land investment opportunities. The subject lands are located within the Cochrane North ASP, adjacent to the Monterra community development. These future development sites are situated 7 km north of Cochrane along highway 22, in the municipality of Rocky View County. Conceptualization and approvals for these lands will include a focus on a combination of residential and commercial zoning to take advantage of the transportation corridor that lays along the west boundary of both properties. The investment opportunities are:

UrbanStar Cochrane Lakes North Ltd.

- 104 Acre Bare Land Real Estate Purchase and Development
- \$15,000,000 Private Placement of Units

UrbanStar Cochrane Lakes South Ltd.

- 53.5 Acre Bare Land Real Estate Purchase and Development
- \$7,500,000 Private Placement of Units



PROJECT PLANNING

Our project updates are assisted by the Principal and Senior Planner of Township Planning + Design Inc., Kristi Beunder (formerly Principal of Civic Works). Kristi has been the planning lead with UrbanStar for 7+ years and is a Registered Professional Planner (RPP) and Full member of the Canadian Institute of Planners (MCIP). She has been vital to UrbanStar's success to date. Please click on the link to the update provided by Township Planning and Design for additional information.

Please click on the below links to see Kristi's full presentation and update on Horse Creek.

[🔗 Horse Creek Update – May 2021 \(English\)](#) [🔗 Horse Creek Update – May 2021 \(Japanese\)](#)

Coming Soon



Cryptocurrency

UrbanStar is excited to announce that we are exploring ways for our Investors to invest in our Lands using Cryptocurrency. Please stay tuned!

For more information please contact:

UrbanStar Group of Companies

✉ Invest@UrbanStarCapital.com

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