

URBANSTAR

NEWS UPDATE



URBANSTAR NEWS UPDATE – MARCH 2021

Introducing UrbanStar

Headquartered in Calgary, Alberta and with an overseas office in Tokyo, UrbanStar is a company that designs, builds and operates real estate asset management solutions for investors. The portfolio strategy for real estate products is consistently focused on investments in regional cities in the growing markets of western Canada.

Canada's Trans Mountain pipeline sees fortunes shine after KXL's demise



This week, U.S. President Joe Biden revoked the presidential permit for TC Energy's Keystone XL pipeline (KXL), undoing efforts by former President Donald Trump to build the line that would have supplied U.S. refiners with 830,000 bpd of Canadian oil.

On the other hand, Trans Mountain Corp, a government corporation, is spending C\$12.6 billion (\$9.9 billion) to nearly triple capacity to 890,000 barrels per day (bpd), a 14% increase from current total Canadian capacity.

Prime Minister Justin Trudeau's government bought the 68-year-old pipeline in 2018 when previous owner Kinder Morgan faced legal hurdles to expand the 1,150-kilometre (715-mile) line running from Alberta to the British Columbia coast. Ottawa has always said it would find new owners.

Trans Mountain has completed 22% of the expansion project, called TMX, which is scheduled for service in December 2022. Suncor Energy Inc, Canadian Natural Resources Ltd and BP PLC are among the committed shippers who have secured 80% of its additional capacity long-term.

A second government source said it bought Trans Mountain for its strategic importance, as its Pacific Ocean connection enables shippers to move oil to Asia, as well as the United States, which buys most Canadian crude.

Now its importance is even greater, the source said.

<https://www.reuters.com/article/us-canada-pipeline-transmountain-idCAKBN29T0BA>

January 2021

January 2021

	Sales		New Listings		Inventory		S/NL Ratio	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%		Actual	Y/Y%	Actual	Y/Y%
Detached	732	42%	1,113	-8%	1,682	-32%	66%	2.30	-52%	\$492,900	3%
Semi	141	68%	212	-12%	341	-41%	67%	2.42	-65%	\$391,300	1%
Row	150	33%	372	10%	697	-9%	40%	4.65	-31%	\$280,900	1%
Apartment	186	27%	552	-3%	1,317	-2%	34%	7.08	-22%	\$245,100	0%
Total Residential	1,209	41%	2,249	-5%	4,037	-22%	54%	3.34	-44%	\$423,800	2%



Calgary real estate experiences strongest January residential sales since 2014

The Calgary Real Estate Board says 2021 kicked off with a flurry of sales in what would prove to be the busiest January in Calgary's housing market in seven years.

According to CREB, there was a total of 1,208 sales in the city last month. Competition for homes was strong in January as demand exceeded supply.

Officials say the year began with an inventory of 4,035 units that was bolstered by the addition of 2,246 new listings throughout January, but the number of available homes is still far lower than the past six years.

Another report from the Alberta Real Estate Association says:

- Calgary's months of supply of inventory has lowered to 3.06 months after seeing a 40% increase in sales year over

year, and a decline in inventory by 20%. This big push in December brought sales just under -1% less transactions YTD than 2019. The market conditions are shaping up for more competitive conditions in 2021.

- Cochrane's sales hot streak extends to seven consecutive months with an increase of sales of 78.9% year over year. Even with an uptick of 11.6% in new listings coming onto the market, the months of supply remain at 2.21 months. The prolonged uptick in the market has had an uptick in pricing in all sectors. The greatest movement has been in the \$300,000 to \$600,000 which has made for a great move up market.

[Calgary Real Estate Board's Report on CTV News](#)

[Alberta Real Estate Association's Report - PDF](#)

Alberta tech companies blossom during pandemic's economic drought

At a time when many other businesses are suffering, Alberta tech companies have found a way to harness the pandemic to grow the industry.

Calgary companies Vog App Developers and Helcim Inc. were each able to grow their workforce by about 40 per cent during the pandemic.

"There's a big shift ... and we benefit from that digitization," Nicolas Beique, Helcim's founder, said.

Calgary Economic Development has seen huge successes from the tech industry during the pandemic, including the \$1.1 billion investment deal scored by Benevity.

Jobs, Economy and Innovation Minister, Doug Schweitzer's office says Calgary and Edmonton both broke records for venture capital investments in 2020. "The tech sector in Alberta has fortunately seen continued momentum and we expect that they will see even greater investment in 2021," Schweitzer's office said.



<https://www.cbc.ca/news/canada/calgary/alberta-tech-sector-pandemic-1.5896406>



UrbanStar launched the dedicated website for the Horse Creek project!

UrbanStar has launched a special website in Japanese to overview our current project, Horse Creek Development Phase 2. It provides information about our company, land development investments, and features of the Calgary area. We hope you will bookmark the website and share it with others who may be interested.

[Visit our special website for the Horse Creek project](#)

Stephen Chambers at Tokyo Satellite Office

Originally from the financial center of Guernsey, Stephen began his career in retail banking with Nat West Bank and then progressing to Midland Bank, which ultimately became HSBC. Upon graduation from University with two Degrees with Honors, he proceeded to work in Private Banking for Societe Generale, Hambros Private Bank and Schroeder's Private Bank. In 2000, he came to Asia, living in Taiwan, then moving to Japan in 2002. Stephen expanded on his banking experience and entered into international Real Estate in 2005 with an international real estate company for 8 years. As a sales manager, he was responsible for managing and developing new agencies focused on their real estate products. In 2013, Stephen transitioned to several consultant roles in Japanese Whole Building Investments, American Real Estate in California/Texas, and Office Design. Stephen is excited to apply his extensive business experience to land investments as part of the UrbanStar Team.

For more information please contact:

UrbanStar Group of Companies

✉ Invest@UrbanStarCapital.com

1043 19 AV SE, Calgary, AB T2G 1M1

www.UrbanStarCanadaLand.com

This document 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.