



GLENDALE MOUNTAIN VIEW GATEWAY DISTRICT Investor Progress Update | August 2026

About UrbanStar Group of Companies

Headquartered in Calgary, Alberta and with an international 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 focused on investments in municipalities in the growing markets of Western Canada.



Key Company Accomplishments

UrbanStar uses its expertise to provide our 3,000+ investors with quality land investment opportunities and currently manages over 1,100+ acres of raw land and two master planned communities with a total land syndication amount of \$108,000,000+ with a potential build out of over 2,400+ mixed use housing units, 250,000 sq ft of commercial space, and a build out value of up to \$3 billion. We make this land available to qualified investors through land based, real estate investment products.

Homes & Developments

UrbanStar can offer an array of real estate services, and we have recently created our multi and single-family home divisions with a target of 300 units and 17,000 sq ft of commercial space with a build out value over \$90,000,000.00 for 2021-2022.



MESSAGE FROM CEO & PRESIDENT OF URBANSTAR

Dear Valued Investors,

We are pleased to provide this latest progress update regarding the Glendale Mountain View Gateway District.

Since introducing the Glendale Mountain View vision, UrbanStar has continued advancing discussions with municipal stakeholders, strategic partners and industry participants regarding the long-term potential of this unique 674-acre opportunity located at the eastern gateway to Cochrane.

During this reporting period, UrbanStar achieved several important milestones, including the preparation and submission of a formal Council presentation, continued engagement with municipal stakeholders, and the advancement of new recreation and sports tourism concepts that further support the broader economic development vision for Glendale Mountain View.

The project continues to align with growing discussions within the Town of Cochrane regarding economic diversification, employment-generating development, tourism, recreation infrastructure and increased non-residential investment.

A significant advancement has been the development of the Sports & Entertainment District concept prepared by P3 Sports Inc., which expands upon the recreation and tourism opportunities originally identified within the Glendale Mountain View vision. This initiative demonstrates the potential for Glendale Mountain View to serve as a regional destination supporting recreation, hospitality, employment, tourism and broader economic activity.

UrbanStar remains committed to responsibly advancing this opportunity through continued collaboration with municipal leaders, stakeholders and strategic partners.

Thank you for your continued trust and support.

Dean F. Gorenc
President & Chief Executive Officer



[Click here to view the previous UrbanStar corporate update.](#)

Executive Summary

Since the release of the Glendale Mountain View vision, UrbanStar has continued advancing discussions related to the approximately 674-acre Glendale Mountain View Gateway District.

The vision remains focused on creating a comprehensive mixed-use district incorporating employment lands, infrastructure.

Key Progress During This Reporting Period

Council Engagement

- Completion and submission of UrbanStar's formal Glendale Mountain View Council presentation.
- Continued engagement with municipal stakeholders regarding the long-term vision and potential opportunities associated with the project.
- A request for continued dialogue with municipal leadership and Administration.

Sports & Recreation Advancement

- Development of a detailed Sports & Entertainment District concept by P3 Sports Inc.
- Further exploration of recreation, sports tourism, hospitality and community-oriented opportunities.
- Cochrane Town Council's approval of a feasibility study examining future ice surfaces and indoor turf capacity.
- Growing municipal attention to the community's future recreation infrastructure requirements.

Economic Development Alignment

- Council's unanimous support for Mayor Morgan Nagel's motion directing Administration to review current land-use and development-permit processes for non-residential projects.
- Continued municipal focus on attracting investment, supporting employment growth and expanding Cochrane's non-residential tax base.
- Alignment between these broader municipal objectives and key components of the Glendale Mountain View vision.

Together, these developments continue to strengthen the long-term potential of Glendale Mountain View as a strategic development opportunity within the region.



Council Presentation & Municipal Engagement

UrbanStar prepared and submitted the Glendale Mountain View Council Presentation to introduce the broader vision framework to municipal leadership and invite further discussion regarding opportunities associated with the project.

The presentation outlines a collaborative approach focused on:

- Economic diversification
- Employment-generating development
- Recreation and tourism opportunities
- Hospitality investment
- Commercial services
- Regional growth

The Glendale Mountain View vision is intended as a framework for collaboration and discussion rather than a finalized development plan. Future planning, approvals, servicing considerations and municipal processes will continue to guide the evolution of the opportunity.

A central component of the vision remains the potential for a significant non-residential component, including employment lands, recreation facilities, hospitality uses and complementary commercial opportunities.

[Click here to view the PowerPoint.](#)



Mayor's Initiative to Support Non-Residential Development

In July 2026, Cochrane Town Council unanimously supported a motion introduced by Mayor Morgan Nagel directing Town Administration to review the current land-use and development-permit processes for non-residential projects.

The initiative is intended to identify opportunities to improve the efficiency of Cochrane's approval processes and strengthen the Town's ability to attract business and non-residential investment.

The objectives discussed by the Mayor and Council align with several important elements of the Glendale Mountain View vision, including:

- Attracting new business and investment
- Supporting employment-generating development
- Expanding Cochrane's non-residential tax base
- Encouraging commercial, tourism and hospitality opportunities
- Strengthening Cochrane's regional competitiveness

UrbanStar views Council's support for reviewing these processes as a positive development within the broader municipal environment and believes the Glendale Mountain View Gateway District is well positioned to support Cochrane's long-term economic development objectives.

[Read the full CochraneNow article.](#)



Community Recreation Planning

In July 2026, Cochrane Town Council also approved proceeding with a feasibility study examining future ice surfaces and indoor turf capacity within the community.

The study is expected to examine community needs and potential options relating to future recreation facilities. The anticipated study period is approximately 18 months.

This municipal initiative highlights the increasing demand for recreation infrastructure associated with Cochrane's continued growth. It also demonstrates the relevance of exploring new facility models, strategic partnerships and potential locations capable of supporting future recreation needs.

The Glendale Mountain View vision, including the Sports & Entertainment District concept prepared by P3 Sports Inc., identifies several complementary opportunities, including multi-sheet arena facilities, indoor recreation, athlete development, sports tourism, hospitality and event programming.

As the Town's feasibility work progresses, UrbanStar believes Glendale Mountain View's strategic location, scale and proposed combination of recreation and supporting commercial uses position the project as a potentially valuable opportunity for consideration in broader discussions concerning Cochrane's future recreation infrastructure.

[Read the full CochraneNow article](#)



Sports & Entertainment District Advancement

One of the most significant developments since the release of the Glendale Mountain View vision has been the preparation of a Sports & Entertainment District concept by P3 Sports Inc.

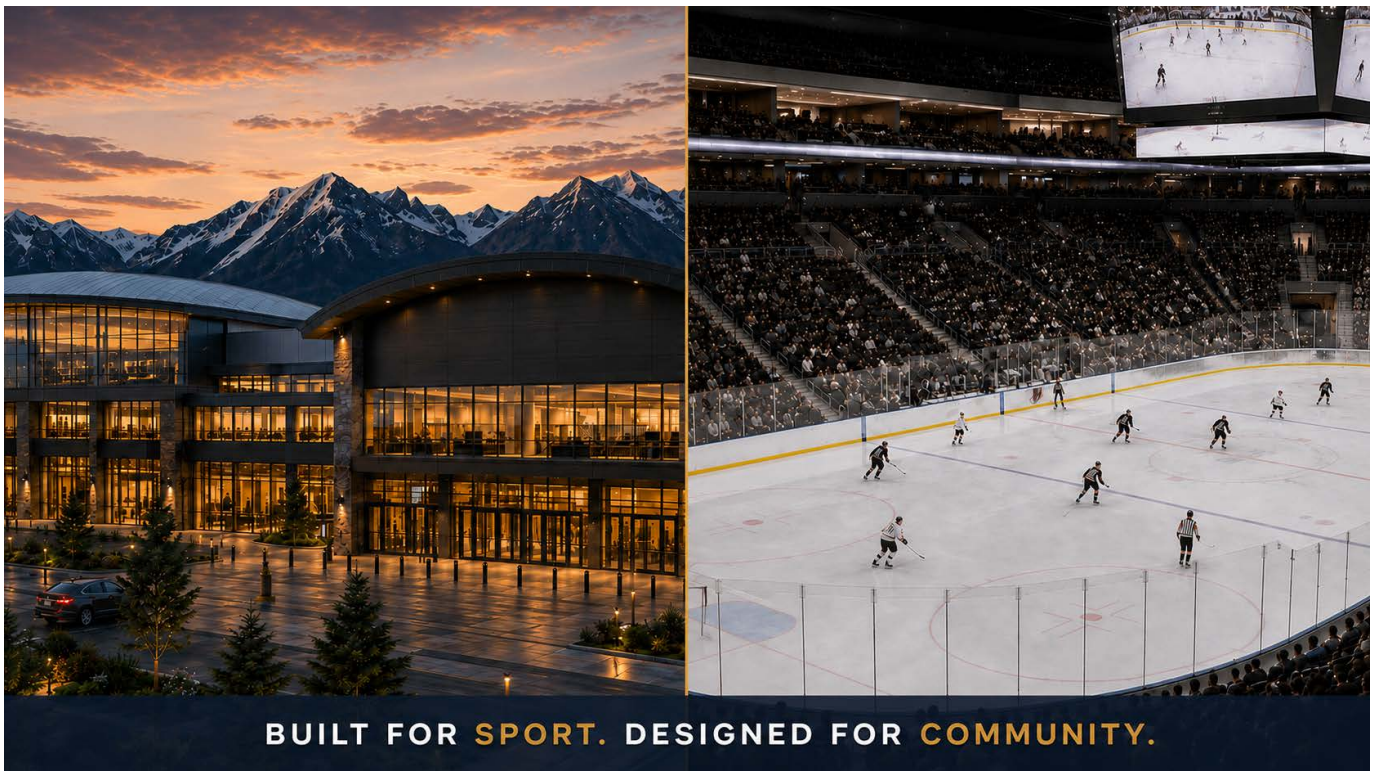
The concept expands upon UrbanStar's original identification of recreation and sports tourism as a potential economic anchor for the district. It explores opportunities including:

- Multi-sheet arena facilities
- Sports tourism programming
- Athlete development
- Educational opportunities
- Hospitality accommodations
- Event hosting
- Recreation and wellness services
- Community gathering spaces

The Sports & Entertainment District concept supports the broader vision of creating a destination-oriented development capable of generating economic activity, tourism visitation, employment opportunities and community benefits.

Council's decision to proceed with a feasibility study examining future ice surfaces and indoor turf capacity further highlights the growing importance of recreation infrastructure within Cochrane. The Glendale Mountain View Sports & Entertainment District concept may provide relevant opportunities as discussions regarding future facilities, locations, partnerships and investment models progress.

[Click here to view the Addendum.](#)



BUILT FOR SPORT. DESIGNED FOR COMMUNITY.

Strategic Opportunity & Regional Impact

The Glendale Mountain View Gateway District has the potential to contribute to long-term regional growth through a combination of employment, recreation, tourism, hospitality and commercial opportunities.

Potential economic benefits include:

- New employment opportunities
- Increased tourism activity
- Hospitality investment
- Commercial development
- Creation of a regional destination
- Growth in the non-residential assessment and tax base

The addition of recreation and sports tourism concepts provides further depth to the original vision and demonstrates the potential for Glendale Mountain View to become a meaningful contributor to Cochrane's future growth.

Stakeholder Engagement

UrbanStar continues to engage with various stakeholders regarding opportunities associated with Glendale Mountain View, including recreation organizations, hospitality interests, business leaders, developers, tourism participants and strategic partners.

Interest in the project continues to be driven by its strategic location, significant scale and ability to support multiple potential future uses.

UrbanStar will continue evaluating opportunities to collaborate with organizations and partners whose experience and objectives may complement the long-term vision for the district.

Next Steps

UrbanStar's continued priorities include:

- Ongoing engagement with municipal leadership and Administration
- Advancement of recreation and sports tourism opportunities
- Continued evaluation of strategic partnerships
- Refinement of economic development concepts
- Exploration of infrastructure and servicing considerations
- Monitoring the Town's recreation feasibility study and related planning initiatives
- Future stakeholder and community engagement

UrbanStar remains focused on responsibly advancing the opportunity while working collaboratively with municipal representatives, stakeholders and strategic partners.

Conclusion

The Glendale Mountain View Gateway District continues to advance through stakeholder engagement, municipal discussions, strategic planning and expanded recreation and tourism initiatives.

Since the previous update, meaningful progress has been achieved through the submission of UrbanStar's Council presentation, continued engagement with municipal stakeholders and the development of the P3 Sports & Entertainment District concept.

Recent Council initiatives concerning non-residential development processes and future recreation infrastructure also reflect a growing municipal focus on areas that align with key elements of the Glendale Mountain View vision.

While the project remains subject to future planning processes, approvals, infrastructure considerations and continued stakeholder engagement, UrbanStar remains encouraged by the alignment between Glendale Mountain View's long-term vision and the region's growing focus on economic diversification, non-residential development and recreation infrastructure.

UrbanStar continues to believe that Glendale Mountain View represents a significant opportunity to contribute to employment creation, tourism growth, recreation infrastructure and the future prosperity of the Cochrane region.



Current Investment Offering

Urbanstar Cochrane Lakes South Ltd.

SOLD OUT



53.5 Acres of Bare Land Real Estate to Purchase and Develop, with \$7,500,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[Click to view Cochrane Lake South Termsheet PDF](#)

Urbanstar Cochrane Lakes North Ltd.

AVAILABLE



104 Acres of Bare Land Real Estate to Purchase and Develop, with \$15,000,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[Click to view Cochrane Lake North Termsheet PDF](#)



For more information please contact:

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