



October 2022 Corporate Update Japan Shareholder Meetings

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.




3,000+
Investors


1,100+
Acres


\$108M+
Land
Syndication


2400+
Potential
Housing
Units


250,000
Potential
Sq.Ft.
Commercial
Space


\$3B+
Potential
Build Out
Value

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.



Introduction

In September of 2022 the Japanese Government sufficiently eased its business travel restrictions; allowing the executive of UrbanStar Group of Companies to return to Japan. CEO Dean Gorenc and Vice President Operations Andre Benson travelled to Tokyo and Osaka and presented a shareholder update multiple times in several venues in both cities. Shareholders that were able to attend received a progress update on all UrbanStar investment; presented by VP Ops Andre Benson. All attendees had the opportunity to engage on a personal level with Dean Gorenc and Andre Benson and ask questions after the presentations.

This update will review the results of these shareholder presentations and will address the common questions from the shareholders as well as provide links to the presentations in Japanese and English for anyone who was not able to attend.

[Click to download Power Point from Presentation](#)

URBANSTAR EVENTS SEPTEMBER 2022

Shareholder Events in Tokyo and Osaka Japan



Dean Gorenc,
CEO



Andre Benson, VP
Operations



Tokyo



Osaka



Question: What was discussed at the event?

Answer: Andre Benson conducted the presentation and shareholder updates. There was a power-point and in depth review of all UrbanStar projects. Andre Benson and Dean Gorenc answered shareholder questions after the presentation. The projects and questions explored at the event are covered below.

ANDRE BENSON | VICE PRESIDENT OPERATIONS

Andre is the 2nd in charge at UrbanStar Group of Companies, whose daily activities encompass operations as well as a direct line of report assisting the CEO Dean Gorenc with Corporate direction and management. Corporate succession planning has positioned Andre to continue company operations and growth when and if it is required by Dean.



Andre has over 20 years in Business Development and Operations in the energy industry and has over 13 years in senior management positions within several public and private service companies. Andre has extensive experience with product development, marketing, client accountability, capital acquisition and operational efficiency. Andre is also a licensed realtor with specialized knowledge of local municipal and provincial Real Estate markets in Alberta, Canada.

Andre's experience has been focused on accountability and team success within the organization resulting in the timely deliverability of value and increasing growth and efficiency of the investments.

[Click to see the Team at Urban Star \(urbanstargroup.ca\)](https://urbanstargroup.ca)

OVERVIEW URBANSTAR PROJECTS DISCUSSED AT SHAREHOLDER MEETING

UrbanStar Cochrane Lakes South – Current Offering

\$7,500,000 Private Placement of 53.5 Acres of Bare Land Real Estate to Purchase and Develop

Cochrane Lakes South is strategically in the desirable Area Structure Plan (ASP) of Cochrane North, Rocky View County Alberta. The site is north of the Town of Cochrane, with spectacular views of the Rocky Mountains and is approximately 53.5-acres in area. We have identified this lands potential for redesignation of the current land-use of cluster residential to include business and or commercial use; resulting in increased land value for our investors. UrbanStar will adjust the Cochrane Lakes South conceptual plan from 70 units to the potential of 178 units. This future development site is 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 the property. The Cochrane Lakes South site has direct access to Highway 22.

[Click to view Term Sheet: UrbanStar Cochrane Lakes South Ltd.](#)

UrbanStar Cochrane Lakes North – Current Offering

\$15,000,000 Private Placement of 104 Acres of Bare Land Real Estate to Purchase and Develop

Within the Cochrane North Area Structure Plan (ASP) and adjacent to the Monterra on Cochrane Lakes development along the Cowboy Trail, Highway #22, Rocky View County. UrbanStar will pursue redesignation of the land-use of cluster residential to include business and or commercial use, potentially increasing the land value for our investors. UrbanStar's conceptual plan will focus on approval of 343 units through a proposed amendment to the ASP that currently allows 135 units on this property. This future development site is 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 the property. The Cochrane Lakes North site has direct access to Highway 22.

[!\[\]\(666e09182d4cd268646ea700ea60dcdf_img.jpg\) View Term Sheet: UrbanStar Cochrane Lakes North Ltd.](#)

UrbanStar Horse Creek – Sold out

\$37,000,000 Private Placement of 280 Acres of Bare Land Real Estate to Purchase and Develop

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 plan area is identified as Cluster Residential and Open Space within the Cochrane North ASP. Cluster Residential is a development form which integrates single and multi-family housing typologies with the natural environment. This allows the development to maximize the number of dwellings in an area, integrate with the natural environment, and preserve significant areas by keeping development compact.

[!\[\]\(003082e50e3009141f59bd5df831749f_img.jpg\) Read Corporate Update: UrbanStar Horse Creek Ltd.](#)

UrbanStar Glendale Mountain View – Sold out

\$49,500,000 Private Placement of 674 Acres of Bare Land Real Estate to Purchase and Develop

UrbanStar Glendale Mountain View is a proposed socially, economically, and environmentally sustainable community of 674 acres in the Bearspaw Area Structure Plan (ASP). Along Highway 1A and abutting Cochrane, this property is 25 minutes from downtown Calgary. Facing the Rocky Mountains, this amenit rich development fully embodies the natural environment through an organic neighbourhood design that will maintain open space through interconnected pathways and parks. It will feature 1,352 single-family homes, semi-detached houses, and townhouses, along with a quaint commercial node of approximately 105,000 sq ft, a designated school area, and convenient transportation.



Question: A common question arose at the share holder presentations of what exactly do we own as shareholders and what does Urbanstar do on your behalf to manage and create value for my land holdings.

Answer: Urbanstar acts as projects manger on behalf of your shareholder holdings. Please read below our role and your ownership over view.

URBANSTAR INVESTOR ADVANTAGE:



TRANSPARENCY AND DISCLOSURE

Full disclosure through an Offering Memorandum or a Subscription Agreement.



DIRECT PARTICIPATION

UrbanStar profit participation model aligns with our investors' interests which includes over 3000 investors in its various offerings.



LAND AND CORPORATE OWNERSHIP

Investment Structure: Alberta Registered Corporation.

Security: Land Ownership
Canadian Regulated UrbanStar land projects are regulated by the Alberta Securities Commission, and investors are registered at Alberta Government Land Titles office demonstrating proof of ownership in our land projects.

Urbanstar, as an appointed project manager, will provide property maintenance, administrative and marketing services with respect to the property on behalf of the shareholders, and will conduct the approved planning activities on the property. UrbanStar will make available out of the purchase price the reserve fund, which may be utilized for the payment of the property expenses and/or planning costs. Please refer to the sub agreement for more details.

A Unique Platform Model, Structure and Security

Business Model: Investor, Vendor and Corporate Alignment

- Investors receive 75% of the net profits and UrbanStar receive 25% of net profits at the end of the project, aligning ourselves with the investor's interests throughout the term of the investment.

The Investment Structure: Alberta (Canada) Registered Corporation (5% of Investment)

- Investors will have Class B Shares in an Alberta (Canada) Registered Corporation, Incorporated under the Alberta Corporate Tax Act.
- Security: Land Ownership (95% of Investment)
- Investors are secured with a mortgage secured against the land, registered at the Government of Alberta Land Titles office.

ISSUER: UrbanStar Cochrane Lakes South Ltd. (Corporate Units)

LAND:

(OWNERSHIP)
(Security)

Mortgage secured against land

EQUITY: (CORPORATE OWNERSHIP) Profit participation

25% OF NET PROFITS

CLASS A voting common shares held by US Cochrane Lakes South Capital Ltd.

75% OF NET PROFITS

CLASS B common shares held by Investors



Question: Our shareholders were very inquisitive about the initial process for UrbanStar Cochrane Lakes South & North approval.

Answer:

Step One - Completion of the Cochrane North/Cochrane Lake ato include Cochrane Lakes in the Cochrane Lake Hamlet Plan boundary.

Step Two - Creation of Cochrane Lakes Conceptual Scheme and associated studies.

Step Three - Formal Submission to Rocky View County



Question: What are the potential project exit strategies that shareholders will vote on?

Answer: * Phased Land Development

Shareholder development sale vote to approve the schedule and terms of the Option Agreement. If approved, development commences with land sales transacted in phases delivering investment returns to landowners over the course of the development.

- 1 EXECUTED PURCHASE & SALE AGREEMENT
- 2 VOTING
- 3 CLOSING & DISTRIBUTIONS

Three Step Bulk Land Sales

A Purchase and Sale Agreement is executed with a homebuilder/ developer. Landowners then vote to approve the terms of the agreement. If approved, a bulk sale is transacted and proceeds are distributed to landowners.

- 1 DEVELOPMENT AGREEMENT
- 2 VOTING
- 3 FINAL APPROVALS & DEVELOPMENT
- 4 PHASED LOT SALES & DISTRIBUTIONS



Question: What is an area structure plan?

Answer: An area structure plan (ASP) provides direction for long-term land use and infrastructure planning of a defined area within a municipality. It is approved by a municipal council according to bylaws and is prepared in accordance with Section 633 of the Municipal Government Act, which requires an area structure plan to describe:

- The sequence of the development proposed for the area.
- The land uses proposed for the area, either generally or with respect to specific parts of the area.
- The general location of major transportation routes and public utilities.



Question: Why is an area structure plan needed?

Answer: An ASP provides detailed information specifically relating to future land use, transportation and services in the area. This helps to strategically guide anticipated future growth in the area.



Question: Does an area structure plan affect my ability to continue to use my land as I am now?

Answer: The approval of an ASP will not affect current land use activities and does not affect your taxes. It only addresses future development over the long term.



Question: If an area structure plan is approved, what happens next?

Answer: An ASP is a high-level land use planning policy document that provides a concept of how a given area can be comprehensively developed over time. Should an ASP be approved by Council, the next steps would include rezoning, subdivision and development permit applications, and associated detailed engineering studies that are prepared by developers for individual parcels; however, these more detailed plans and next steps will only occur if initiated by landowners. An area structure plan may contain any other matters that Council considers necessary to reach the goals and objectives of the communities.



Question: Shareholders asked what can cause delays, and what is the government approval process for UrbanStar lands?

Answer: As shown in the chart below, there are 4 levels of Alberta bureaucracy that must be agreed upon by the governing bodies BEFORE a developer's conceptual scheme can be submitted. Timelines for approval and plan adoption may vary at each different level.

RELATED PLANS & POLICIES

There are a number of plans that determine how land is used in Rocky View County. The diagram below illustrates the Municipal Development Plan's relationship to other plans.





Question: Shareholders were concerned with delays of the Concept Plan submission for Glendale Mountain View, and asked what steps have been taken to expediate the process?

Answer:

- The proposed Glendale Mountain View Conceptual Scheme (CS) was completed and submitted to the RVC in 2017, revised and resubmitted at RVC's request in 2019.
- Currently, the Municipal Development Plan (MDP) and the Bearspaw ASP have been tabled. These documents need to be approved prior to submitting the Glendale Mountain View CS.
- The Proposed Municipal Development Plan for Rocky View County will be reviewed by Administration with a report back to Council by October of 2022 on whether changes to the Plan will move forward and be resubmitted to the The Calgary Metropolitan Region Board (CMRB).
- The Proposed Bearspaw Area Structure Plan will undergo review by Administration with a report back to council by October of 2022 on whether changes to the Plan will move forward.
- Should the MDP and Bearspaw ASP be approved, Glendale Mountain View CS will be resubmitted to the RVC for review and approval.
- Pending RVC Council approval, the Glendale Mountain View CS will be submitted to the CMRB for regional approval.

Minister McIver adopted the Regional Growth Plan and made it effective August 15th, 2022.

According to the council direction: Administration is to present a report to Council no later than two months following a decision by the Minister on the Regional Growth Plan. The report shall principally assess the impacts of the Minister's decision on the development of the review of the Bearspaw ASP. We will be watching the agenda for this report at that time, we anticipate a new project timeline will be issued by the County.

[Read the letter from Minister Ric McIver](#)

[View Glendale Mountain View Concept Plan](#)



Question: Where is the current update for UrbanStar Glendale Mountain View?



UPDATE: GLENDALE MOUNTAIN VIEW

Answer: On September 13, 2022 the Rocky View County passed the following motion - Request for Decision: Bearspaw Area Structure Plan Review MOVED by Councillor Wright that the Bearspaw Area Structure Plan project be placed on hold to accommodate staff resource availability and other Council planning project priorities. - Carried MOVED by Councillor Wright that Administration be directed to present a report with an update on these items, together with a request for direction on continuation of the ASP project, no later than May 2023. - Carried Bearspaw Area Structural Plan will most likely become the RVC main focus in May 2023.

[Read Council Meeting Minutes](#)

[View Glendale Mountain View Concept Plan](#)



Question: If the Shareholders Vote to Build, What types of homes will be built?

Answer: UrbanStar finds the right community to build high-quality homes in the most desirable communities, in the Rocky Mountains. UrbanStar will build high caliber single family homes, duplexes, multi-family condos and master planned communities.



**INNER-CITY
HOMES**



**MULTI-FAMILY
HOMES**



**MASTER PLANNED
COMMUNITIES**

UrbanStar's goal is to create extraordinary communities that encompass distinctive homes, commercial hubs, educational facilities, and recreation; all in balance with the natural environment.

UrbanStar's master home communities include various commercial property, such as independent businesses, 'big box'; stores, and shopping malls. UrbanStar believes that retail should be anything but typical. That is why we will integrate shopping, dining, entertainment and more, promoting a "Live, Work, Play" environment in this ever changing retail landscape.



Question: Why has Horse Creek Re-designated to 903 Potential Units?

Answer: 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 903 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 590 additional units to the original concept.



Additionally, as per our most recent update UrbanStar very excited to announce that we have submitted our concurrent concept plan, sub division plan, ASP major amendment and most importantly our redesignation initiative. These four initiatives have substantially increased the potential value of our land holdings and have taken us from the current allowable development of 313 UPA to approximately over 900 UPA. This significant increase in density has required more planning time with Rocky View County Municipal planners. Urbanstar believes this increased density has also significantly increased its potential value which is our goal for our shareholders to increase the value of your land holdings.

Changes to government directed timelines

Urbanstar is not the only developer with projects submitted, this may cause future delays and alterations to our posted timelines. This, is due to prioritization by the county with other submitted development plans. UrbanStar previously posted government directed timelines are not precise and the timelines may fluctuate based on market demands and workload for the county municipal planners.

Net Difference:

Original Concept Plan	313 Units
Re-designation of Concept Plan	903 Units
Net Difference	590 Units +

[View our Horse Creek Corporate Update](#)

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%)

[See Horse Creek Concept Plan Submission from October 2022](#)



Question: Shareholders wanted to know where they could find the most recent updates

Answer:

UrbanStar provides all Shareholders with corporate updates. To visit any past update, see our website or click the following link:

[View Corporate Update – Urban Star \(urbanstargroup.ca\)](#)

UrbanStar is proud to showcase our updated website:

[Visit Urban Star – Group of Companies \(urbanstargroup.ca\)](#)



CATCH UP ON OUR PAST UPDATES

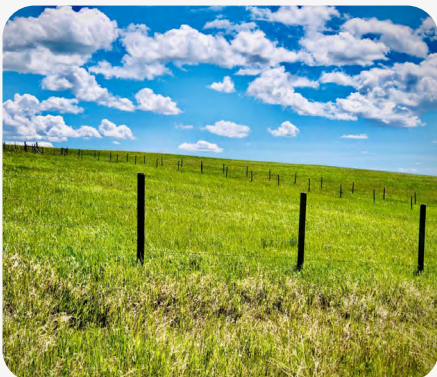
Current Investment Offerings



Urbanstar Cochrane Lakes South Ltd.

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. Currently \$4,000,000 private placement remains available.

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



Urbanstar Cochrane Lakes North Ltd.

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:

UrbanStar Group of Companies

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CEO AND FOUNDER MESSAGE:

Urbanstar Accepting Cryptocurrency

Urbanstar has made a significant change to our next land offering Cochrane Lakes North \$15,000,000 Offering. UrbanStar is pleased to provide seamless investment opportunity by accepting cryptocurrency as an alternate form of investment from traditional FIAT currencies. UrbanStar is accepting cryptocurrency, along with CAD. The cryptocurrencies UrbanStar is currently accepting are Bitcoin, Stablecoin and Ethereum. This will allow investors who have made gains in the crypto space to divest some of their profits into a real-estate asset backed investment opportunity from the UrbanStar Group.

Sincerely, Dean Gorenc

Let's connect:



UrbanStar Official LINE Account

For Japanese Clients | Please add as a friend on LINE!

[!\[\]\(56549452e01ca28bdf2500ced9653143_img.jpg\) **Official Account**](#)

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