

i n v e s t i n
CANADIAN
LAND & REAL ESTATE



Real Estate Investment Solutions For Your Clients

www.UrbanStarGroup.ca

Introducing UrbanStar

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

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.

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.

Invest in Canadian Land and Real Estate

If you are looking to diversify your client's portfolio with Canadian Real Estate, we would encourage you to get familiar with UrbanStar's land offerings as we pride ourselves on our market knowledge, prudent acquisition philosophy and our ability to offer our clients real estate investment opportunities across Western Canada. We specialize in selection and acquisition of strategically located land in urban growth corridors and make this land available to qualified investors and purchasers through land-based real estate investment products.

Types of Real Estate Offerings

UrbanStar is committed to finding the best possible property to syndicate for our investors.

- Land Development: Involves buying land and developing it to increase its value through enhancing its highest and best use and bringing physical enhancements to the land as well.
- RawLand: UrbanStar buys raw land is the path of current development, with the objective of benefitting from the appreciation of the property through conceptual land enhancements.
- Multi and single family home developments.

Invest in Canadian Land

"The UrbanStar land investment opportunities offer a solid opportunity to obtain a core growth component in any investment portfolio."

Referral Opportunity

Up to 20% commission is available for any business you refer to us.

Key Investment Highlights

UrbanStar chooses to charge a promotional fee to acquire, syndicate and manage the land for investors. We align ourselves in the investment by participating in a percentage of the profits of the land when it has exited.

- Assets backed by direct ownership of land
- Access to exclusive investments for modest capital
- Investment diversification
- Premium long term potential returns
- Experienced management team
- Geographical diversification of land projects
- Equity and income investment offerings

UrbanStar Promotes Investing in Canadian Land

Total Land Syndication - \$108,000,000

UrbanStar Glendale Manor Inc.

SOLD OUT

- 250 Acres
- \$14,000,000 Offering Size

UrbanStar Windy Ridge Commercial Inc.

SOLD OUT

- 44 Acres
- \$3,885,000 Offering Size

UrbanStar Windy Ridge Phase 1 Inc.

SOLD OUT

- 160 Acres
- \$11,300,000 Offering Size

UrbanStar Windy Ridge Estates Ltd.

SOLD OUT

- 73 Acres
- \$5,900,000 Offering Size

UrbanStar Mountain View Estates Ltd.

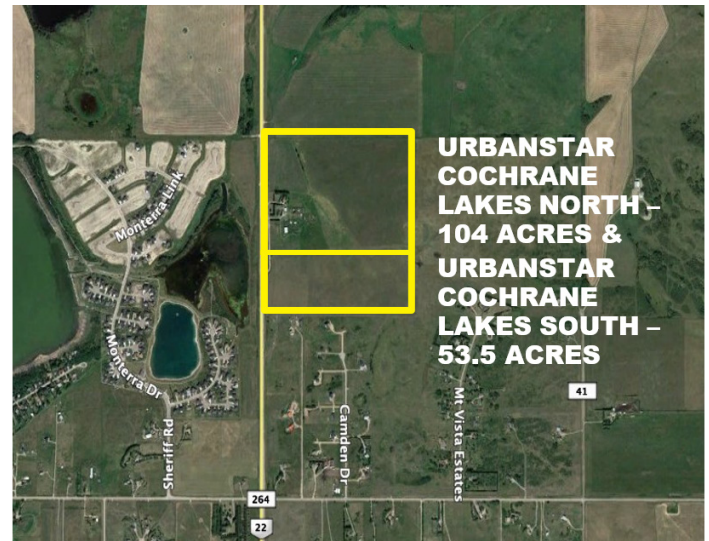
SOLD OUT

- 145 Acres
- \$13,200,000 Offering Size

UrbanStar Horse Creek Development Ltd.

SOLD OUT

- 120 Acres
- \$14,500,000 Offering Size



UrbanStar Horse Creek Development PH2 Ltd.

SOLD OUT

- 160 Acres
- \$22,500,000 Offering Size

UrbanStar Cochrane Lakes North Ltd.

AVAILABLE

- 104 Acres
- \$15,000,000 Offering Size

UrbanStar Cochrane Lakes South Ltd.

AVAILABLE

- 53.5 Acres
- \$7,500,000 Offering Size

Learn more about investing with UrbanStar and its current offerings by visiting www.UrbanStarGroup.ca

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. This advertisement is for information purposes only and is being made available on a confidential basis solely to enable the prospective "accredited" and other qualified investors authorized by UrbanStar to evaluate the securities of UrbanStar. All sales of securities will be made through qualified agents. Any unauthorized use of this Presentation is strictly prohibited. The information contained in this advertisement, made to you verbally and any other information provided to you (in writing or otherwise) in connection with UrbanStar and its business is subject to updating, completion, revision, verification and amendment without notice which may result in material changes. This advertisement is not intended to provide financial, tax, legal or accounting advice and do not purport to contain all the information that a prospective investor may require. Each prospective investor should perform and rely on its own investigation and analysis of UrbanStar and the terms of any offering of the securities, including the merits and risks involved, and are advised to seek their own professional advice on the legal, financial and taxation consequences of making an investment in UrbanStar. The securities are highly speculative.

For additional information, please contact:

UrbanStar Group of Companies
Invest@UrbanStarCapital.com

1043 19 AV SE, Calgary, AB T2G 1M1, Canada

www.UrbanStarGroup.ca