

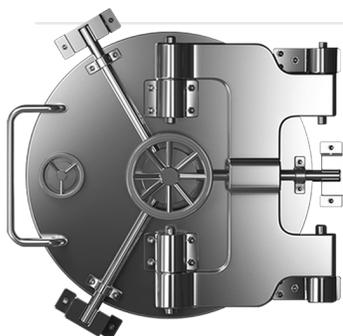
URBANSTAR CORPORATE UPDATE



URBANSTAR ACCEPTING CRYPTOCURRENCY DECEMBER 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.



TETRA TRUST COMPANY

Calgary based [Tetra Trust Company](#) is Canada's first qualified custodian for crypto assets with approval from the Government of Alberta. Tetra is focused on helping investors safely store and transfer their crypto assets. Tetra aims to help crypto service providers, investors, and fiduciaries mitigate the risk and provides escrow services for crypto transactions.

Tetra provides investor confidence that are:

- ✓ **SECURE**
Industry leading security protocols let you transact and transfer digital assets without the risk when investing with UrbanStar.
- ✓ **REGULATED**
As Canada's **first and only** regulated custodian, you have the comfort of knowing your assets are protected by a regulated financial institution.
- ✓ **ACCESSIBLE**
Tetra custody enables easy online access allowing you to securely manage your assets and invest into UrbanStar's Land Offering.
- ✓ **INSURED**
Backed by a comprehensive insurance policy to protect against the unexpected.

UrbanStar is proud to offer this new form of investment of cryptocurrency to provide investors an alternative with UrbanStar.

CEO and Founder Message:

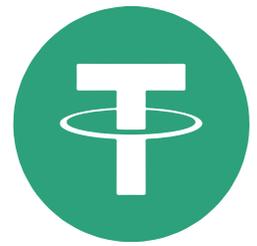
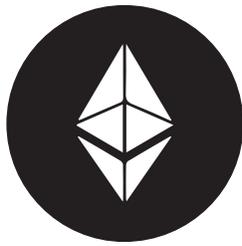
URBANSTAR ACCEPTING CRYPTOCURRENCY

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, Litecoin, 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 [UrbanStarGroup](#).

Sincerely, Dean Gorenc

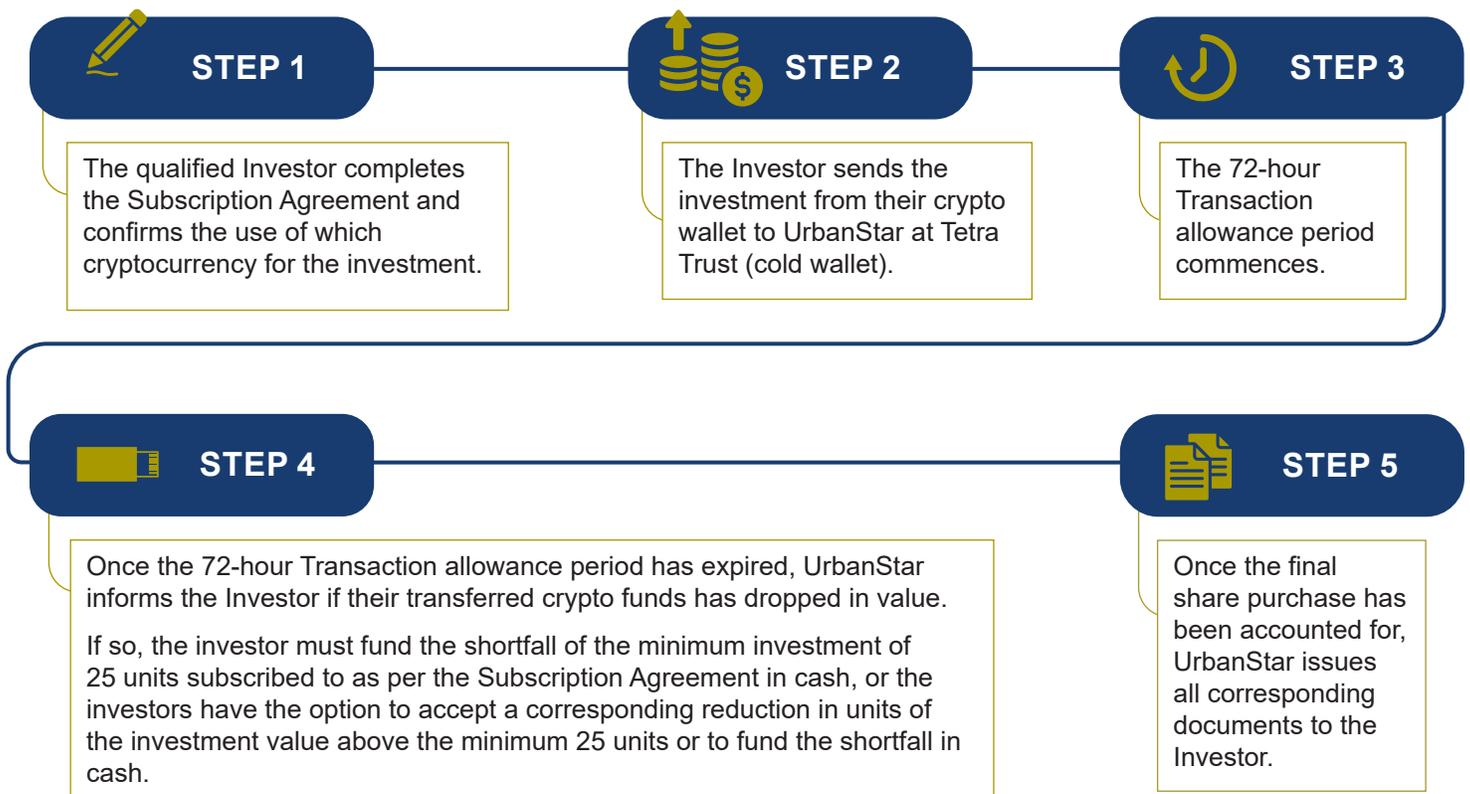
CRYPTOCURRENCIES ACCEPTED

We accept Bitcoin, Ethereum, Litecoin, Stablecoin and USDT & USDC



HOW CRYPTO WORKS WITH URBANSTAR – FLOW THROUGH PROCESS

What is the process for the crypto based investment with UrbanStar?



CRYPTOCURRENCY FACTS AND FREQUENTLY ASKED QUESTIONS

Q: WHO IS TETRA TRUST COMPANY?

A: Calgary based Tetra Trust Company (Tetra Trust) is Canada's first qualified custodian for crypto assets with approval from the Government of Alberta. Tetra is focused on helping investors safely store and transfer their crypto assets. Tetra aims to help crypto service providers, investors, and fiduciaries mitigate the risk and provides escrow services for crypto transactions.

Q: WHAT IS A COLD WALLET?

A: A cold wallet, otherwise known as a hardware wallet or cold storage, is a physical device that keeps your cryptocurrency completely offline in a virtual wallet.

Q: HOW DO CRYPTO COLD WALLETS WORK?

A: Cold storage is often seen as even more secure than a traditional wallet. It involves storing bitcoins offline, entirely separate from any Internet access.

Q: WHERE DO THE FUNDS GO AFTER LEAVING THE INVESTORS WALLET?

A: The funds immediately go into UrbanStar's vault.

Q: WHERE DOES THE INVESTOR GET THE INFORMATION TO KNOW WHAT AMOUNT OF CRYPTOCURRENCY TO SEND?

A: Investors will have to do their own conversion on their end when they send their currency. UrbanStar recommends that investor crypto transactions are converted to a Stablecoin before they send their investment. Stablecoin, such as USDT mitigates the crypto fluctuation values and should provide stability in the coin value for the investment transaction. If they are sending 25k their wallet will do the calculation automatically.

Q: WHY DOES URBANSTAR SUGGEST INVESTORS CONVERT THEIR CRYPTO- CURRENCY TO STABLE-COINS?

A: Stablecoins are cryptocurrencies designed to maintain a value of \$1. Stablecoins are typically pegged to the U.S. dollar at a fixed ratio and is backed by hard currency reserves or cash proxies, similar to Treasury bills.

Q: WHY DOES URBANSTAR HAVE A 72 HOUR TRANSACTION ALLOWANCE?

A: A purchaser may rescind a purchase under subsection (1) of the Alberta Securities Commission Rule 81-503, Rescission of Purchase of Mutual Fund Security, by sending written notice of the rescission within 48 hours from the time the purchaser received the confirmation for a lump sum purchase; accordingly, UrbanStar requires an additional 24 hours after we receive confirmation that the investor has not exercised their right to rescind their investment.

Q: WHAT HAPPENS IN THE 72 HOUR TRANSACTION ALLOWANCE TIMEFRAME?

A: The investor executes the Subscription Agreement and fund transfer and sends their crypto wallet # and investment amount to invest@urbanstarcapital.com.

Q: WHAT HAPPENS IF THE CRYPTOCURRENCY DECREASES IN THE 72 HOUR TRANSACTION ALLOWANCE?

A: If the cryptocurrency used for the investment decreases within the 72 hours, the investor would receive the corresponding decreased value in the purchased investment; in accordance with section 1(c) of the Subscription Agreement. The investor has the option to top up their investment with cash at this point. UrbanStar believes these cash top ups will be minimal if Stablecoin is the cryptocurrency of the transaction.





Now Available!



Cryptocurrency

UrbanStar Cochrane Lakes North
\$15,000,000 investment available in
cryptocurrency as well as Fiat currency.

For more information please contact:

UrbanStar Group of Companies

✉ Invest@UrbanStarCapital.com

1043 19 AV SE, Calgary, AB T2G 1M1

www.UrbanStarGroup.ca



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