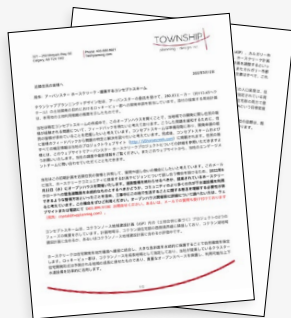




JUNE 2022 Corporate Update

About UrbanStar Group of Companies

UrbanStar is a specialized firm that designs, implements and operates real estate asset management solutions for investors. The portfolio strategy of our real estate offerings is firmly focused on investing in selected regional cities in the thriving markets of Western Canada.



Community Engagement Notice: [Read Horse Creek Mailer Combined](#)

Additionally, the community engagement is supported by a project specific website, please follow www.USHorseCreek.com to view additional information with regards the UrbanStar Horse Creek Development.

Project Update: Horse Creek

Updated work plan for the open house for Horse Creek revised date is June 22, 2022

Township Planning + Design Inc. has been retained by UrbanStar to develop the conceptual scheme for submission to Rocky View County. This submission process requires community engagement in the form of an Open House. The original date for the Open House was May 26, 2022 but due to a delay on behalf of ISL Engineering and Land Services Ltd.; the community Open House will now take place on **June 22, 2022**. Township Planning + Design Inc. has commissioned ISL to complete the Horse Creek Development Servicing Study and Preliminary Stormwater Management Report encompassing water, wastewater, and stormwater infrastructure.

The ultimate intent is to provide a framework for the future water and wastewater servicing systems and stormwater management in the area as well as to provide necessary parameters for the design, including recommendations for feasible servicing options. The Study also supports the preparation of development applications for Rocky View County and supports sustainable and cost-effective development of the Horse Creek study area. Attached is the invitation to the area residents with regards to the upcoming Open House.



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. Term Sheet: UrbanStar Cochrane Lakes South Ltd.

[🔗 Term Sheet: UrbanStar Cochrane Lakes South Ltd.](#)

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.

[🔗 Term Sheet: UrbanStar Cochrane Lakes North Ltd.](#)

TOTAL LAND SYNDICATION

Urbanstar's Footprint in Calgary Metropolitan Region

\$108,000,000

Land Projects

A UrbanStar Glendale Manor Inc.
250 Acres | \$14,000,000 Offering
Size | **Sold out**

**B UrbanStar Windy Ridge
Commercial Inc.** | 44 Acres
\$3,885,000 Offering Size | **Sold out**

**C UrbanStar Windy Ridge Phase
1 Inc.** | 160 Acres | \$11,300,000
Offering Size | **Sold out**

**D UrbanStar Windy Ridge
Estates Ltd.** | 73 Acres | \$5,900,000
Offering Size | **Sold out**

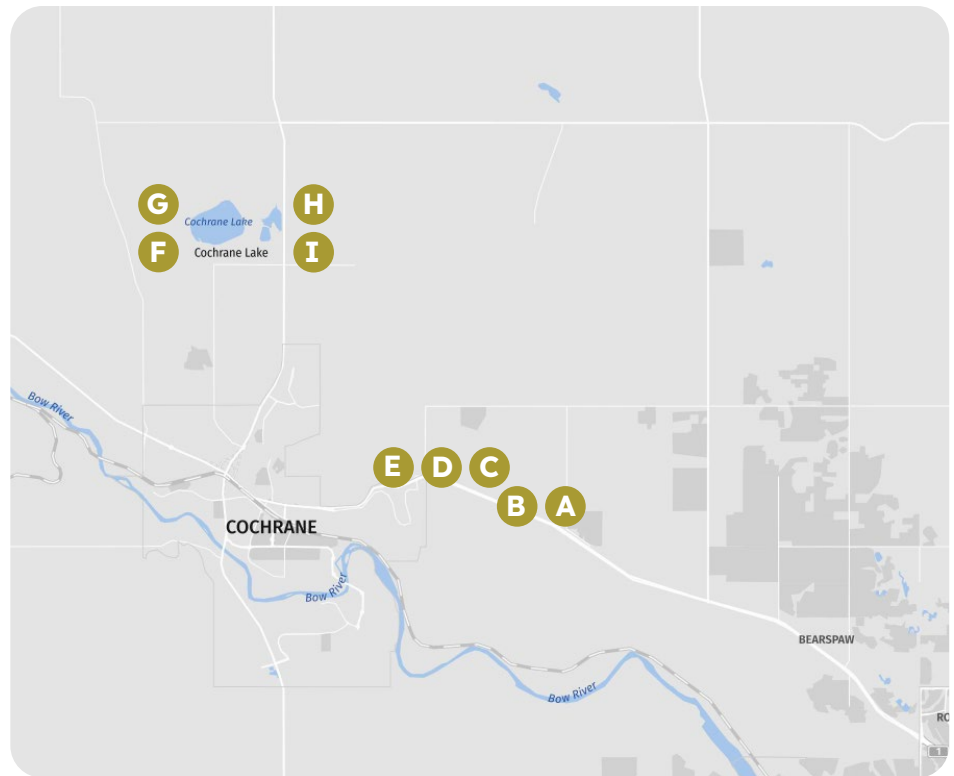
**E UrbanStar Mountain View
Estates Ltd.** | 145 Acres | \$13,200,000
Offering Size | **Sold out**

**F UrbanStar Horse Creek
Development Ltd.** | 120 Acres
\$14,500,000 Offering Size | **Sold out**

**G UrbanStar Horse Creek
Development PH2 Ltd.** | 160 Acres
\$22,500,000 Offering Size | **Sold out**

**H UrbanStar Cochrane Lakes
North Ltd.** | 104 Acres | \$15,000,000
Offering Size | **Available**

**I UrbanStar Cochrane Lakes
South Ltd.** | 53.5 Acres | \$7,500,000
Offering Size | **Available**



Urbanstar Land Planning Activities:

- Oversee and approve pursuit of entitlements (engineering)
- Negotiate and enter into grazing or agriculture lease to preserve favorable property tax treatment
- Negotiate and grant public easements to city entities, or utility providers as necessary
- Perform ongoing project operations like property taxes, site maintenance, and lease management
- Track the market to ensure that the proposed entitlements & plans are viable
- Initiate and manage entitlement approvals with the municipality
- Obtain authorization from local agencies for water and sewer servicing
- Initiate and fund preliminary and final engineering
- Prepare and obtain approvals of master development reports
- Prepare and obtain approvals of civil engineering and landscape plans
- Negotiate and execute utility servicing agreements and procure designs for utilities like water, sanitary sewer, electric, gas, and phone/cable
- Negotiate and execute development agreements as necessary with public or private entities
- Contract and manage the development of community offsite and onsite improvements



For more information please contact:

UrbanStar Group of Companies
✉ Invest@UrbanStarCapital.com

1043 19 AV SE, Calgary, AB T2G 1M1

www.UrbanStarGroup.ca



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 UrbanStar Group.

Sincerely, Dean Gorenc

Let's connect:



UrbanStar Official LINE Account

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

[!\[\]\(f1c5da15572e3e09d343161be98f508d_img.jpg\) OFFICIAL ACCOUNT](#)

This advertisement is not 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 and you can lose all or part of your investment.