

URBANSTAR CORPORATE UPDATE



URBANSTAR PROJECTS UPDATE - JUNE 2022

INTRODUCING URBANSTAR

Headquartered in Calgary, Alberta and with an overseas 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 consistently focused on investments in regional cities in the growing markets of western Canada.

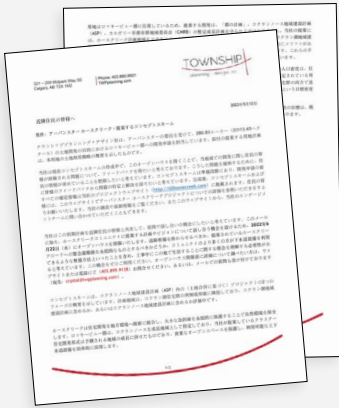


PROJECT UPDATE: HORSE CREEK

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.



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

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



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.](#)

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.](#)



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



URBANSTAR OFFICIAL LINE ACCOUNT

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

[OFFICIAL ACCOUNT](#)

Let's connect:



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.