

URBANSTAR PROJECTS UPDATE



URBANSTAR PROJECTS UPDATE - MARCH 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.

**THE FOCUS OF THIS CURRENT UPDATE IS TO SHOW THE CONTINUED PROGRESSION
OF URBANSTAR'S EFFORTS ON BEHALF OF OUR INVESTORS**

Since inception, the opportunity for potential investment growth is based on increased development allowances granted by the municipality. The highest and best use of the land holdings generate the greatest value potential. The following information describes the latest progress for both the Horse Creek and Glendale Mountain View investments.



PROJECT PLANNING

Our project updates are presented by the Principal and Senior Planner of Township Planning + Design Inc., Kristi Beunder (formerly Principal of Civic Works). Kristi has been the planning lead with UrbanStar for 8+ years and is a Registered Professional Planner (RPP) and Full member of the Canadian Institute of Planners (MCIP). She holds a bachelor's degree in Political Science and a master's degree in Environmental Design (Community Planning) from the University of Calgary. She has also achieved a certificate in Urban Design from Simon Fraser University. Kristi's experience with the creation of new, vibrant communities and land development clients undertaking residential, commercial and industrial projects has been vital to UrbanStar's success to date.

UrbanStar works with experienced consultants in order to realize their development vision. Their contributions include pre-development studies and analysis, community planning and design Township Planning + Design Inc. : Project Management, Site Design and Master Planning, Conceptual Scheme development, Community Engagement, Approvals Facilitation Navagrah: Landscape and Open Spaces Master Plan Westhoff Engineering Resources Inc.: Biophysical Impact Assessment Bunt & Associates Engineering Ltd.: Transportation Impact Assessment ISL: Civil Engineering.

ROCKY VIEW COUNTY

Rocky View County is a municipal district in southern Alberta, Canada that is named for its views of the nearby Rocky Mountains to the west. It surrounds most of Calgary, forming the city's northern boundary and most of the city's western and eastern boundaries. At a population of 39,407 in 2016, Rocky View County is the most populous municipal district in Alberta.



PROJECT UPDATE 1: HORSE CREEK

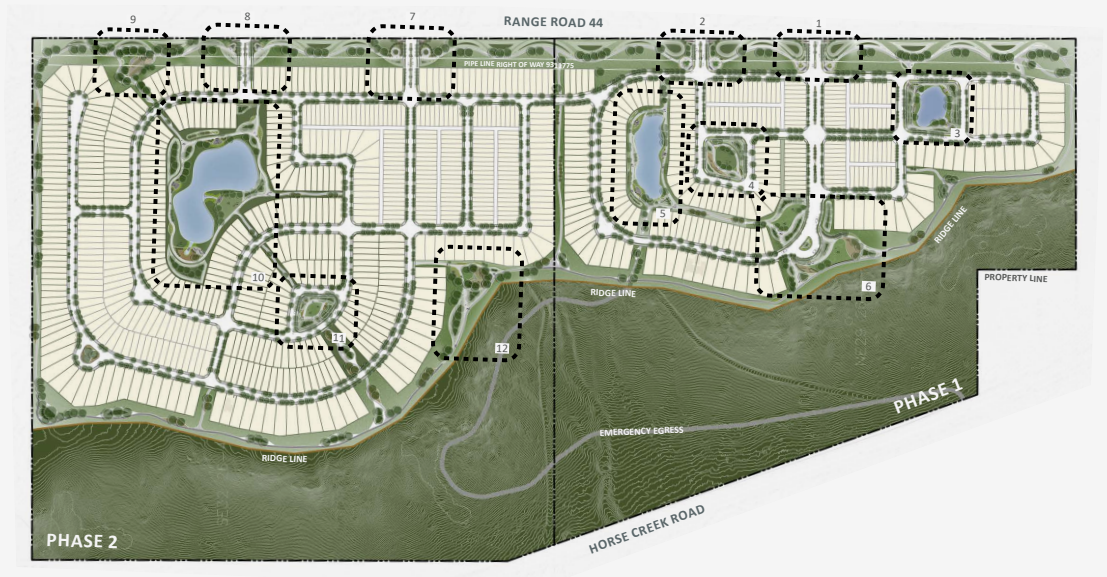
UPDATED WORK PLAN FOR THE OPEN HOUSE FOR HORSE CREEK TARGETED FOR MAY 26TH, 2022

Kristi Beunder and Township Planning have been actively engaged with the Rocky View County administration. They are planning to hold the open house for Horse Creek on May 26th 2022. Please see the below timeline for the updated schedule. Kristi has been proposing triple the allowable density than what is specified in the current Area Structure Plan. This is a much more efficient use of land and will create increased value for our investors.

March	
Mon 21th	
wed 23	Book Weedon Hall Source Caterers Week 4
mon 28	Open House Vision Meeting Week 5
April	
mon 04	Confirm Website Design present catering options to client
fri 08	CS Rough Draft (Deliver To Client) Week 1
mon 11	Website Live Informal Review RVC Week 2
wed 20	Confirm Number of Mailers
fri 22	CS Complete (Deliver to Client) Week 3
mon 25	Confirm Essential Staff for Open House Confirm Refreshments
thurs 28	Deliver Prepared Mailers to RVC (Fee) Week 4
May	
mon 02	Send Open House Presentation and Boards to Essential Staff for verification Week 1
mon 09	Upload CS to website Advertise Open House on website
thurs 12	Advertising Posted in RVW Week 2
fri 20	Pick up Open House Boards Week 3
5-8pm May Thurs 26th	Hall set up Pick up/ Receive Refreshments Team Meeting prior to event

* Dates are a guideline and subject change

Horse Creek Engagement



LOTING CONCEPT RE-DESIGNATION TO 949 POTENTIAL UNITS

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 949 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 636 additional units to the original concept.

Net Difference:

Original Concept Plan	313 Units
Re-designation of Concept Plan	949 Units
Net Difference	636 Units +

	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%)

PROJECT UPDATE 2 : GLENDALE MOUNTAIN VIEW



UrbanStar is very frustrated with the further delay of the Bears paw ASP review. UrbanStar previously sent a letter to Ric McIver, Minister of Municipal Affairs, and expressed our concerns related to further delay in approving the ASP on February 8, 2022.

On March 4th, 2022 UrbanStar received the following letter from Minister Ric McIver and he stated that he is currently finalizing the review of the CMRB's proposed plans. UrbanStar will continue to represent our investors' stakes and actively engage with the local authorities to move our projects forward

Please click the link to read the letter that UrbanStar wrote to the Minister <https://www.urbanstargroup.ca/wp-content/uploads/The-Honorable-Ric-McIver-Urbanstar-CEO.pdf>



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

March 4, 2022

Mr. Dean Gorenc
CEO and President
UrbanStar Group of Companies
1043 -19 Ave SE
Calgary AB T2G 1M1

Dear Mr. Gorenc:

Thank you for your letter of February 8, 2022, outlining your concerns with the Calgary Metropolitan Region Board (CMRB).

The CMRB was established with a mandate to develop a collaborative vision for future growth in the region. It was also intended as a forum to quickly and effectively address disputes, which had historically imposed unacceptable delays and additional costs on development.

Our government continues to believe in the need for strong intermunicipal collaboration in the Calgary metropolitan region and a mechanism to support that collaboration. Even so, I recognize your concerns related to delays in approving local area structure plans, in anticipation of the CMRB Growth Plan.

Furthermore, I am aware of larger concerns about the CMHB and potential impacts on development in rural areas. I am currently finalizing the review of the CMRB's proposed plans, as well as considering whether changes are required to ensure the board is functioning properly. I can assure you that I have no intention of approving any plan that does not support economic development in the region.

Thank you again for writing and for your interest in this very important issue.

Sincerely,

Ric McIver
Minister

cc: Honourable Jason Kenney, Premier of Alberta
Honourable Tanya Fir, Associate Minister of Red Tape Reduction

320 Legislature Building, 10800- 7 Avenue, Edmonton, Alberta 15K 2B6 Canada Telephone 780-427-3744 ax 780-4229550

ON MARCH 22TH, 2022 URBANSTAR RECEIVED THE FOLLOWING EMAIL FOR AN UPDATE ON THE BEARSPAW AREA STRUCTURE PLAN FROM THE PLANNING POLICY DEPARTMENT OF ROCKY VIEW COUNTY:

FROM: Planning Policy Department of Rocky View County
TO: Mr. Dean Gorenc, UrbanStar Group of Companies
DATE: Mar 22, 2022
SUBJECT: Bearspaw Area Structure Plan Update



UrbanStar Group of Companies,

Thank you for your continued interest in the Bearspaw Area Structure Plan (ASP) review project. You are receiving this email because we have an update on the status of the project. On January 25, 2022, Administration presented a report to Council to provide an update on the project and request confirmation of direction.

Upon consideration, Council directed that the Bearspaw ASP review project be placed on hold until Council has determined its strategic direction on growth within the County and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan.

And, that Administration present a report to Council no later than two months following a decision by the Minister on the Regional Growth Plan. The report shall assess the impacts of the Minister's decision on the development of the review of the Bearspaw ASP.

We will update the project webpage when the Minister's decision is available and an update is scheduled for Council.

For more information please visit our website at: <http://www.rockyview.ca/BearspawASP>

- The Planning Policy Department of Rocky View County

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.

[!\[\]\(b792654f2cef9719eabeb6c5be00811e_img.jpg\) 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.

[!\[\]\(b64b40baaee5acddc1eab8538ba84754_img.jpg\) 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!

[!\[\]\(248b91fcdac4810ffd15cf33fb6aec6f_img.jpg\) 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.