

URBANSTAR CORPORATE UPDATE



URBANSTAR CORPORATE UPDATE – MARCH 2020

About 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. For additional information please visit UrbanStar's updated corporate website at <https://www.urbanstargroup.ca>.



Glendale Mountain View Update

Our executive team has recently put together a presentation focused on the progress of our Glendale Mountainview and Horse Creek projects. The coordination of this presentation was led by our Sr.Urban Planner, Kristie Beunder. Kristie oversees the design process and is currently working with the Alberta and municipal governments to achieve regulatory approvals. Kristie included the current situation regarding the regulatory approval process and she also presented a detailed review of the projects themselves.

More information and a full and detailed review of our presentation can be found here:

urbanstargroup.ca/wp-content/uploads/GlendaleMountainViewUpdates_February2020-FINAL_ENG.pdf



Policy Plans Governing Area Development

1. Overall County Wide Guiding Policy; Being revised to identify a growth sustainability mode
2. Intermunicipal Policy
3. Detailed Area policy; Over 20 years old and it is being revised presently.

Timing/Next Steps

Rocky View county Staff have requested that, upon adoption of the new Bears paw ASP, that our Glendale Mountain View Land Use Application and Conceptual Scheme application be the first proposal to be reviewed for approval.

Once completed, the new MDP and Land Use Bylaw would also be in place giving us more flexibility of land use options that require alignment with the Growth Suitability Model.

Current government scheduling dictates that The Bears paw ASP will be adopted in the Fall of 2020. UrbanStar's application and subsequent approval would follow the formal public hearing and adoption process.

Phase 2	Phase 3	Phase 4
Study Area Analysis June - Sept 2019	Preparing Draft Plan Sept 2019 - Mar 2020	Finalizing the Plan Mar - Sept 2020
<ul style="list-style-type: none"> • Existing Conditions Analysis • Development Concepts • Phase 2 Engagement 	<ul style="list-style-type: none"> • Draft Plan • Circulation • Revised Draft Plan • Phase 3 Engagement 	<ul style="list-style-type: none"> • Final Draft • Public Hearing • Calgary Metropolitan Regional Board Review • Project Close

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.

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