



UrbanStar News Update April 2023

About UrbanStar Group of Companies

Headquartered in Calgary, Alberta and with an international 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 focused on investments in municipalities in the growing markets of Western Canada.




3,000+
Investors


1,100+
Acres


\$108M+
Land
Syndication


2400+
Potential
Housing
Units


250,000
Potential
Sq.Ft.
Commercial
Space


\$3B+
Potential
Build Out
Value

Key Company Accomplishments

UrbanStar uses its expertise to provide our 3,000+ investors with quality land investment opportunities and currently manages over 1,100+ acres of raw land and two master planned communities with a total land syndication amount of \$108,000,000+ with a potential build out of over 2,400+ mixed use housing units, 250,000 sq ft of commercial space, and a build out value of up to \$3 billion. We make this land available to qualified investors through land based, real estate investment products.

Homes & Developments

UrbanStar can offer an array of real estate services, and we have recently created our multi and single-family home divisions with a target of 300 units and 17,000 sq ft of commercial space with a build out value over \$90,000,000.00 for 2021-2022.

MASTER PLANNED COMMUNITIES



INNER-CITY
HOMES

MULTI-FAMILY
HOMES



Japan Reopens its Doors to Imports of Canadian Beef

CBC News, Posted Mar 27, 2023

IT COMES 20 YEARS AFTER MAD COW DISEASES DEVASTATED THE INDUSTRY IN CANADA

Two decades after mad cow disease devastated this country's cattle industry, Japan is reopening its doors to imports of Canadian beef. (The Canadian Press)

Japan is lifting the last of its restrictions against Canadian beef, 20 years after BSE, often called mad cow disease, devastated this country's cattle industry.

According to the federal government Japan is reopening its doors to processed beef and beef patties from Canada.

The move puts an end to the

market access barriers Japan put in place in 2003, after a case of bovine spongiform encephalopathy, or mad cow disease, was discovered in Alberta.

Around 40 countries closed their borders to Canadian beef during the height of the BSE crisis, resulting in billions of dollars in losses for the industry.

"It was just devastating," said Alberta rancher Erik Butters. "There were people who were very fearful they were going to lose their businesses and their houses."

Japan initially shut its border to all Canadian beef but has been lifting restrictions in stages over the years, most recently with its 2019 decision to begin accepting

Canadian beef from cattle older than 30 months of age.

The federal government says Japan is now Canada's second-largest market for beef, with exports worth \$518 million in 2022 largely due to Canada's preferential access under the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP).

"This accomplishment ushers in a new era for Canada and its second-largest market for beef and beef products: expanding market access for Canadian exporters," a spokesperson with the government said in a statement.

[Read Full Article](#)

Government of Canada Introduces Amendments to Foreign Buyer Ban

By Howard Chai, Storeys: Real Estate News, Posted March 27, 2023

On Monday, March 27, 2023, the Government of Canada announced a series of amendments to the foreign buyer ban — officially called the Prohibition on the Purchase of Residential Property by Non-Canadians Act — to expand the exceptions to the regulations, some of which have become an unintended thorn in the sides of developers across the country.

The four amendments to the foreign buyer ban are effective immediately, as of March 27, 2023, and are as follows.

The Foreign Control Threshold is Now 10%

While the foreign buyer ban was originally created with individual Canadians and the resale market in mind, a less-discussed aspect of the ban was its effect on the development industry, particularly with the legislation deeming an entity as foreign if non-Canadians owned 3% or more of it.

In the short months since the ban came into effect on January 1, 2022, this 3% has been repeatedly cited by developers as overly-restrictive, specifically for real estate investment trusts (REITs). With the amendment, the maximum amount of non-Canadian control in a REIT subject to the foreign buyer ban is now 10%.

Purchasing for the Purpose of Development

Perhaps even more of a relief is the new exception that allows non-Canadians to purchase residential property, if the purpose is development. Previously, this exception was only applicable to publicly-traded corporations.

According to a CMHC FAQ, “development” does not include “the mere purpose of leasing or renting the property out to tenants or otherwise managing it as a rental property as part of its portfolio.” Repairs, renovations, and remodeling also do not count as “development,” but the CMHC notes that some expansions or remodels that are “tantamount to the construction of a new building or a change of use” — such as one that would create a new residential property — do, and will now be allowed.

The Ban No Longer Applies to Vacant Land

Under the previous regulations, vacant land zoned for residential use or mixed-use with residential could not be purchased by non-Canadians.

The Government of Canada is now repealing that restriction — Section 3(2) — and with the change, non-Canadians can now purchase vacant land zoned for residential use and use it for any purpose.

The Ban No Longer Applies to Work Permit Holders

A common criticism of the foreign buyer ban has been that it seemingly contradicts the federal government’s lofty immigration goals, or even gives the appearance of xenophobia, by limiting the ability of those who may be looking to settle down in Canada from buying homes.

Now, those who hold a work permit or are authorized to work in Canada are allowed to purchase residential property, so long as they have 183 days of validity, or more, remaining on their permit, and have not purchased more than one residential property.

The Prohibition on the Purchase of Residential Property by Non-Canadians Act was passed by Parliament on June 23, 2022, and has been framed by the Government of Canada as a mechanism that will make housing more affordable for Canadians, by targeting foreign money.

[Read Full Article](#)



From left: pistol shooting athlete Lynda Kiejko, track and field athlete Sam Effah, gymnastics athlete Kyle Shewfelt, Chief Roy Whitney of Tsuut'ina Nation and wrestling athlete Erica Wiebe pose for a photo after a media event where Alberta community builders gathered to announce launching a Commonwealth Games bid exploration on Wednesday, March 8, 2023. Azin Ghaffari/Postmedia

Alberta Exploring Potential Joint Bid to Host the 2030 Commonwealth Games

By Brodie Thomas, QR Calgary, Posted March 8, 2023

CALGARY, EDMONTON AND FIRST NATIONS COULD COME TOGETHER TO HOST THE 11-DAY INTERNATIONAL SPORTING EVENT IN AUGUST 2030

For the past four years, a group of individuals has been quietly exploring a plan to host the 2030 Commonwealth Games in Alberta, and now the collapse of another Canadian city's bid may have opened the door for the plan.

Dr. Roger Jackson, who first floated the idea and has been working to pull it together behind the scenes, laid out his plan on W Exploration of a potential joint Alberta bid to be hosted in Calgary, Edmonton and on the Tsuut'ina Nation is now in the

works, with \$4 million in financial backing in place from the two cities and the province.

Officials on hand for the announcement included Culture Minister Jason Luan, mayors Jyoti Gondek and Amarjeet Sohi, and Chief Roy Whitney of the Tsuut'ina Nation.

Luan announced the province will put \$2 million toward the cost of bid exploration, while Edmonton and Calgary are putting up \$1 million each.

"We're excited about the prospect of bringing the Commonwealth Games back to this province," said Luan.

"This province has a successful record of hosting major international multi-sports games

here in Alberta. We have the infrastructure, the resource and the spirit of Albertans that make sports a big part of our culture."

Bid decision to be made by August.

While it is currently just a bid exploration, the decision to go forward or not will be made by this August. The Games will be awarded in November, although there may not be any other countries submitting a bid

Hosting the Games would be an 11-day affair in August of 2030, bringing together 4,500 athletes — including para-sport athletes — to the province to compete in 20 sports.

[Read Full Article](#)



The old Calgary City Hall is pictured on Monday, May 17, 2021. The Canadian Press



By Adam MacVicar
Global News
Posted Feb 16, 2023

Calgary announces \$13.7M for affordable housing initiatives amid surging demand

The City of Calgary has teamed up with two community non-profit organizations to create three new initiatives to boost affordable housing as demand for housing continues to grow.

In total, \$14.1 million is earmarked for the initiatives with \$13.7 million coming from last November's budget deliberations.

A capital grant program brings in \$6 million for urban Indigenous housing organizations and projects, after consultation with Indigenous housing providers, elders, nations and Indigenous Calgarians.

[Read Full Article](#)



2023 Forecast Calgary & Region Yearly Outlook Report

HOUSING SUMMARY: Elevated lending rates are expected to weigh on sales in 2023, bringing levels down from the record-high in 2022. However, with forecasted sales of 25,921 in 2023, levels are still expected to be higher than the activity reported before the pandemic. Recent growth in migration and employment is expected to help offset the impact of higher lending rates, keeping annual sales activity higher than levels achieved throughout the 2015 to 2019 period.

The growth in new listings in 2022 was not enough to offset the gains in sales and supply levels have remained low, especially for lower-priced product. The higher lending rates are also expected to weigh on listings growth in 2023 as it has become more challenging for a move up buyer. While improved starts are expected to help support supply growth, thanks to the strong migration levels, supply levels are not expected to report significant gains.

[Read Full Article](#)

FEBRUARY 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	794	-58%	1,138	-60%	1,292	-24%	70%	1.63	82%	\$635,900	3%
Semi	140	-53%	193	-51%	255	-19%	73%	1.82	72%	\$568,100	3%
Row	315	-41%	361	-48%	327	-39%	87%	1.04	4%	\$369,700	9%
Apartment	491	-13%	697	0%	876	-18%	70%	1.78	-6%	\$286,000	11%
Total Residential	1,740	-47%	2,389	-49%	2,750	-24%	73%	1.58	44%	\$530,900	2%

YEAR-TO-DATE

FEBRUARY 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,355	-55%	2,017	-52%	1,217	-6%	67%	1.80	111%	\$629,350	5%
Semi	251	-49%	343	-48%	240	-14%	73%	1.91	70%	\$563,650	4%
Row	524	-38%	639	-39%	322	-33%	82%	1.23	8%	\$365,550	11%
Apartment	808	-12%	1,242	0%	824	-23%	65%	2.04	-12%	\$281,800	11%
Total Residential	2,938	-45%	4,241	-40%	2,602	-17%	69%	1.77	51%	\$525,900	3%

TYPES
OF HOMES



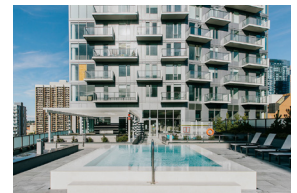
Detached



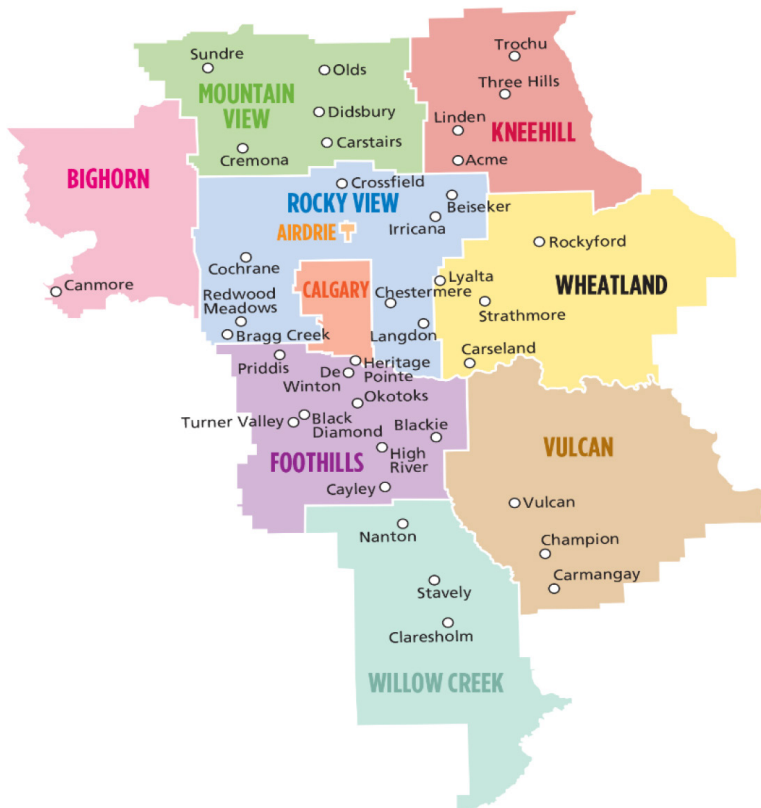
Semi-Detached



Row House

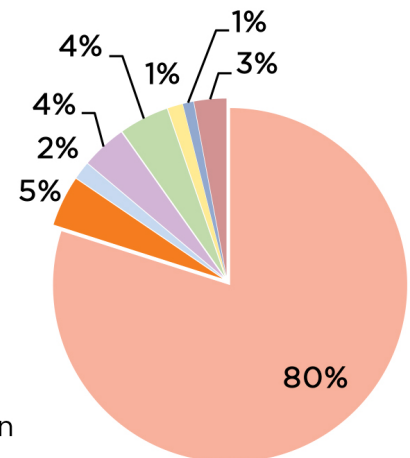
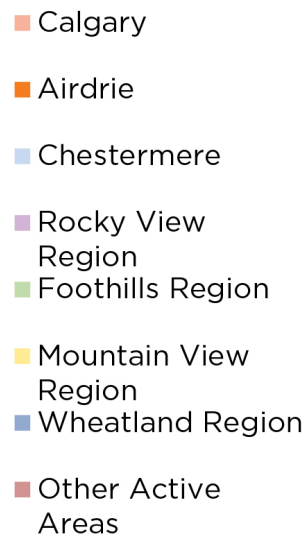


Apartment



Region Report Feb. 23

SHARE OF SALES FEBRUARY 2023



Current Investment Offering

Urbanstar Cochrane Lakes South Ltd.

SOLD OUT



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.

[Click to view Cochrane Lake South Termsheet PDF](#)

Urbanstar Cochrane Lakes North Ltd.

AVAILABLE



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.

[Click to view Cochrane Lake North Termsheet PDF](#)



For more information please contact:

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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, 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

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as a friend on LINE!

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