



URBANSTAR

GROUP OF COMPANIES

Horse Creek & Cochrane Lakes North-South Corporate Update July 2024

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.



MESSAGE FROM CEO AND PRESIDENT OF URBANSTAR GROUP OF COMPANIES

“Dear Valued Investors.

We are writing to keep you formally and continuously apprised of any and all new developments arising. We have made progress over the last several months and are looking forward to having servicing issues resolved in a timely manner.

Thank you for your continued support.”

- Kind Regards, Dean Gorenc, UrbanStar

INTRODUCTION

Further to UrbanStar’s previous updates in March 2024 related to Horse Creek and Cochrane Lakes North-South, we are providing a further update for both projects specifically surrounding the servicing issues. Please see links to the previous updates below for ease of reference.

- **March 2024 Corporate Update - Horse Creek**
- **March 2024 Corporate Update - Cochrane Lakes North-South**

MARCH 2024 CORPORATE UPDATES OVERVIEW - RECAP AND CONTEXT

In the event that you did not see the previous update, we are giving a brief summary of what was previously discussed in our March Corporate updates.

Water License Capacity for Horse Creek

Water capacity cannot be confirmed due to Rocky View County’s water license needing to be used for Cochrane Lake stabilization and the use of stormwater to stabilize the lake has not yet been proven out.

Wastewater

Wastewater is currently limited to 48 liters per second based on the existing Master Services Agreement with Calgary. Already developed areas are using off-peak discharge via storage tanks to get around the current capacity limits.

Rocky View County previously was in discussions with Calgary and Cochrane regarding a forcemain twinning project, however, Calgary has since adopted a new regional servicing policy that prioritizes other areas. Rocky View County is not planning to contribute financially to the twinning project at this time.

Other

CIMA+ is working with Rocky View County on behalf of the neighboring owners to UrbanStar lands in order to identify their servicing requirements and hopefully work together to resolve them.



* Who is CIMA+?

CIMA+ provides complete consulting engineering services in the areas of Energy and Resources, Infrastructure, Transportation, Buildings, Project Management, Operational and Digital Technologies (including Telecommunication Systems), and Earth and Environment.

[Click to view Engineering for people - CIMA+](#)

JULY UPDATE

Many discussions have occurred between Rocky View County, Calgary and surrounding landowners. Rocky View County has indicated that they are considering adding both Horse Creek and Cochrane Lakes to the “undefined service area” for wastewater. Solutions to the Area Structure Plan are below.

The “use application” for water has been approved by the Province. The new water license does not utilize lake stabilization which means there would be capacity to support Horse Creek and Cochrane Lakes North-South. This is to be confirmed after a meeting with the Water Approvals Director in the near future.

Rocky View County is in the process of finalizing their Master Services Agreement with Cochrane. Rocky View County is recommending that the hamlet service area be expanded to include adjacent parcels. In addition, they are recommending that the overall wastewater capacity be consolidated to 48 litres per second for the entire service area.

Rocky View County will require a detailed wastewater servicing plan that all developers will need to participate in to show whether the wastewater discharge limit going to the Cochrane forcemain would still be under the maximum allowable 48 litres per second rate.

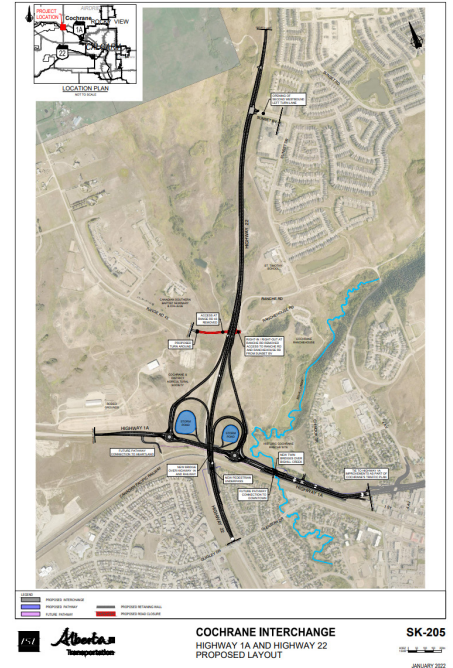
Wastewater servicing will be provided to developers on a “first-come, first-served basis” at the subdivision stage. Once the conceptual scheme is approved, servicing will not be reserved until subdivision is also approved.

The landowners are currently preparing a staged servicing and utility master plan for Rocky View County to address current utility infrastructure capabilities, upgrade requirements, and the expected sewage generation from the service area and their developments at full build-out.

The potential for the Master Services Agreement between Cochrane and Calgary to be amended to allow for servicing for Harmony may provide the opportunity for Rocky View County to update their allowed capacity and/or service the Cochrane Lakes area.

Cochrane Interchange Project

Major construction on this project began in May 2023 and will take about 3 years to complete.



[Click to view Cochrane Interchange project](#)

[Click to watch Highway 1A / Highway 22 Interchange Rendering by TownofCochrane](#)

NEXT STEPS

We will work with CIMA+ and other parties to ensure full involvement in staged servicing and the utility master plan which is mentioned above.

Horse Creek

We will be strategizing with our third parties on how to approach any Area Structure Plan amendments required as well as to determine if there are any alternate approaches.

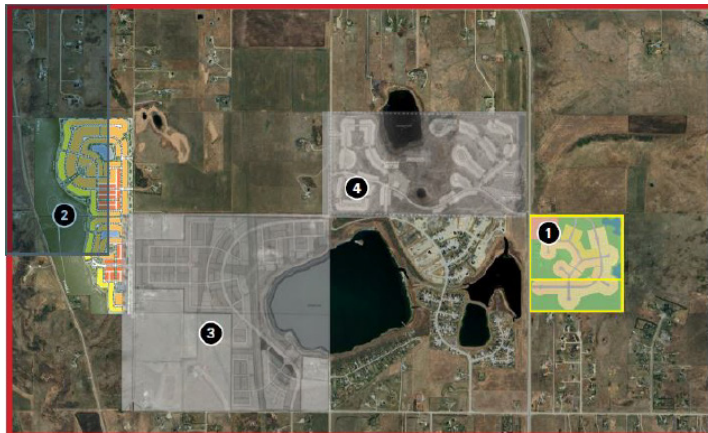
We will reconnect with technical experts and consultants to prepare them for work on the application and any amendments required.

Cochrane Lakes North-South

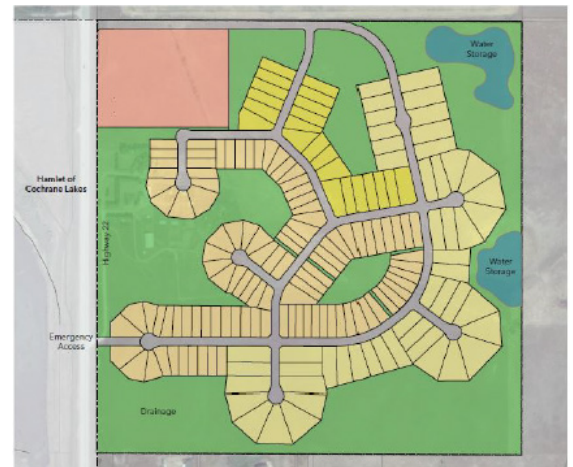
We will be working on the conceptual scheme application based on the new information provided as well as address any questions from Rocky View County.

We will reconnect with technical experts and consultants to prepare them for work on the application and any amendments required.

We will be exploring other avenues as well to ensure the best use of the land and will continue to consult with our municipal planners.



- 1 COCHRANE NORTH-SOUTH CONCEPTUAL SCHEME (URBAN STAR) - Application Forthcoming
- 2 HORSE CREEK CONCEPTUAL SCHEME (URBAN STAR) - Application Submitted September 2022
- 3 MACDONALD DEVELOPMENT CONCEPTUAL SCHEME - Approved February 2021
- 4 MONTERRA CONCEPTUAL SCHEME - Approved May 2018



- Concept Plan is subject to change.
- 0.25 Acre Lots
 - 0.33 Acre Lots
 - 0.5 Acre Lots
 - Commercial District
 - Special - Park & Recreation
 - Public Utility Lot District



Current Investment Offering



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.

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



For more information please contact:

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