

# TITANSTAR™

## **TitanStar Properties Inc. Announces Amendment to Martin Downs Town Center Purchase**

**July 21, 2015.** TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) announces that the acquisition terms to its purchase of the "Martin Downs Town Center," a real estate asset located in Palm City, Florida, have been amended.

To reflect recent fluctuations in currency exchange rates, the Company has now agreed that, in consideration of up to a 90% interest in Martin Downs Town Center, the maximum number of common shares issuable by it will be increased from 89,252,997 shares to 92,851,908 shares. Management of the Company considers this amendment to be beneficial, as it will best allow the Company to preserve its working capital. No other acquisition terms were changed.

Martin Downs Town Center is a 36,252 square foot neighbourhood retail shopping center, and is currently 89.4% occupied, with two new tenants recently entering into lease agreements, bringing the property to an effective 93% occupancy. The shopping center has a variety of retail clients, including Panera Bread, Sun Trust Bank, Edward Jones, Dunkin' Donuts, Vine and Barley, among others. The property was recently independently appraised at a value of US \$12.5 million as at May 29, 2015.

The proposed acquisition will occur in two stages. The Company will initially acquire a 49% interest in consideration of 50,552,705 shares. The Company may acquire the remaining 41% interest within years afterward. For further discussion, please refer to the Company's news release dated March 15, 2015, as updated by this news release.

The acquisition of Martin Downs Town Center is subject to satisfaction of closing conditions, including the Company's receipt of all necessary prior approvals from its shareholders and the TSXV. In addition, approval must be obtained from the existing mortgage lender prior to the Company completing the acquisition of the remaining 41% interest. There can be no guarantee or assurance that any closing conditions will be satisfied or waived, that it will be approved by the existing mortgage lender, that it will receive all necessary prior approvals of its shareholders or the TSXV, nor that the acquisition will be completed at all.

### **FOR FURTHER INFORMATION PLEASE CONTACT:**

T. Richard Turner  
President, CEO and Director  
TitanStar Properties Inc.  
Telephone: (604) 408-3808  
Facsimile: (604) 408-3801  
email: rick@titanstar.ca

### About TitanStar

TitanStar is a real estate issuer whose investment strategy focuses on building a portfolio of well-positioned, undervalued or underperforming stabilized assets, focusing on geographic areas. TitanStar currently holds the following assets:

- a 50% limited partnership interest in the Deer Springs Crossing Limited Partnership, a Nevada limited partnership which owns the Deer Springs Crossing Shopping Center, a 22.8 acre retail development project also located in Las Vegas;
- a 50% limited partnership interest in TSP LP I, L.P., a Nevada limited partnership which owns the Swanway Plaza, a 55,790 square foot retail shopping centre in Tucson, Arizona;
- a 50% limited partnership interest in TSP LP II, L.P., a Nevada limited partnership which owns the Kohl's San Tan Plaza, a 29,945 square foot retail shopping centre in Chandler, Arizona;
- a 38.4% beneficial interest in Adam's Dairy Landing, a 254,036 square foot retail shopping centre, located in Blue Springs, Missouri.

*Forward-looking statements:*

*Certain statements in this release are forward-looking statements, which reflect the expectations of management regarding the identification, analysis and potential acquisition of future real estate assets. Forward-looking statements consist of statements that are not purely historical, including any statements regarding beliefs, plans, expectations or intentions regarding the future. Such statements are subject to risks and uncertainties that may cause actual results, performance or developments to differ materially from those contained in the statements. No assurance can be given that any of the events anticipated by the forward-looking statements will occur or, if they do occur, what benefits the Company will obtain from them. These forward-looking statements reflect management's current views and are based on certain expectations, estimates and assumptions which may prove to be incorrect. A number of risks and uncertainties could cause our actual results to differ materially from those expressed or implied by the forward-looking statements, including factors beyond the Company's control. These forward-looking statements are made as of the date of this news release.*

*Neither TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.*