

TITANSTAR™

TitanStar Properties Inc. Completes Acquisition of Martin Downs Town Center

September 21, 2015. TitanStar Properties Inc. (TSX Venture: TSP) ("TitanStar" or the "Company") is pleased to announce that it has completed its acquisition of the "Martin Downs Town Center," a real estate asset located in Palm City, Florida (the "Acquisition").

Martin Downs Town Center is a 36,252 square foot neighbourhood retail shopping center, and is currently 89.24% occupied, with one new tenant recently entering into lease agreement. The shopping center has a variety of retail clients, including Panera Bread, BB&T, 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 acquisition was completed through acquiring a membership interest in the single purpose entity which holds registered title to the Martin Downs Town Center. In consideration of an initial 49% interest, TitanStar issued an aggregate total of 50,552,705 common shares (the "Shares"). The Shares were issued to an affiliate of Inovalis S.A. ("Inovalis") and to Hoche Partners International ("Hoche"), and are subject to escrow requirements for a period of 36 months. Each of Inovalis and Hoche have also entered into voting trust agreements with TitanStar, pursuant to which the Shares held by them will be voted as directed by the Company, and the Company will agree not to proceed with specified material changes without the prior consent of Inovalis and Hoche, subject to applicable laws and TSXV policies. Each of Inovalis and Hoche are non-arm's length parties to TitanStar by virtue of holding more than 10% of TitanStar's issued and outstanding Shares. Inovalis and Hoche are at arm's length to each other. The acquisition was approved by TitanStar's shareholders at its annual and special shareholders meeting on September 4, 2015.

TitanStar maintains an option to acquire an additional 41% interest in the Martin Downs Town Center (for an aggregate total 90% interest) within three years, subject to the terms and conditions thereto. There can be no guarantee or assurance that any closing conditions will be satisfied or waived, nor that the additional acquisition will be completed at all. For further discussion, see TitanStar's news releases dated July 15, 2015 and July 21, 2015.

Private Placement

The Company also announces that it will offer, on a private placement basis, 1,524,804 Shares at a price of \$0.06 per Share, for gross aggregate proceeds of \$91,488.24.

The completion of the private placement is subject to, among other things, the Company receiving all requisite approvals from the TSXV.

The Shares issued pursuant to the private placement will be subject to a 4 month resale restriction.

The proceeds raised will be used to fund the Company's ongoing operations and for general corporate purposes.

FOR FURTHER INFORMATION PLEASE CONTACT:

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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;
- as described above, a 49% beneficial interest in Martin Downs Town Center, located in Palm City, Florida.

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.