

TITANSTAR™

TitanStar Properties Inc. Completes Acquisition of Metro Gateway Shopping Center & Offering of Convertible Debentures

March 30, 2016. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) is pleased to announce that, after an extension of its anticipated closing date of March 16, 2016, it has completed its acquisition of the Metro Gateway Shopping Center, a real estate asset located in Phoenix, Arizona (the “Acquisition”).

The Metro Gateway Shopping Center is a 64,793 square foot community center located at the SEC of 35th Avenue and Peoria Avenue in Phoenix, Arizona on approximately 6.46 acres. The well-located, stabilized shopping center is comprised of a complimentary mix of long-term leased tenants including Planet Fitness, Laser Quest and Dart Bar.

The acquisition cost of US\$9.1 million was financed, in part, through a first mortgage deed of US\$6,080,000. The remainder of the acquisition cost was funded from proceeds of the convertible debenture private placement of an aggregate principal amount of \$4,500,000 of 8.0% convertible unsecured subordinated debentures, previously announced by the Company on March 23, 2016, which also completed today.

The Debentures will bear interest at 8.0% per annum (the "Interest Amount"), and will mature on March 30, 2021 (the "Maturity Date"). The Company may repay all or a portion of the indebtedness owing under the Debentures at any time and without penalty. TitanStar is very pleased with this latest acquisition in Phoenix as it benefits through the addition of free cash flow after all debt is serviced.

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% beneficial interest in the Deer Springs Crossing Shopping Center, a 22.8 acre retail development project also located in Las Vegas;
- a 50% beneficial interest in the Swanway Plaza, a 55,790 square foot retail shopping centre in Tucson, Arizona;
- a 50% beneficial interest in 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;
- a 49% beneficial interest in Martin Downs Town Center, a 36,252 square foot retail shopping centre, located in Palm City, Florida.

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.