

TITANSTAR™

TitanStar Properties Inc. Announces New Development at Deer Springs Crossing

April 18, 2016. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) is pleased to announce that it is constructing, together with its partner Juliet Companies (“Juliet”), a 3,900 square foot building that is 100% leased to Dollar Loan (2,500 square feet) and Subway Restaurants (1,400 square feet). Juliet has begun grading on the site and construction will commence when building permits are issued.

Dollar Loan is a payday loan alternative business operating over 80 locations throughout California, Nevada, South Dakota and Utah. Subway is a well-known fast food chain with locations globally.

Deer Springs Crossing (“DSC”) was initially acquired by the Company and Juliet in April 2010 for US\$10,500,000, with each party owning a 50% beneficial interest. This equates to a land value of approximately US\$10.50 per square foot. At the time of acquisition, the Canadian/United States average exchange rate for the month of April was \$1.005.

DSC is a 22.8 acre parcel of land with commercial zoning in place, and which is planned for the future development of an approximate 300,000 square foot retail shopping center located on the southeast corner of Deer Springs Way and North 5th Street in Las Vegas, Nevada. When it was acquired in 2010, the property had Kohl’s and a local pub as “shadow anchors” on the site. The balance of the site is partially improved with concrete curbs, gutters, sidewalks, street lights, asphalt paved parking areas and other improvements. Since acquisition, the Company and Juliet have constructed a 7-11 store and a McDonalds Restaurant on the property. These two stores required the use of approximately 2 acres or 87,000 square feet. This latest development will be in between those two existing operations.

Land for this new development is being valued, for bank security purposes, at US\$17.00 per square foot versus an original cost of US\$10.50. Management anticipates that the balance of the construction costs will total approximately US\$1,065,000. Construction is expected to be completed by September 2016.

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 (subject to a "buy/sell" notice as announced in the Company's news release dated April 13, 2016);
- a 50% beneficial interest in the Kohl's San Tan Plaza, a 29,945 square foot retail shopping centre in Chandler, Arizona (subject to a "buy/sell" notice as announced in the Company's news release dated April 13, 2016);
- 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.
- A 100% beneficial interest in Metro Gateway Shopping Center, a 64,793 square foot retail shopping centre, located in Phoenix, Arizona.

Forward Looking Statements

Certain statements in this release are forward-looking statements, which reflect the expectations of management regarding the development and construction timeline and costs of the Company's "Deer Springs Crossing" shopping center interest. 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.