

TITANSTAR™

TitanStar Properties Inc. Announces Sale of Swanway and San Tan Properties

April 14, 2016. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) is pleased to announce that it will sell two of its assets known as Swanway Plaza and San Tan Plaza. These are the first income producing assets the Company purchased.

On December 31, 2012 the Company acquired, together with Romspen Investment Corporation (“Romspen”), a 50% interest in Swanway Plaza, a 55,790 square foot retail shopping center located in Tucson, Arizona. On January 28, 2013 the Company also acquired, together with Romspen, a 50% interest in San Tan Plaza, a 29,945 square foot retail shopping center located in Chandler, Arizona.

On March 9, 2016 TitanStar received from Romspen a "buy/sell" notice with respect to its respective 50% interest in these properties, at property values of US\$9,750,000 for Swanway and US\$4,250,000 for San Tan respectively, for an aggregate total value of US\$14,000,000. Pursuant to the limited partnership agreements governing the properties, the Company would receive proceeds from the sale equal to the net worth of each partnership, being US\$1,608,774 for Swanway and US\$973,481 for San Tan, for aggregate total proceeds of US\$ 2,582,255. These amounts were calculated independently.

Management of the Company believes that the notice values given and resulting net worth amounts calculated for each property are more than the Company would pay for these properties at this time. For this and other strategic reasons, the Company, with board approval, elected to sell these interests to Romspen pursuant to the partnership agreements governing each. Management of the Company anticipates that the sale of these interests will complete on or about May 9, 2016.

Upon completion of the sale, the Company anticipates that its cash on cash internal rate of return, expressed in CAD\$, on the combined equity investments of both properties over the holding period will be 22.13%.

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 (currently subject to a "buy/sell" notice, as described above);
- a 50% beneficial interest in the Kohl's San Tan Plaza, a 29,945 square foot retail shopping centre in Chandler, Arizona (currently subject to a "buy/sell" notice, as described above);
- 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.

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.