

TITANSTAR™

TitanStar Properties Inc. Announces Reporting of Net Asset Values

April 21, 2016. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) is pleased to announce that it will start reporting net asset values (NAV) of the company and NAV per share in its quarterly MD&A results commencing with the December 31, 2015 year end. NAV will be presented at cost and at market value.

The Company will evaluate the market value of its properties on a quarterly basis using appraised values at stated dates, or management’s estimates based on market observations at the balance sheet date. The methodologies used to calculate property NAV’s are cost and market value of each property less the underlying long term financing attributable to the property at the balance sheet date. The aggregate of net asset values of all properties owned less corporate non-property related debt will determine Company NAV and NAV per share.

As at December 31, 2015 the Company reports NAV at cost of \$13,351,491 and \$0.11255 per share. At market, NAV is \$18,043,967 and \$0.15211 per share. These increases in NAV over cost demonstrate the success of the company’s strategy of acquiring quality undervalued and stabilized assets located in a range of strong local markets in the United States.

The differences between cost and market are attributable to both increases in appraisal and market value estimates and currency fluctuation attributable to the increased value of the US dollar. Market value increases are due to a combination of factors including increases in occupancy, higher lease rates, and a decrease in market capitalization rates due to a stronger US economy in general, stronger local markets where the Company owns assets, and increased investor demand for ownership of quality retail shopping centres.

For further details, please refer to the company’s MD&A for December 31, 2015 due to be released April 29, 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 diverse US retail markets. 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 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 (currently 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.

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.