

TitanStar Properties Inc. Announces Subway and Dollar Loan Pad Completion and the Listing of Deer Springs Crossing Shopping Center for Sale and Other Corporate Changes

February 27, 2017. TitanStar Properties Inc. (TSX Venture: TSP-V) (“TitanStar” or the “Company”) is pleased to announce that at its Deer Springs Shopping Center (“Deer Springs”) a 3,900 square foot multi-tenant building, constructed on 24,320 square feet of land, 100% leased to two national tenants (Subway IP Inc. (“Subway”) and Dollar Loan Center, LLC (“Dollar Loan”)) has been completed and the two tenants are now in occupancy. This 3,900 square foot development has not been sold and no decision has been made to sell it or hold it for its income. Previously the Company has announced the development and sale of a 38,000 square foot pad for McDonalds USA LLC in 2011 and the development and sale of a 1.2 acre pad for 7-11 Inc. in 2012. TitanStar further announces that the balance of the Deer Springs property of approximately 20.71 acres has been listed for sale effective February 25, 2017.

Subway is one of the largest and most recognizable restaurant in the world and has 44,787 stores in 112 countries. Dollar Loan was founded in 1998 and operates in 83 locations in 4 states.

Deer Springs is a development project, owned through the Deer Springs Crossing Limited Partnership, a Nevada limited partnership of which the Company is a 50% partner.

TitanStar also announces that D. Neil McDonnell has resigned from the Board of Directors for personal reasons and will not be standing for election in the future. Mr. McDonnell was an active Director who participated in strategy development and also was the Chair of the Audit Committee during his tenure. The Board thanks Mr. McDonnell for his contribution to the Company since it was created in 2008.

Lastly TitanStar announces that T. Richard Turner, the Company’s Chief Executive Officer since 2008 has resigned effective immediately, to step out of day to day operations, but will remain as a Director and Board Chair to provide leadership. The Board of Directors will consider what qualities are now required in a new CEO as it searches for Mr. Turner’s replacement.

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 20.71 acre retail development project located in Las Vegas;
- 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; and
- A 100% beneficial interest in 116th Street Centre, a 44,854 square foot retail centre, located in Carmel, Indiana.

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.