

TITANSTAR™

TitanStar Properties Inc. Obtains Loan Facility

July 21, 2017. TitanStar Properties Inc. (TSX Venture: TSP-V) (“**TitanStar**” or the “**Company**”) announces that that it has obtained a loan facility for up to \$500,000.

Under the terms of the loan facility, the Company may draw advances in any amount from time to time from July 12, 2017 until December 31, 2017, for the purpose of funding working capital requirements. Interest on any outstanding drawdowns will accrue at a fixed rate of 10% per annum, and is payable monthly. Outstanding indebtedness is payable on demand, subject to the terms and conditions of the loan facility, but will be subordinated to the Company’s senior indebtedness to secured lenders.

The loan facility is provided for by TitanStar Finance Inc., a private company of which T. Richard Turner, Chairman and a director of the Company, is a principal. In consideration of providing the loan facility, TitanStar Finance Inc. will receive \$15,000.

The loan facility remains subject to, among other things, the Company receiving all necessary prior approvals, including the approval of the TSX Venture Exchange.

The Company also announces that it has amended the terms of its loan agreement for \$775,000 USD dated August 25, 2016 with Debt Resolution Corp., a private company of which Jean-Daniel Cohen, a director of the Company, is a principal, and its loan agreement for \$1,000,000 CAD dated August 31, 2016 with TitanStar Finance Inc. Under the new terms, the maturity date for each of these loans has been extended to November 30, 2017.

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 279,934 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 73,146 square foot retail shopping centre, located in Phoenix, Arizona; and
- A 100% beneficial interest in 116th Street Centre, a 44,839 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.