

TITANSTAR™

TitanStar Properties Inc. Announces Strategic Shift to Asset Manager and Executive Appointments

November 6, 2017. TitanStar Properties Inc. (TSX Venture: TSP-V) (“TitanStar” or the “Company”) announces that its Board of Directors has unanimously approved a strategic shift in the Company’s business plan to a specialist asset manager focused on launching private funds in the following segments:

- Urban Value Add Real Estate (high growth nodes in Toronto and Vancouver)
- Data Centres (mission critical facilities across Canada)
- Wireless Towers (underserved locations across Canada); and
- US Retail Real Estate (to be seeded with the Company’s legacy portfolio)

In order to execute this strategy, the Board is also pleased to announce the appointment of Shant Poladian and Wilbur Wong as Managing Directors. These executive appointments are effective immediately. Mr. Poladian and Mr. Wong will be dedicating their initial efforts on securing institutional equity commitments for the launch of at least one of the new funds prior to the end of the first quarter of 2018.

Rick Turner, Chairman, said, “This is an exciting new phase for TitanStar as it enables us to create significant value and growth through the launch of several new high velocity funds. In addition, the creation of a US Retail Real Estate Fund enables us to intelligently recycle capital into the new fund strategies while remaining as a significant owner of our legacy properties. This is an elegant solution to transitioning from our existing business model to the new strategy with minimal disruption. Finally, I would like to personally welcome Shant and Wilbur to our team and look forward to working together.”

The Board believes this strategic shift will enable the Company to eliminate the persistent disconnect between the stock price and our Net Asset Value per share (“NAV”), while meaningfully growing NAV over the medium to long term through a combination of cornerstone equity participation as well as earning asset management fees and carried interests in each of the funds.

The Company’s existing portfolio of stabilized shopping centres will be used to seed the US Retail Real Estate Fund. As institutional investors participate in the new fund, it is anticipated that equity capital repatriated from these assets will be used to launch new funds as noted above and to repay corporate level indebtedness.

Shant Poladian, Managing Director, said, “Wilbur and I have worked closely with Rick and his team over the past several months to develop a five year business model around the new asset management strategy. Within 12-24 months, we believe the Company can be transformed into a specialist asset manager with approximately \$200 million of assets under management, with TitanStar’s cornerstone equity investment in each of the funds averaging 25%. We see an exciting opportunity ahead to create private funds in segments which are sought after by institutional capital yet have limited or no options available.”

Bios for Mr. Poladian and Mr. Wong

Shant Poladian is a senior real estate, capital markets and finance professional with a proven track record spanning nearly two decades. He has served as a director and executive for several public companies including FAM REIT (CEO), Huntingdon Capital Corp (Senior Executive), KGIC Inc. (Chief Restructuring Officer) and Amica Mature Lifestyles Inc. (Corporate Director). Shant served as Managing Director at various securities firms, including in the equity research department at Canaccord Genuity and in the investment banking departments at Dundee Capital Markets and Eight Capital. He is a graduate of University of Toronto with a Bachelor of Commerce degree and his professional designations include CPA, CA (Ontario) in Canada and CPA (Delaware) in the US.

Wilbur Wong has extensive experience in the commercial real estate industry and has completed direct property transactions for pension funds, closed-end real estate funds, and public real estate companies. Wilbur's real estate experience includes roles as VP Investments for FAM REIT and Huntingdon Capital Corp, Director of Asset Management for KEYreit, Asset Manager for GWL, and Real Estate Analyst for Delta Hotels and Blackwood Partners. He has also been involved in multiple equity financings by public real estate companies and REITs during his tenure as VP Investment Banking at Dundee Capital Markets and Eight Capital. He is a graduate of University of Toronto with a Bachelor of Commerce degree.

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About TitanStar

TitanStar is a real estate issuer which currently holds the following assets:

- a 50% beneficial interest in the Deer Springs Crossing Shopping Center, a 22.8 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.

This news release includes certain forward-looking information and statements within the meaning of Canadian securities laws. Such forward-looking information and statements are not representative of historical facts or information or current condition, but instead represent only the Company's beliefs regarding future events, plans or objectives, many of which, by their nature, are inherently uncertain and outside of the Company's control. Generally, such forward-looking information or statements can be identified by the use of forward-looking terminology such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", or "believes", or variations of such words and phrases or may contain statements that certain actions, events or results "may", "could", "would", "might" or "will be taken", "will continue", "will occur" or "will be achieved". All statements other than statements of historical facts included in this news release, including statements regarding the Company's objectives, plans, goals, strategies, future growth, financial condition, results of operations, cash flows, performance, business prospects and opportunities, may constitute forward-looking information. By identifying such information and statements in this manner, the Company is alerting the reader that such information and statements are subject to known and unknown risks, uncertainties and other factors that may cause the actual results, level of activity, performance or achievements of the Company to be materially different from those expressed or implied by such information and statements.

These statements are based on management's reasonable assumptions and beliefs in light of the information available to them at the time such statements are made. The forward-looking information contained in this news release is presented for the purpose of assisting the Company's security holders in understanding its financial position and results of operation as at and for the periods ended on the dates presented and the Company's strategic priorities and objectives, and may not be appropriate for other purposes. By its very nature, forward-looking information requires the Company to make assumptions and is subject to inherent risks and uncertainties which give rise to the possibility that the Company's predictions, forecasts, expectations or conclusions will not prove to be accurate, that the Company's assumptions may not be correct and that the Company's objectives, strategic goals and priorities will not be achieved. Although the Company believes that the predictions, forecasts, expectations or conclusions reflected in the forward-looking information are reasonable, it can give no assurance that such matters will prove to have been correct. Such forward-looking information is not fact but only reflects management's estimates and expectations. These forward-looking statements are subject to uncertainties and other factors that could cause actual results to differ materially from such statements. These factors include but are not limited to: changes in general industry, market and economic conditions, competition from existing and new competitors, the cost and availability of debt and equity capital, interest rates, changes in laws and regulations, operating efficiencies and cost saving initiatives. In addition, these uncertainties and risks are discussed in the Company's materials filed with the Canadian securities regulatory authorities from time to time.

The Company cautions that the list of important factors is not exhaustive and other factors could also adversely affect its results. Readers are urged to consider the risks, uncertainties and assumptions carefully in evaluating the forward-looking information,

and are cautioned not to place undue reliance on such forward-looking information. Forward-looking statements may not take into account the effect on the Company's business of transactions occurring after such statements have been made. For example, dispositions, acquisitions, asset write-downs, or other changes announced or occurring after such statements are made may not be reflected in forward-looking statements. The forward-looking information in this news release reflects the Company's expectations as of the most recent financial reports, and is subject to change after this date. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company other than as required by applicable securities laws.

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