

TITANSTAR™

TitanStar Properties Inc. Announces Sale of Deer Springs Crossing & Debt Settlements

January 11, 2018. TitanStar Properties Inc. (TSX Venture: TSP-V) (“TitanStar” or the “Company”) announces that, further to its previous news release dated February 27, 2017, it, together with its partner Juliet Companies, LLC (“Juliet”), completed a sale of the Deer Springs Crossing property on January 10, 2018.

In consideration of the sale, TitanStar and Juliet received gross USD \$6,800,000. Of this amount, TitanStar received net proceeds of approximately USD \$3,250,000, representing its beneficial 50% interest in the Deer Springs Crossing property. The purchasers are at arm's length to TitanStar.

From its portion of the sale proceeds, TitanStar will settle outstanding indebtedness owing to various members of its board (see previous news releases dated September 30, 2014, August 30, 2016, August 31, 2016 and July 21, 2017). Subject to the receipt of TSXV approval, an amount of \$52,311.49 in interest owing to Round Table Management Ltd., a private company of which Greg Yuel, a director of TitanStar, is a principal, will be settled by way of common shares, to be issued at a price of \$0.10 per share, for an anticipated total of 523,114 shares, which will be subject to a four month hold. All other amounts will be settled in cash.

FOR FURTHER INFORMATION PLEASE CONTACT:

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About TitanStar

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

- 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.