

TitanStar Properties Inc. Arranges Credit Facility

November 27, 2012. TitanStar Properties Inc. (TSX Venture: TSP) (“**TitanStar**” or the “**Company**”) is pleased to announce that it has arranged for a \$25 million revolving equity bridge loan facility with Romspen Investment Corporation (“**Romspen**”).

The bridge loan facility provides TitanStar with increased flexibility and resources in identifying, analyzing and acquiring potential real estate targets going forward. By having available funding to secure acquisition targets on an as-needed basis, management anticipates that it will now be able to examine and explore a wider breadth of potential investment opportunities. Management anticipates that having such an invaluable resource will allow TitanStar to reach its growth and investment milestones on a more timely basis than previously anticipated.

Pursuant to a loan facility agreement, TitanStar may, from time to time, draw down on the loan facility for the purposes of acquiring new real estate assets, subject to the terms and conditions thereto. Any indebtedness under the loan facility will incur interest at 10% per annum, and will be secured against TitanStar’s interest in such new real estate assets (subject to the prior consent of any senior lenders), a second-ranking general assignment of all present and future rents with respect to leases in such real estates, a first-ranking all-assets general security agreement, and a specific assignment of TitanStar’s interest in material agreements pertaining to such real estate assets. Additionally, TitanStar will pledge its interest in any holding subsidiary or limited partnership through which its existing or any future real estate assets are held. The credit facility has a term of two years, and TitanStar must, within the first year of such term, repay 50% of any amounts drawn down within that year. Romspen will receive a fee equal to 3% of any advance drawn from the loan facility, and will be reimbursed for its reasonable expenses in connection therewith. The credit facility is subject to TitanStar receiving all necessary approvals from the TSX Venture Exchange.

Romspen is a leading Canadian non-bank mortgage lender specializing in commercial and industrial real estate mortgages. The firm began operations in 1966 and the Romspen Mortgage Investment Fund was formed in 2006. The current overall real estate mortgage portfolio exceeds \$800 million. Over the past 10 years Romspen has invested \$2 billion in over 600 real estate mortgages. The investments are comprised mostly of commercial and industrial first mortgages on properties primarily across Canada and to select US markets.

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 a 50% limited partnership interest in the Sahara Crossing, LP, a Nevada limited partnership which owns an approximately 61,125 square foot retail building located just east of Decatur Boulevard on Sahara Avenue in Las Vegas, as well as a 50% limited partnership interest in the Deer Springs Crossing Limited Partnership, a Nevada limited partnership which owns the Deer Springs Crossing Shopping Center, a 22.8 acre retail development project also located in Las Vegas.

About Romspen

Founded in 1992, Romspen Investment Corporation is a Toronto-based independent commercial mortgage lender and real estate financier, specializing in non-bank commercial real estate across Canada. Romspen offers customized mortgage solutions for term, bridge and construction financing from \$1 million to \$30 million. As Ontario's largest syndicated commercial mortgage provider Romspen is able to finance non-bank-eligible commercial real estate transactions, including golf courses, marinas, parking lots, hotels, private schools, seniors' homes, condominium towers and churches.

Forward-looking statements:

Certain statements in this release are forward-looking statements, which reflect the expectations of management regarding the identification, analysis and potential acquisition of future real estate assets. Forward-looking statements consist of statements that are not purely historical, including any statements regarding beliefs, plans, expectations or intentions regarding the future. Such statements are subject to risks and uncertainties that may cause actual results, performance or developments to differ materially from those contained in the statements. No assurance can be given that any of the events anticipated by the forward-looking statements will occur or, if they do occur, what benefits the Company will obtain from them. These forward-looking statements reflect management's current views and are based on certain expectations, estimates and assumptions which may prove to be incorrect. A number of risks and uncertainties could cause our actual results to differ materially from those expressed or implied by the forward-looking statements, including (1) the risk that TitanStar does not identify or acquire future real estate assets; and (2) other factors beyond the Company's control. These forward-looking statements are made as of the date of this news release.

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.