

TitanStar Properties Inc. Announces McDonald's Restaurant Opening Deer Springs Crossing Shopping Centre

June 28, 2012. TitanStar Properties Inc. (TSX Venture: TSP) ("TitanStar"), a company listed on the TSX Venture Exchange (the "Exchange"), announced that McDonald's officially opened its approximate 5,000 square foot restaurant within the Deer Springs Crossing Shopping Center which is located on the North 5th Street – Interstate 215 Beltway Interchange in Las Vegas, Nevada.

The store, sporting a fresh contemporary design, continued to experience high traffic counts several days after opening early last week. "There is a constant stream of traffic – even in off-peak hours," observed Joshua Thomas, Director of Leasing for Juliet Realty Group. "The nearby high school and family-oriented neighbourhoods which surround Deer Springs Shopping Centre are undoubtedly contributing positively to McDonald's customer counts, as well as to others who will choose to locate within the development."

Deer Springs Crossing Limited Partnership (of which TitanStar is a 50% joint venture partner) recently completed the sale of the "McDonald's Land" which is under long term lease to McDonald's USA LLC to a private individual (previously announced).

The sale of the McDonald's Land follows a string of positive developments recently announced by TitanStar in connection with the Project, which is located in Las Vegas, Nevada. In particular, construction of the North 5th Street – Interstate 215 Beltway Interchange was recently completed, which significantly enhances access and the flow of traffic to the Deer Springs Project; a letter of Intent has been signed by Bridgestone Retail Operations, LLC to purchase a one acre parcel of land within the Project; and a letter of intent has been signed by 7-Eleven, Inc. to purchase approximately 1.2 acres of land within the Project (all previously announced).

TitanStar is also a 50% joint venture partner in the Sahara Crossing Shopping Center, also located in Las Vegas, Nevada where a letter of intent was recently signed by Goodwill Industries of Southern Nevada, Inc. to lease approximately 17,000 square feet on a long term basis to operate a retail clothing store (previously announced). Once complete, Goodwill will join the existing tenant at Sahara Crossing, Fresh and Easy (which is a major grocery store operating over 160 stores in California, Arizona and Nevada), and the project will be approximately 80% leased.

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.

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