

TitanStar Properties Inc. Announces Sale – McDonald’s Ground Lease Pad Deer Springs Crossing Shopping Centre

November 10, 2011. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar”), a company listed on the TSX Venture Exchange (the “Exchange”), announced that Deer Springs Crossing Limited Partnership (of which TitanStar is a 50% joint venture partner) completed the sale of 38,000 square feet of land within the Deer Springs Crossing Shopping Center (the “Project”) which is under long term lease to McDonald’s USA LLC (the “McDonald’s Land”) to a private individual on October 31, 2011.

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 Project; and a letter of Intent has been signed by Bridgestone Retail Operations, LLC to purchase a one acre parcel of land within the Project (announced August 23, 2011).

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 (announced September 21, 2011). 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.

Proceeds from the sale of the McDonald’s Land will be used by TitanStar to contribute its proportionate share of operating and capital requirements associated with Deer Springs Crossing Limited Partnership, and to partially fund its proportionate share of capital required for Sahara Crossing Limited Partnership.

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.

FOR FURTHER INFORMATION PLEASE CONTACT:

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