

TitanStar Properties Inc. Announces Lease Agreement With Habitat for Humanity Sahara Crossing Shopping Centre

June 5, 2013. TitanStar Properties Inc. (TSX Venture: TSP) ("**TitanStar**" or the "**Company**") is pleased to announce that it has completed a long term lease agreement with Habitat For Humanity Las Vegas, Inc. ("**Habitat**"), a Nevada non-profit corporation, at its "Sahara Crossing" shopping centre. This location will be their headquarters for Southern Nevada.

The term of the lease is an initial 6 years with an option to renew for three consecutive 5 year periods thereafter. Rent will commence in January 2014. This space leased to Habitat will comprise the remaining 13,590 square feet at Sahara Crossing. This property is now 100% leased to national tenants, Goodwill Industries, Fresh & Easy and Habitat.

Sahara Crossing LP, the Arizona limited partnership through which Sahara Crossing is owned and in which the Company has a beneficial 50% partnership interest, is required to complete certain tenant improvements to the leased space at its cost and, once complete and in January 2014, Habitat will pay rent plus its proportionate share of the common area operating costs for the period of the long term lease, including any renewals thereof.

"The Habitat lease completes the leasing activity at Sahara Crossing, as it is now 100% occupied. This lease, together with the recent activity we have seen at our other Las Vegas property, Deer Springs Crossing, reinforces the positive economic indicators which are being reported for Las Vegas and the region", says Rick Turner, TitanStar's President and CEO.

"There is much more to creating a successful retail shopping centre than simply filling vacancy with whomever is willing to rent the space", says Josh Thomas, Director of Leasing and Sales for the Juliet Group of Companies, which represents TitanStar's general partner and co-limited partner in the property. "At Juliet, we pride ourselves in taking the time to develop the right mix of businesses and quality tenants to ensure the long term success of our projects, and to enhance the local and regional retail and service experience. Habitat – an internationally recognized organization – is a very complimentary business to existing tenants Goodwill Industries and Fresh and Easy, which is a major grocery store with over 4,000 employees operating from 168 stores in California, Arizona and Nevada. We are very excited to welcome Habitat to Sahara Crossing and complete the leasing for this property."

FOR FURTHER INFORMATION PLEASE CONTACT:

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About TitanStar

TitanStar is a real estate company whose investment strategy focuses on building a portfolio of well-positioned, undervalued or underperforming stabilized assets, focusing on the southwestern United States. 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 20.7 acre retail development project also located in Las Vegas. In December 2012, the Company acquired a 50% limited partnership interest in TSP LP I, L.P., a Nevada limited partnership which owns the Swanway Plaza, a 55,790 square foot retail shopping centre in Tucson, Arizona. In January 2013, the Company acquired a 50% limited partnership interest in TSP LP II, L.P., a Nevada limited partnership which owns the Kohl's San Tan Plaza, a 29,945 square foot retail shopping centre in Chandler, Arizona. .

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.

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