

# TITANSTAR™

## TitanStar Properties Inc. Negotiates Reduced Interest Rate

**October 22, 2014.** TitanStar Properties Inc. (TSX Venture: TSP-V) (“TitanStar” or the “Company”) announces that it has negotiated a reduced rate of interest on the indebtedness owing by it under convertible unsecured subordinated debentures (the “Debentures”) previously issued in September 2014.

The Company recently closed a financing for an aggregate principal amount of \$2.5 million of Debentures, which originally accrued interest at 9.0% per annum. The Company and the Debentureholders have agreed to reduce the Debenture rate of interest to 7.5% per annum. All other terms of the Debentures remain unchanged.

The Debentures are held by a private company of which T. Richard Turner, President and CEO of the Company, is a principal, and by a private company of which Greg Yuel, a director of the Company, is a director.

Further information regarding the Debentures can be found in the Company's news release dated September 30, 2014.

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 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. 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 (see the Company's news release of January 2, 2013). 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 (see the Company's news release of January 28, 2013). In September 2013, the Company acquired a 38.4% beneficial interest in Adam's Dairy Landing, a 254,036 square foot retail shopping centre, located in Blue Springs, Missouri (see the Company's news release of September 30, 2013). These latter investments reflect TitanStar's revised investment strategy, announced on September 28, 2012, which added the following objectives:

- begin to build, with or without a partner acceptable to management, a portfolio of stabilized assets that produce a reasonably reliable cash flow that would be available for distribution to shareholders when a distribution policy is determined by the Board of Directors;

- engage local companies to manage such properties; and
- finance the purchase of such assets using conservative financing assumptions, determined by management from time to time.

*Forward-looking statements:*

*Certain statements in this release are forward-looking statements, including with respect to the proposed offering and the settlement of debt. 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, as well as 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.*