

XTIERRA ACQUIRES BILBAO ROYALTY

Toronto, Ontario, July 22, 2019: Xtierra Inc. (TSXV: XAG) (“Xtierra” or the “Company”) is pleased to announce the buy-back of the 1.5% net smelter royalty, beneficially held by four individuals, on its Bilbao project located in the Central Silver Belt of Mexico in the State of Zacatecas, Mexico for Cdn\$100,000, payable as to \$50,000 in cash and \$50,000 by the issue of 1,000,000 common shares, subject to TSXV approval and legal documentation and registration with the Mexican Ministry of Mines.

Bilbao Silver, Lead, Zinc Property - Mexico

Xtierra, through its Mexican subsidiaries, currently holds a 100% interest, subject to the 1.5% net smelter royalty, in the Bilbao silver-lead-zinc-copper project located approximately 500km northwest of Mexico City in the southeastern part of the State of Zacatecas.

Bilbao is a polymetallic, silver-lead-zinc-copper, skarn-type replacement sulphide deposit with a deeply weathered oxide cap. Following six separate drill campaigns, including geological and geophysical exploration phases, various metallurgical, environmental and other related studies were carried out and Runge Pincock Minarco (Canada) Limited (RPM) delivered an independent Technical Report in accordance with NI 43-101 containing an updated resource estimate and preliminary economic assessment (PEA) on the Bilbao Project, dated April 28, 2014.

The mine plan incorporated in the PEA targeted the extraction of the lower, unoxidized, sulphide zone based on a production rate of 2,000 tonnes per day, or 720,000 tonnes per year with an average grade of 2.1%, 1.4% and 63.96 g/t of zinc, lead and silver, respectively, over a mine life of approximately 8 years.

In 2015, the Company conducted a desktop analysis of an alternative development scenario of extracting only the high-grade portion of the Bilbao resources and milling of the ore mined from Bilbao at an existing mill within a reasonable trucking distance. By focusing only on the higher-grade portion of the resource, this alternative development scenario would necessarily reduce the projected mining and processing rate, as well as subsequent metal concentrate production but maintain an eight year mine life. This scenario would also reduce the projected capital costs by reducing the amount of mine development required and eliminating the proposed mill at Bilbao.

Exploration programs carried out in 2016 and 2017 confirmed the potential for the identification of additional resources at ten favorable target sites on the wider Bilbao property. In addition, petrographic, structural, lithological, and litho-geochemical studies were carried out on both sulphide, and oxide zone mineralization to further enhance information presented in the 2014 PEA. The results confirmed there is potential for additional vein and skarn-type potential mineralization on the property.

Xtierra has begun the process of developing a strategy for realizing some value on its Bilbao and other Mexican projects in the context of the current resource cycle, as well as identifying and evaluating new potential royalty acquisitions.

About Xtierra Inc.

Xtierra is a natural resource company with precious and base metal deposits on its mineral properties located in the Central Silver Belt of Mexico in the State of Zacatecas and is also pursuing new opportunities, including mineral exploration and development projects, and the potential acquisition of mineral and other royalties.

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