

XTIERRA SIGNS LOI TO ACQUIRE MINERA PORTREE ROYALTY

Toronto, Ontario, August 13, 2019: Xtierra Inc. (TSXV: XAG) (“Xtierra” or the “Company”) announces that it has signed a non-binding exclusive letter of intent to acquire 97.99% of Minera Portree De Zacatecas, S.A. de C.V principally for its holding of a 2% net smelter royalty on 6 claims on and adjacent to the Cozamin mine operated by Capstone Mining Corp. (TSX:CS), located just outside of the city of Zacatecas in the prolific Central Silver Belt in the State of Zacatecas, Mexico. Xtierra will pay to the holder of the 97.99% interest, a non-refundable deposit of US\$10,000 for not initiating or soliciting new expressions of interest or proposals from third parties for a period of 90 days. The deposit is to be deducted from the purchase price once principal terms, including the acquisition price, are determined following a complete due diligence review. The parties have undertaken to work together to establish a fair value to be settled through cash and the issue of common shares in Xtierra, subject to TSXV approval, legal documentation and registration with the Mexican Ministry of Mines.

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 pursuing new opportunities including identifying and evaluating new potential royalty acquisitions.

Bilbao Silver, Lead, Zinc Property - Mexico

Xtierra, through its Mexican subsidiaries, currently holds a 100% interest, subject to a 1.5% net smelter royalty, recently repurchased (see **Press Release July 22, 2019 Xtierra acquires 1.5% net smelter royalty on Bilbao**), on 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.

For further information contact Xtierra Inc. at info@xtierra.ca

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