



Xtierra Inc.

Precious Metals Royalty Play

*Monetizing Silver Assets into a Cash Flowing
Diversified Royalty Portfolio*

-Timely Low-Priced Investor Opportunity

Forward Looking Statements

Xtierra Inc. ("XAG") has prepared this presentation for information purposes only. The information contained herein was prepared by management on a best efforts basis and is believed to be accurate. It contains forward-looking statements about the Company's plans for the royalty acquisitions, mining, development and exploration of its properties.

Forward-looking information may include reserve and resource estimates, estimates of future production, unit costs, costs of capital projects and timing of commencement of operations, and is based on current expectations that involve a number of business risks and uncertainties. Factors that could cause actual results to differ materially from any forward-looking statement include, but are not limited to, failure to establish estimated resources and reserves the grade and recovery of ore which is mined varying from estimates, capital and operating costs varying significantly from estimates, delays in obtaining or failures to obtain required governmental, environmental or other project approvals, delays in the development of projects, changes in exchange rates, fluctuations in commodity prices, inflation and other factors.

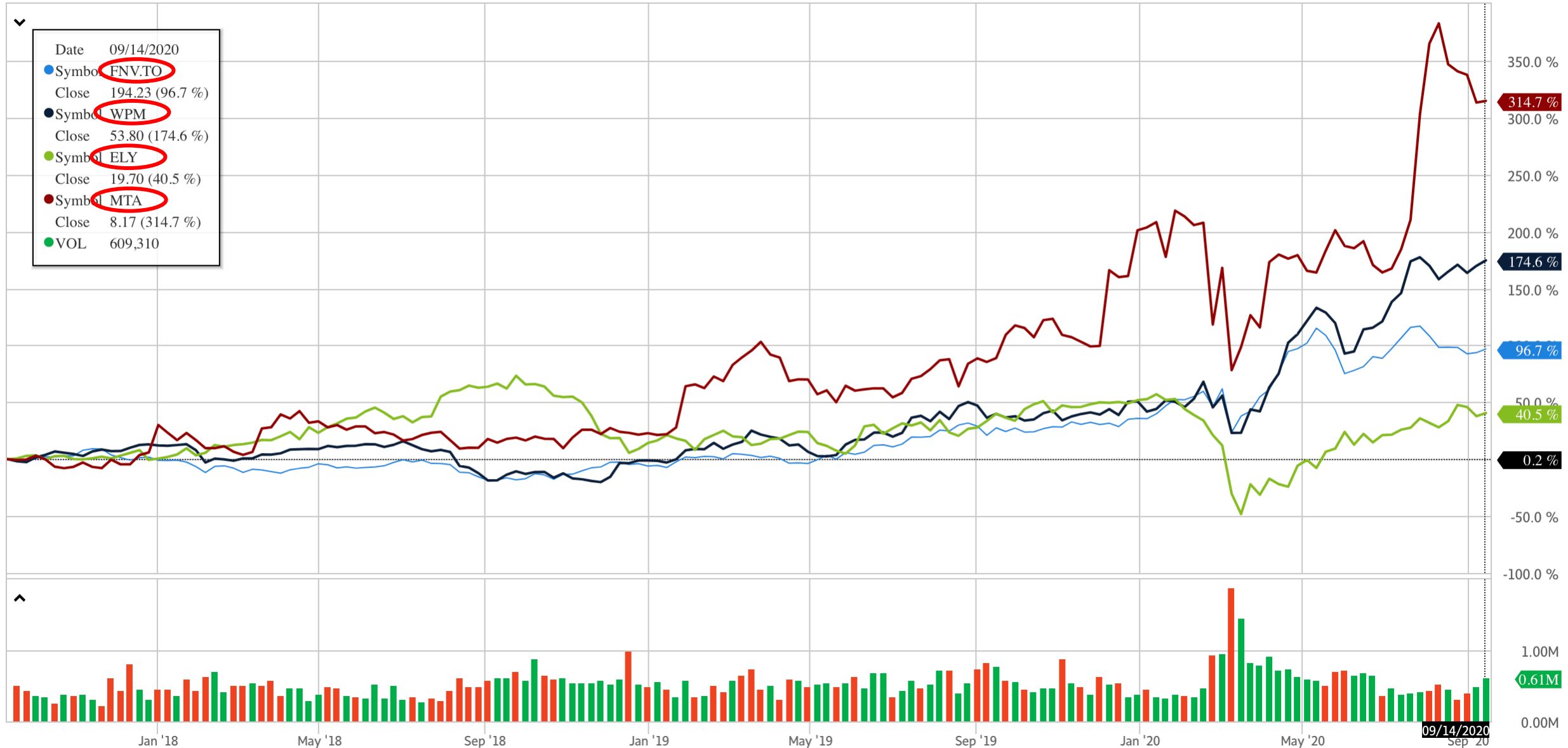
Forward-looking statements are subject to risks, uncertainties and other factors that could cause actual results to differ materially from expected results. Shareholders and prospective investors should be aware that these statements are subject to known and unknown risks uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Shareholders are cautioned not to place undue reliance on forward-looking information. By its nature, forward-looking information involves numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events will not occur. The Company undertakes no obligation to update publicly or otherwise revise any forward-looking information whether as a result of new information, future events or other such factors which affect this information, except as required by law.

Xtierra 'XAG' on TSXV – Emerging Royalty Company

Summary	
Advanced Projects	<ul style="list-style-type: none">• Bilbao (Ag, Zn, Pb, Cu) with high grade silver potential• Laguna (Ag, Au, Hg)
Accretive Acquisitions	<ul style="list-style-type: none">• Seeking cash flowing Gold / Silver royalties
Strategic Goals	<ul style="list-style-type: none">• Monetize Bilbao into a cash flowing royalty and pay out a monthly dividend
Major Shareholders	<ul style="list-style-type: none">• Buchans Limited (18%)• Tim Gallagher (7%)• John Kearney (7%)• Royalty Focused Shareholders (50%)• Public Float (18%)

Strategy I: Precious Metal Royalties

Royalty Peer Performance – 2018-2020



Why Royalties?

Mining royalties inherent advantages when compared to direct equity investment:

1. Owning a royalty does not involve any operating or capex commitments (100% margin, pure cash flow)
2. Royalties are non-dilutable because they are typically tied directly to production or revenue, where ordinary shareholders are frequently heavily diluted by equity placings
3. Low Risk - Royalties tend to be linked to gross revenue so as long as the mine can survive a downturn the royalty will continue to be paid, where shareholders may not
4. Royalties can be diversified by operator, commodity and country providing investors protection from commercial, political, geological and political risks
5. Royalties often benefit from future exploration potential, providing holders with significant upside
6. Royalties are far less management intensive than running a mining project directly, enabling a focus on long term portfolio growth (AUM - assets under management)

T.I.N.A (There is no alternative)

Most asset classes have peaked (Real Estate, Banks, FAANG, Global Corporates, Bonds)

Savings Account

- Tied to a currency(hard/real asset) that is losing value (USD, paper money)
- Under 1% yield, negative returns after inflation

Precious Metals Royalty Company – a financial product or portfolio valued at 1% dividend yield

- A savings account tied to a currency(gold, silver, copper) that is increasing in value
- Accretive acquisitions increase dividend yield
- 1% dividend yield peer group valuation (discount rate reflects inherent hedge)
- \$1 million in dividends = \$100 million market cap
- \$2 million in dividends = \$200 million market cap
- \$3 million in dividends = \$300 million market cap
- \$10 million in dividends = \$1 billion market cap

Peer Group (As of June 2020)



Stock Price: US\$150.48
Shares out: 191m
Market Cap: US\$28.6B
Div Yield: 0.6%
2019 Cash Flow: \$618m



Stock Price: US\$53.37
Shares out: 448.2m
Market Cap: US\$23.9B
Div Yield: 0.8%
2019 Cash Flow: \$502m



Stock Price: US\$136.32
Shares out: 66m
Market Cap: US\$8.9B
Div Yield: 0.9%
2019 Cash Flow: \$253m



Stock Price: US\$9.14
Shares out: 191m
Market Cap: US\$1.7B
Div Yield: -
2019 Cash Flow: \$57m



Stock Price: \$16
Shares out: 165m
Market Cap: \$2.6B
Div Yield: 1.4%
2019 Cash Flow: \$92m

Cheapest in
the industry



Stock Price: \$11.86
Shares out: 40m
Market Cap: \$471m
Div Yield: 0.7%
2019 Cash Flow: \$2.3m



Stock Price: \$5.58
Shares out: 143m
Market Cap: \$796m
Div Yield: 0.9%
2019 Cash Flow: \$28m



Stock Price: \$21.38
Shares out: 12m
Market Cap: \$267m
Div Yield: 0.3%
2019 Cash Flow: 0.38m



Stock Price: \$1.54
Shares out: 197m
Market Cap: \$304m
Div Yield: n/a
2019 Cash Flow: (\$2m)



Stock Price: \$0.20
Shares out: 162m
Market Cap: \$32m
Div Yield: n/a
2019 Cash Flow: \$0

Royalty Peer Group

Name	Sym	Shares Out	Stock Price	Market Cap	Dividend Yield in 2020	Dividends Paid 2019 year	2019 Cash Flow	Paying Royalties /TOTAL
Franco-Nevada	FNV	191 m	US\$150.48	US\$28,680 m	0.6%	US 138m	US 618m	56p/293
Wheaton	WPM	448 m	US\$53.37	US\$23,924 m	0.8%	US 130m	US 502m	20s/29
Royal Gold	RGLD	66 m	US\$136.32	US\$8,929 m	0.9%	67.5m	253m	42p/187
Osisko	OR	165 m	\$16.00	\$2,645 m	1.4%	27.5m	92m	18/130
Sandstorm	SAND	191 m	US\$9.14	US\$1,746 m	-	-	US 57m	12p/193
Nomad Royalty	NSR	527 m	\$1.45	\$764 m	1.3%	-	-	
Maverix	MMX	143 m	\$5.58	\$796 m	0.9%	-	28m	13p/29
Metalla	MTA	40 m	\$11.86	\$471 m	0.7%	1.8m	2.3m	1p/46
Abitibi	RZZ	12 m	\$21.38	\$267 m	0.3%	0.75m	0.38m	1p/28
Ely	ELY	197 m	\$1.54	\$304 m	-	-	(2m)	0/44
Elemental Royalties	ELE	44 m	\$1.68	\$75 m	-	-	-	
Xtierra	XAG	162 m	\$0.20	\$32 m	-	-	0m	0/2

Revaluing \$1.2 Million Cash flow(\$100,000 per month)

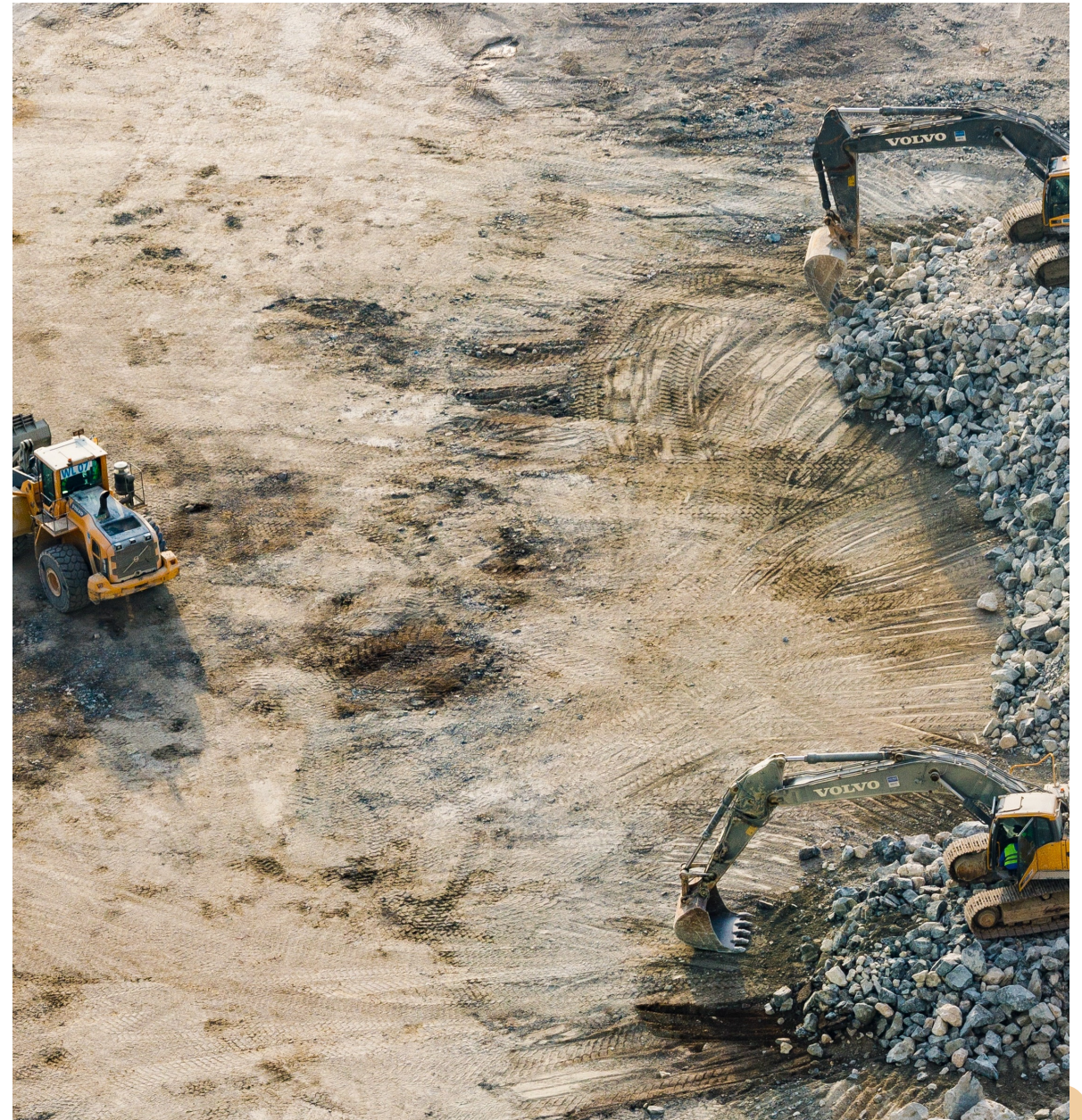
Dividend CF Multiple	Yield	Valuation Market Cap	Capital Gain	ROI
10	10%	\$12 Million	\$0	-
13	8%	\$15 Million	\$3 Million	25%
17	6%	\$20 Million	\$8 Million	67%
25	4%	\$30 Million	\$18 Million	150%
50	2%	\$60 Million	\$48 Million	400%
100	1%	\$120 Million	\$108 Million	10X

Rationale

- Trades the same as a private contract
- Trades higher as a public company with more liquidity
- Trades at REIT levels (but is not a trust with .UN
- Trades at dividend yield of stocks 1-4%
- Trades around midpoint of Global Fixed Income – bank yields 1-3%

Potential Risks

- If bank interest rates rise valuations can compress as investors are more inclined to put their money in the bank and not seek investments on the stock market
 - Due to high global government debt, interest rates likely to remain low indefinitely
- If a royalty business is tied to a volatile industry like the commodity prices in the resource industry
 - Freehold Royalties Ltd. being tied to oil & gas prices



Current Assets

Xtierra_{inc.}

1. Bilbao Property
with high grade
silver potential

Xtierra_{inc.}

2. Bilbao 1.5%
Royalty

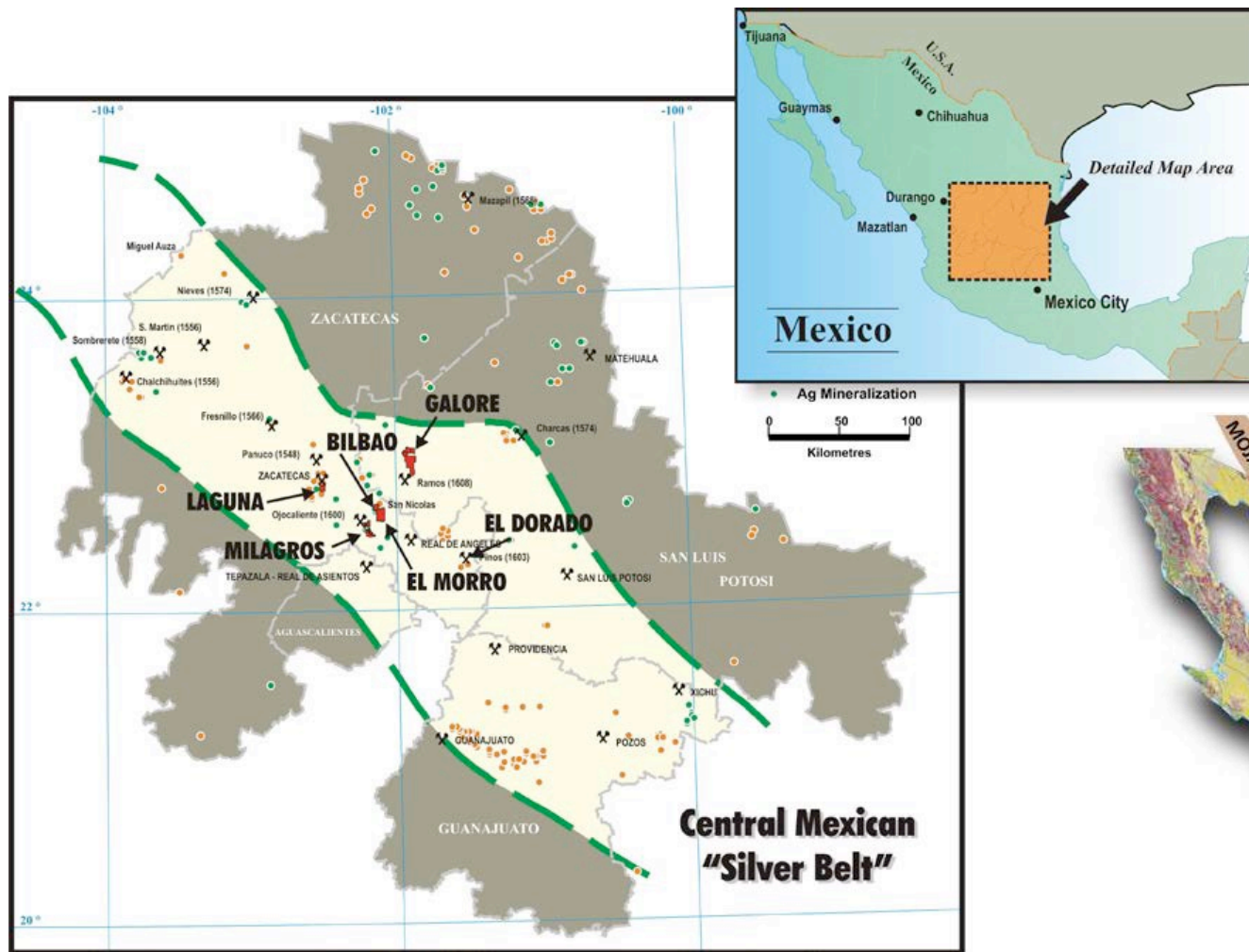
Xtierra_{inc.}

3. Portree 2%
Royalty on
Cozamin
expansion

Strategy 2: Bilbao Property – “Silver Leverage”

Silver Company Peer Group

Name	Sym	Shares Out	Stock Price	Market Cap
Pan American Silver	PAAS	210 m	\$47.09	\$9,896 m
First Majestic Silver	FR	210 m	\$16.21	\$3,400 m
Couer	CDE	243 m	US\$8.46	US\$2,060 m
MAG Silver	MAG	91 m	\$22.11	\$2,016 m
Silver Corp Metals	SVM	174 m	\$11.26	\$1,962 m
Fortuna Silver	FVI	184 m	\$9.5	\$1,748 m
Endeavour Silver	EDR	155 m	\$5.45	\$844 m
Aurcana Silver	AUN	223 m	\$0.79	\$176 m
Impact Silver	IPT	119 m	\$1.05	\$125 m
Xtierra	XAG	162 m	\$0.20	\$32 m



Location of the Bilbao deposit in relationship to other mineral deposits in Central Mexico





*Photo of low-lying farmland, Glory Hole #1,
Main Shaft and distant mountains*



The Main Trio Shaft located immediately south of Glory Hole #1

Drill-hole	From	To	Width m	Ag g/t
Z2	125.00	127.00	2.00	347
Z6	215.00	216.00	1.00	444
Z6	217.00	218.00	1.00	512
Z7	132.00	133.00	1.00	427
Z7	139.00	146.00	7.00	305
Inc Z7	144.00	146.00	2.00	435
Z7	155.00	156.00	1.00	430
Z7	231.00	234.00	3.00	334
Z9	174.00	176.00	2.00	332
Z9	178.00	179.00	1.00	502

Table 3: Highest Silver Intersections of the Z drilling campa

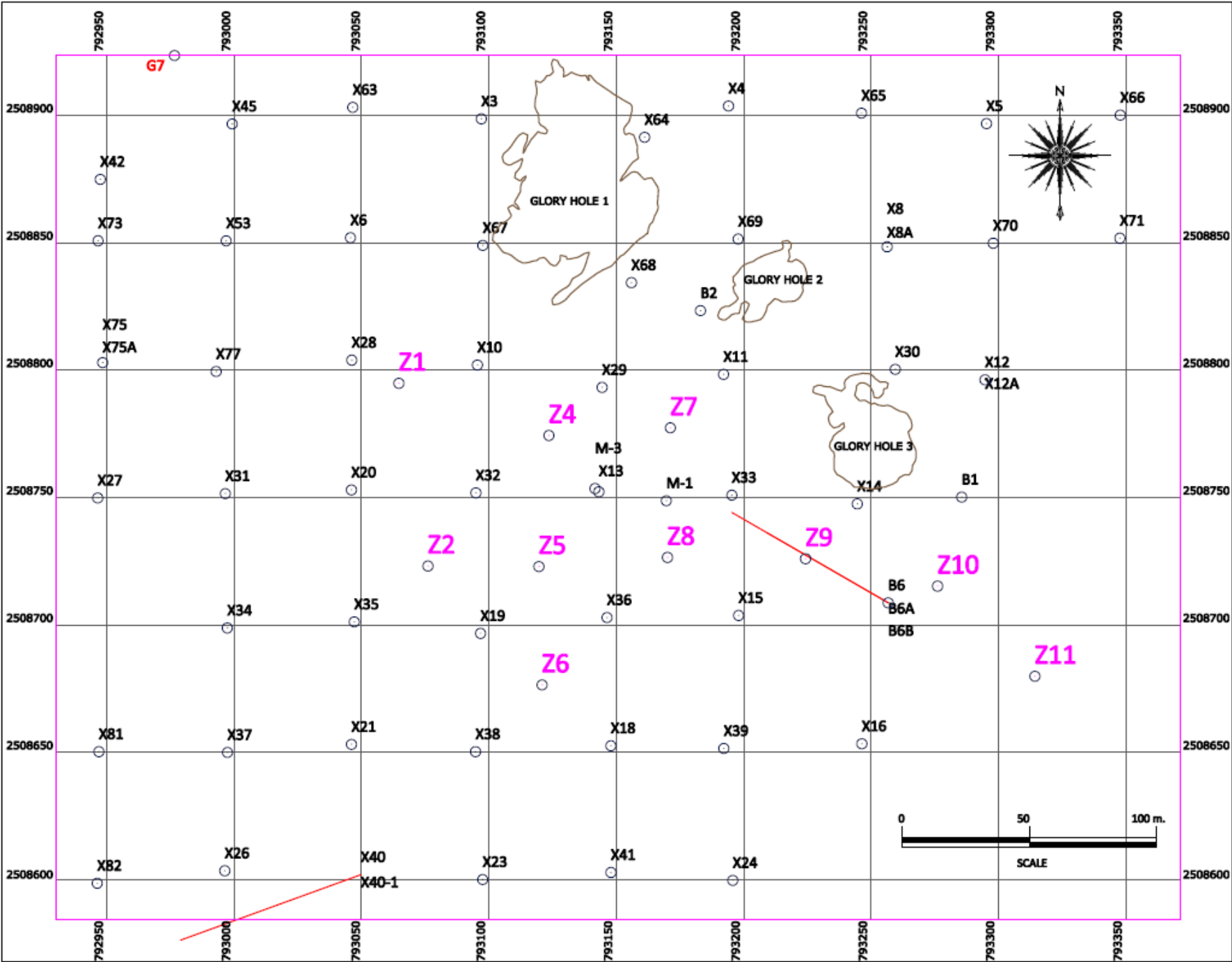
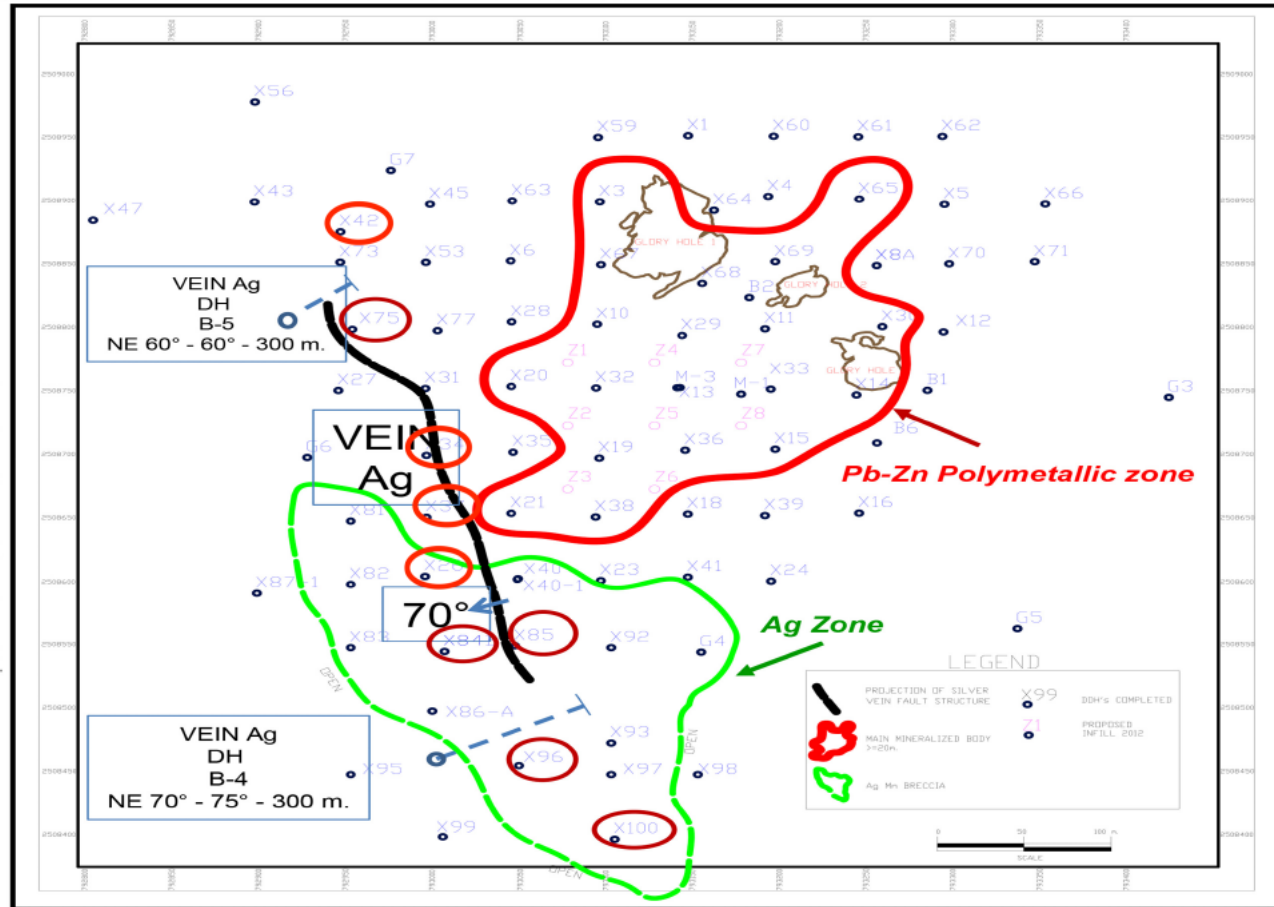


FIGURE 1. LOCATION OF THE Z DRILL-HOLES IN RELATION TO THE EXISTING DRILL GRID.

Location of the drill holes for exploration in the Silver zone to the SW of Bilbao

Drill Hole	From	To	Metres	g/t Ag
X42	181.00	182.00	1.00	182
X75A	252.30	253.00	0.70	2047
X34	311.00	313.00	2.00	711
X26	381.00	387.00	6.00	847
X26	361.00	362.00	1.00	582
X37	320.00	322.00	2.00	330
X84B	357.30	360.55	3.25	412
X85	159.00	171.00	12.00	127
X96	230.00	232.00	2.00	373



High Grade Silver Vein Estimate:

500m x 300m X 2m width x 2.5 gravity
 = 750,000 tons x 15 oz Ag x \$40/oz
 = \$450 million in situ metal value

Our Team



Tim Gallagher

Chairman & CEO

Since 2007, he has been the director and was appointed President in January 2018 of Xtierra Inc, listed on the TSXV. He is the founder, Chairman & CEO of Music Royalties Inc. He is the former Chairman & CEO of Metalla Royalty & Streaming Ltd (previously Excalibur Resources Ltd.) 2009-2017. He is the former Founder and director of several TSX Venture Exchange listed CPCs including Biorem Inc, Soltoro Ltd and Schneider Power Inc. He has invested in, financed, managed and assisted in the growth of numerous companies in the royalty, resource, clean tech and technology sectors primarily by taking them public via the Capital Pool Program since 1997.



Gerald J. Gauthier

Director

Mr. Gauthier is a registered Professional Engineer in Ontario and has over 40 years international experience in the mining industry building and operating open pit and underground mines in Canada, USA, Mexico, Central America and West Africa. Mr. Gauthier was previously Chief Operating Officer at Nevsun Resources Ltd. and previously Vice-President Operations at Glencairn Gold Corp. He is a graduate of Queen's University in Mining Engineering. He is currently a director of Labrador Iron Mines Holdings Limited, Conquest Resources Limited and Gold World Resources Ltd. Mr. Gauthier was formerly General Manager of the Page-Williams gold mine at Hemlo, Ontario and Senior Vice President North American Operations for Lac Minerals Ltd.



John Kearney

Chairman

Mr. Kearney is a mining and business executive with 40 years experience in the mining industry internationally. He holds law and economics degrees from University College Dublin, a Masters Degree in Business Administration from Trinity College, Dublin. He is a member of the Law Society of Ireland. Mr. Kearney was formerly Chairman, President and CEO of Northgate Exploration Limited. He is a director of a number of public companies including Labrador Iron Mines Holdings Ltd., Canadian Zinc Corp., Anglesey Mining plc, Conquest Resources Limited, Sulliden Exploration Inc. and Avnel Gold Mines Ltd. He is a director of the Ireland Fund of Canada.



Terence N. McKillen

Director


Mr. McKillen is a professional geologist (P.Geo) and retired business executive with over 40 years of experience in the mining industry with extensive exploration and development experience in North and South America, Europe, Africa and Southeast Asia. He has been involved in the discovery and/or development of a number of precious, base metal and strategic mineral deposits worldwide. He was formerly President and CEO of Xtierra Inc., Chief Executive of Minco Plc, Executive Vice-President of Labrador Iron Mines Holdings Limited and Vice-President Exploration of Northgate Exploration Limited and Campbell Resources Inc.. Mr. McKillen is also a director of Minco Plc and Conquest Resources Limited.

The background of the slide features a close-up, high-contrast photograph of gold bars and coins. The gold has a warm, yellowish-gold hue and is highly reflective, with bright highlights and deep shadows. The focus is sharp on the foreground elements, showing the texture of the metal and the embossed details on the coins.

THANK YOU!

 *Tim Gallagher*

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