



**SEVENTY  
NINTH™  
GROUP**

**Establish More, Together.**



# About SEVENTY NINTH GROUP

Owned and managed by the Webster family, The Seventy Ninth Group is **one of the fastest-growing asset management companies** in the United Kingdom.

The Seventy Ninth Group is an **award winning** asset management company head-quartered in the United Kingdom.

Founded by serial entrepreneur David Webster, The Seventy Ninth Group holds a unique and advantageous position in both the Real Estate and Natural Resource sectors, **specialising in the acquisition, management and development** of lucrative assets during times of economic turmoil and uncertainty.



# Webster Family Portfolio



The Seventy Ninth Experienced Investors Fund is fully regulated and authorised by the **Gibraltar Financial Services Commission (GFSC)**.

# Our Global Presence



The Webster Family Portfolio is registered in **7 jurisdictions** across the globe with additional partner offices.

# Meet the Team



**Dave Webster**  
Chairman



**Jake Webster**  
Managing Director



**Curtis Webster**  
Investments Director



**Natalie Bellis**  
Chief Executive Officer



**Andy Cole CBE**  
Board Advisor



**Adrienne Kelbie CBE**  
Non-Executive Director



**Andor Lips**  
Non-Executive Director



**Genevieve Pearson**  
Non-Executive Director



**Gary Pitts**  
Non-Executive Director

Both Andy Cole and Adrienne Kelbie have been appointed a commander of the Order of the British Empire (CBE).

Our Board of Directors consists of some of the most well-respected names in **compliance and regulation, finance and accountancy, and geology and mining.**

# Our Success Story

**7x**

Incorporated in seven countries: UK, USA, Canada, UAE, Barbados, and the Republic of Guinea.

**100%**

Track record of capital and interest payments.

**800+**

Trusted by over 600 private and institutional investors, from over 25 jurisdictions.

**94%**

Retention rate amongst our investors.

## Accreditations

Participating in the UN Global Compact and accredited by Green Mark, and the ISO.



**30+**

Years combined asset management experience.

**Over £10m**

Repaid to private and institutional investors.

**£1bn**

Property transacted since 1980.

**£30m**

Property development underway.

**Over 1,995 sq. Km**

Of mining projects.

# Our Awards



“Operating in the Republic of Guinea for almost ten years, Lusso Tesoro Asset Management (now Seventy Ninth Resources) has a community approach to its natural resource explorations that is helping local areas thrive. **The company buys distressed natural resource mines and turns them into sustainable businesses** and, at the same time, helps local communities by finding out exactly what they need. In some areas, Lusso Tesoro (now Seventy Ninth Resources) has helped with education, while in others it has delivered fresh water or helped with agricultural equipment. Congratulations to Lusso Tesoro Asset Management (now Seventy Ninth Resources) for **making a difference to the people of Guinea.**”



“Lusso Tesoro Asset Management (now Seventy Ninth Resources) has **achieved exceptional growth, great returns for investors and expanded its team significantly over the past twelve months.** The fast-growing, ethical and sustainable gold mining company specialises in buying distressed gold mines in the Republic of Guinea and getting them back to working order using new techniques. Part of its success also lies in the way it has built good relationships with local communities. Blessed with the **Midas touch** and with gold prices rising, the **future looks bright** for Lusso Tesoro Asset Management (now Seventy Ninth Resources).”

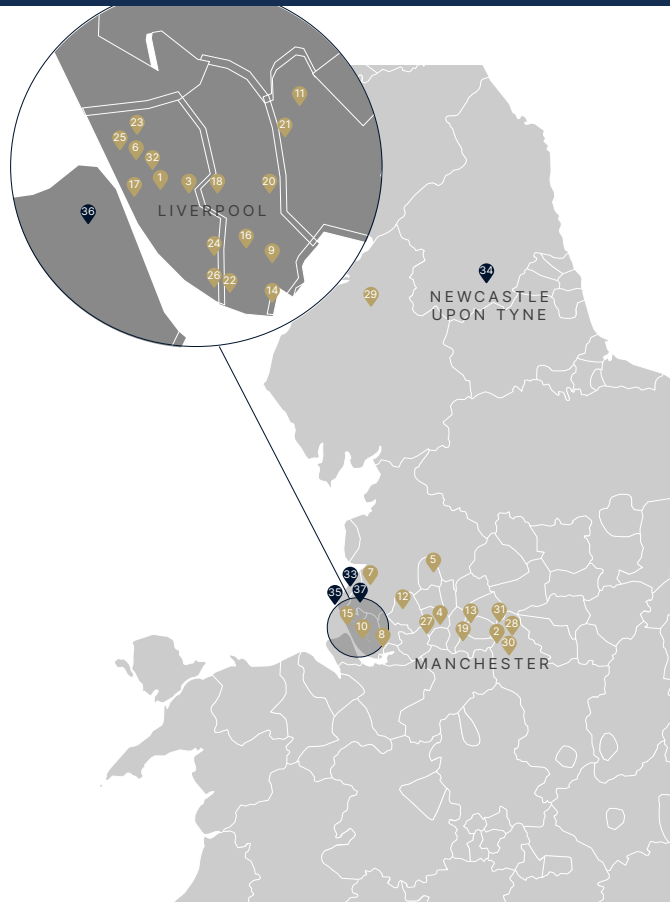


In October 2021, Seventy Ninth Group Chairman David Webster was awarded Asset Management Chairman of the Year 2021 by CEO Monthly. The publication’s Chairperson Awards honour those who possess the ability to take their business to the next level by promoting innovative approaches, business excellence and resolution. The panel’s selection criteria is based on a multitude of factors, including business performance, longevity and business growth.

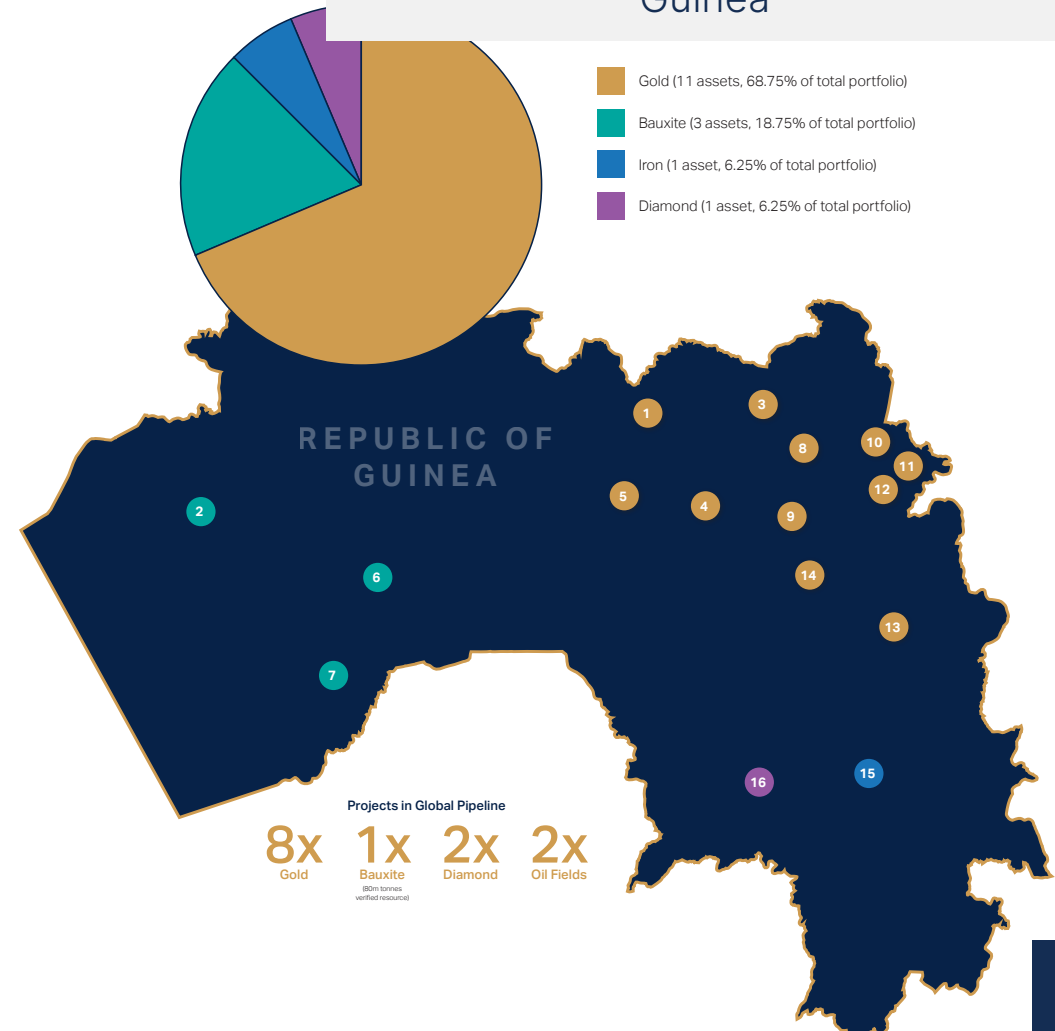
# The Sectors We Operate In

Over the past 30 years, our approach remains the same across the sectors we operate in: the acquisition and development of distressed assets.

## UK Residential and Commercial Property



## Natural Resources, Republic of Guinea



# Our Approach

## Property Model



### 1. Development/Permit Targeted

Our experienced team locate and undertake due diligence on a distressed asset.



### 2. Capital Raised

Contracts are exchanged and funding for the project's acquisition and development is raised.



### 3. Site/Permits Purchased

Funding is deployed to acquire the project and progress its development and construction.



### 4. Construction/Exploration Begins

Development and construction works on the project are undertaken by our team.



### 5. Project Complete

The project is sold or refinanced and retained into our own portfolio.



Our business model works optimally in distressed market conditions where we are able to acquire assets between **30-45% (property)** and **1-5% (mining concessions)** of their market value, utilising private finance.

# Our Partners and Strategic Advisors



# Our Offerings: Loan Notes

**Loan Notes** are secured and asset backed. They are, essentially, an IOU whereby the investor lends money to the borrower (Company).

They are **contractual obligations** that establishes a pre determined term of the investment, the periodic payment of interest, and the date of repayment of capital.

## SECURITY:

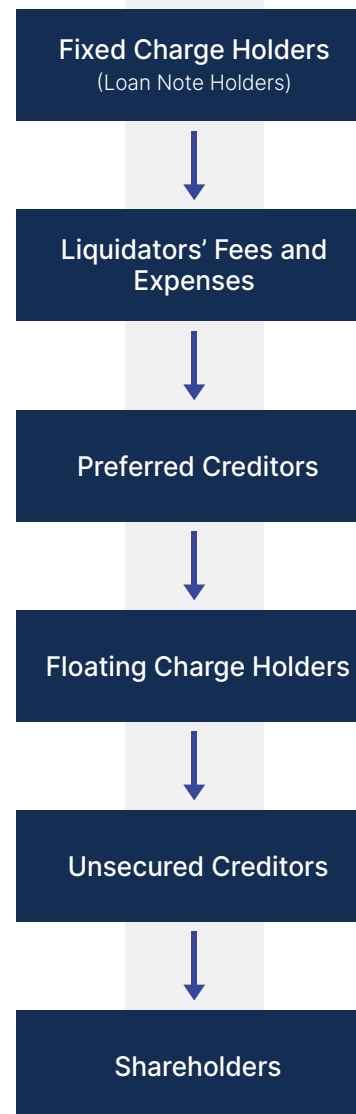
Loan Note Holders hold, what is called, a **first charge** over the assets of the company, meaning they are repaid first in the event of default.

## How is the 'security' managed?

A independent **Security Trustee** manages and oversees the investment ensuring investors are paid on time. In the event of default, the Security Trustee has the power to liquidate the Company's assets to repay investors.

This right is held on the [Companies House website](#).

## Order of Creditor Repayment in Event of Liquidation



Over **£10M GBP** in interest and capital has been repaid to investors by way of Loan Note.

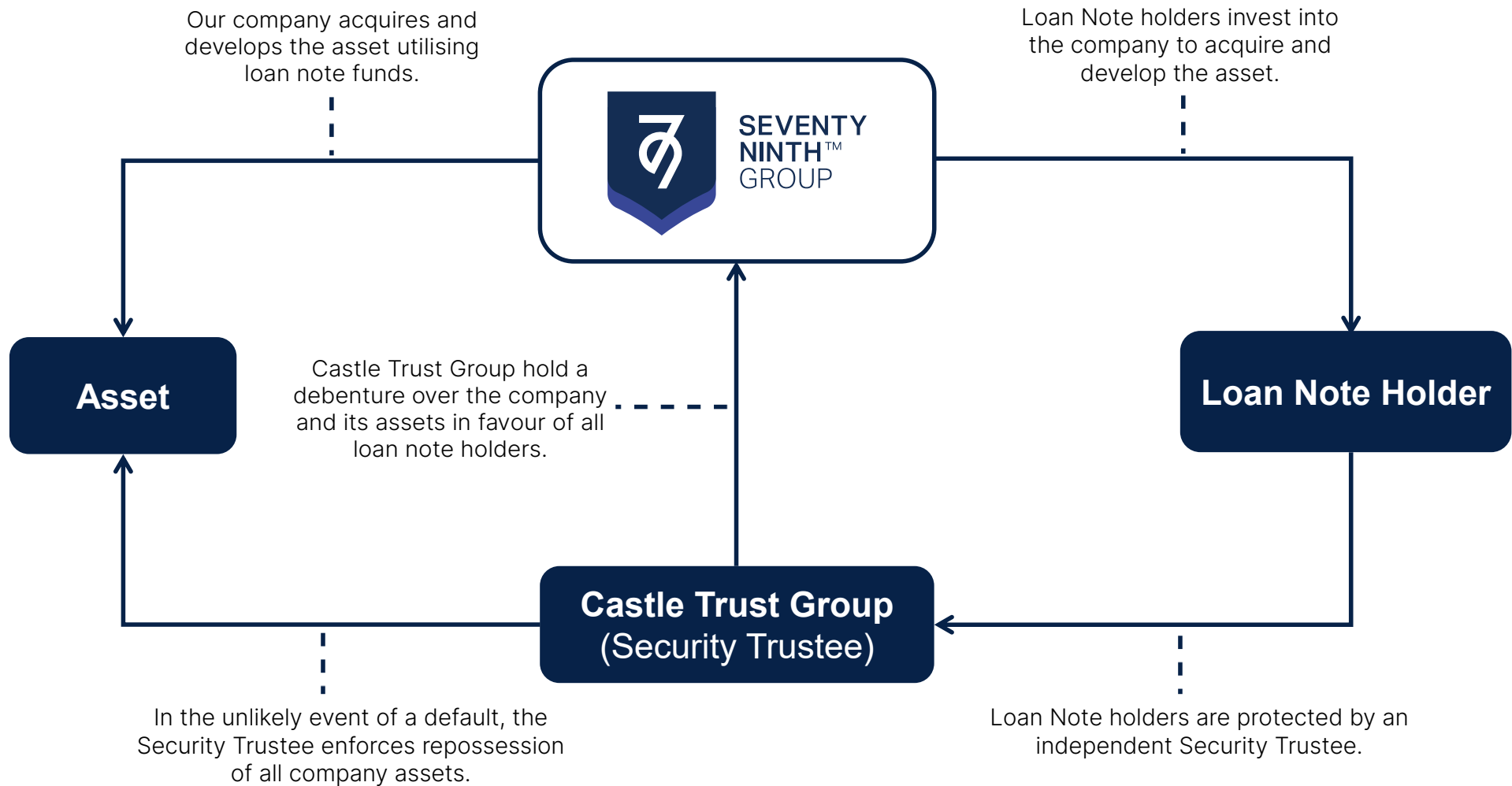
# Loan Notes: Features

- The term of the Loan Note is typically **1-2 years**.
- Income is **fixed and paid periodically** (monthly / bi-annually)
- The currency exposure is **fixed** (or hedged)denominated in GBP,USD, and EUR.
- The underlying assets are **fixed (asset backed)**.
- The Loan Note security is fixed by way of **first charge**.
- **Security Trustees**, regulated entities, are external entities which registers the security for the investor.
- **Zero fees** for the investor meaning **100% allocation** of capital.



The Seventy-Ninth Group has over **£30M GBP of property development** underway funded by Loan Notes.

# Loan Notes: Structure



# Castle Trust Group



**Castle Trust & Management Services Limited** was established 20 years ago and represents a range of clients from banks and quoted companies to wealthy individuals and pension funds.

Its work ensures compliance in all jurisdictions is maintained to the highest standard. Castle Trust have also been pivotal in cementing Gibraltar's position in the financial world as a reputable and trusted jurisdiction. It goes without saying that they operate a zero tolerance policy to bribery and corruption.

Castle Trust & Management Services Limited is **regulated by the Gibraltar Financial Services Commission (GFSC)**.



Castle Trust Group registers the security over the assets on behalf of the investor and, in the unlikely event of default, has the ability to liquidate the company's assets to repay investors.

"The only persons to import raw West African gold to us, in the last 16 years" - Sheffield Assay Office.

# Why We Use Loan Notes

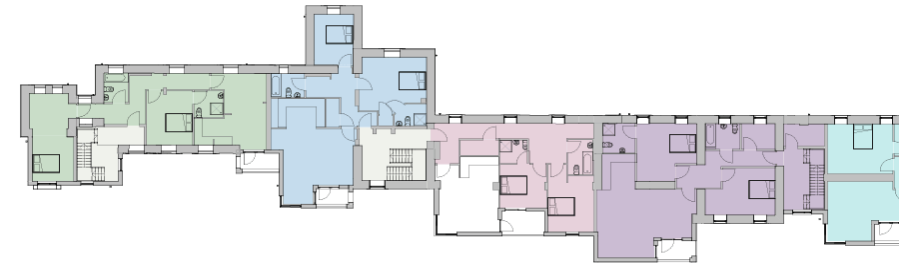
The story... the ability of private finance

Towards the end of 2021, the previous owner of The Old Workhouse, Hexham, was selling the property to an equity fund for a price of **£1.9M**. For some apparent reason, the equity fund decided not to proceed with the purchase. The previous owner was desperate to get the site off his books.

Jake Webster visited the site and days before Christmas, the Board of Directors sat to review the development. In response, the Board was happy to offer the previous owner **£975,000** to purchase the asset. The contracts were later exchanged on the 24th December 2021.

The main reason for the acquisition of this development (**at a market discount of 49%**) was due to our ability to raise private finance quickly to acquire an asset and, as a result, delivered the opportunity for significant equity uplift to repay investors.

Considering contracts were exchanged over the Christmas period, we could not have expected banks to have responded until the New Year.



The Old Workhouse will be converted into **34 residential properties** with a Gross Development Value (GDV) of **£10M GBP**

# Advantages of Loan Notes

- **Non-market correlated:** returns are fixed at the outset regardless of the economic environment.
- **Diversification:** they offer an option to diversify investors' portfolios, providing a hedge for those who have investments in the stock market and potentially more volatile investment vehicles.
- **Fixed Returns:** many private clients have historically invested in mass market retail products but have still failed to deliver successful returns for the investor. Loan Notes establish returns at the outset.
- **No Fees:** there are no fees for Loan Note investments.
- **Short Term:** avoiding the long investment terms of retail products that are often accompanied by heavy surrender charges for early redemption, there's more flexibility for the investor.

## Properties Targeted for Acquisition



### Wight House, Southport, United Kingdom

Type: Commercial

Size: 10,612 Square Feet

Gross Development Value: £3,500,000

Description: Refurbishment of an existing open plan commercial building into 40 segregated offices.



### Evo Park, Warrington, United Kingdom

Type: Commercial

Size: 10,500 Square Feet

Gross Development Value: £3,300,000

Description: Refurbishment of an existing open plan commercial building into 34 segregated offices.

Since the COVID 19 pandemic, The Seventy Ninth Group has grown from **380 clients to over 800 clients**, globally. The added volatility has persuaded people of the benefits of fixed income products.

# Webster Family Previous Projects

## Lathom Point, Huyton, Liverpool, United Kingdom

Type: Residential

Description: A total of eighteen residential apartments purchased from Morris Homes, and then sold.

Purchase Price: £1,200,000.00

Sale Price: £2,500,000.00

Gross Return (%): 108.33

Term: 14 Months



## South View Court, Crosby, Liverpool, United Kingdom

Type: Residential

Description: A total of fifteen residential apartments purchased and sold in Crosby, a suburb of Liverpool.

Purchase Price: £2,400,000.00

Sale Price: £4,100,000.00

Gross Return (%): 70.83

Term: 16 Months



## The Pump House, Liverpool, United Kingdom

Type: Commercial

Description: A building which houses pumps that control's water levels of the River Mersey. The building was purchased from Peel Holdings and sold to a premier league football player, with a 999 year rental covenant. The property was simultaneously purchased and sold.

Purchase Price: £890,000.00

Sale Price: £960,000.00

Gross Return (%): 7.86

Term: 3 Days



# Our Offerings

We offer **two types of Loan Notes** to fund our projects. The security remains the same across all Loan Notes.



## 12%

### Monthly income (LL4)

MIN INVESTMENT: £10,000 GBP

- ✓ Interest: Paid **Monthly**
- ✓ 1% per month
- ✓ 12 Month term
- ✓ Fixed Income Loan Note
- ✓ Multiple Currencies: GBP, EUR, USD

**Security:**  
Debenture of the company and all its assets.

**Trustee:**  
Castle Trust & Management Services Limited



## 12%

### Monthly income (CM1)

MIN INVESTMENT: £10,000 GBP

- ✓ Interest: Paid **Monthly**
- ✓ 1% per month
- ✓ 12 Month term
- ✓ Fixed Income Loan Note
- ✓ Multiple Currencies: GBP, EUR, USD

**Security:**  
Debenture of the company and all its assets.

**Trustee:**  
Castle Trust & Management Services Limited



## 15%

### Monthly income (LL4)

MIN INVESTMENT: £25,000 GBP

- ✓ Interest: Paid **bi-annually**
- ✓ 15% p.a (7.5% bi-annual)
- ✓ 12 Month term
- ✓ Fixed Income Loan Note
- ✓ Multiple Currencies: GBP, EUR, USD

**Security:**  
Debenture of the company and all its assets.

**Trustee:**  
Castle Trust & Management Services Limited

The Seventy Ninth Group is proud to have a **100% track record** in interest and capital repayments.

# Our Commitment to a Sustainable Future



Seventy Ninth Resources values loyalty and respect for our fellow humans, wildlife and the environment: that's why we will never purchase a mining concession without giving something back to the community.

## Potential Projects

- Funding the creation of a local school, medical centre and medical staff.
- Offering local employment and paying a fair wage.
- Supplying tools and equipment through agricultural possibilities.
- Providing clean water and environmentally friendly reusable bottles.
- 5,500 km<sup>2</sup> cocoa plantation giving gainful employment to local peoples.
- Creation of sanctuaries to safeguard the lives of the Western Chimpanzees and Hippopotamus that inhabit our concessions.

## Our Values

The Seventy Ninth Group operates on a clear and simple ethical code backed by trust, honesty and integrity. Our prime objective is to create value for those we work with by utilising our extensive experience to embrace and develop exciting investment opportunities, whilst simultaneously capitalising on our established relationships. By working closely with our stakeholders and partners, we are able to establish more together.

### Corporate Governance

- Top level commitment
- Functional management systems
- Stakeholder engagement
- ESG disclosures
- Alignment with relevant leading ESG principles and initiatives/standards
- Compliance with law and permit conditions

### Other Governance

- Payment of taxes
- Extractive Industry Transparency Initiative (EITI)
- Responsible sourcing
- Anti-bribery and corruption (ABC)
- Responsible political involvement



### Environment

- Pollution prevention
- Water management
- Reducing GHGs
- Climate change adaptation
- Responsible mine closure
- Sustainable resource use
- Extractive waste management
- Biodiversity and ecosystems protection

### Social

- Human development
- Training in the workplace
- Health and safety at work
- Fundamental principles and rights at work (labour standards)
- Human right due diligence
- Community engagement
- Social development (local procurement, local employment and community development)
- Social transition at closure

**Steve Kenzie, Executive Director of UN Global Compact Network UK, said,**

"The core of the United Nations Global Compact's mission is to support companies doing business responsibly by aligning their strategies and operations with ten universal principles on human rights, labour, environment, and anti corruption. We also support businesses taking actions to advance the Sustainable Development Goals. We are delighted and encouraged by The Seventy Ninth Group's endorsement of our initiative."

# Investment Process



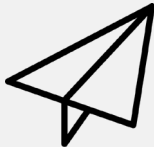
1. Complete the application form in full, including the self-certification pages.



2. Provide the required proof of identity and proof of address documentation (dependent on your nationality or jurisdiction).



3. Receipt of your application will be confirmed by our investment team via email.



4. Due diligence will be carried out before your eligibility to invest is confirmed and payment instructions are provided to you.



6. Sign and return a copy of the Deed of Accession (found in your welcome pack) and retain another for your personal records.



7. Your Deed of Accession will then be sent to our security trustee, Castle Trust & Management Services Ltd, for signing. The signed Deed of Accession will then be sent back to you for your records.



The team examine a recent sample recovered whilst exploring Lusso North permit (April 2021)

All applications can be done **electronically (via DocuSign)**, **printed and scanned**, or **received via post**.

# What You Receive



Upon funding your investment, you will receive a **Welcome Pack** with registration with **Castle Trust Group** and the interest payment schedule.

# What Our Clients Say

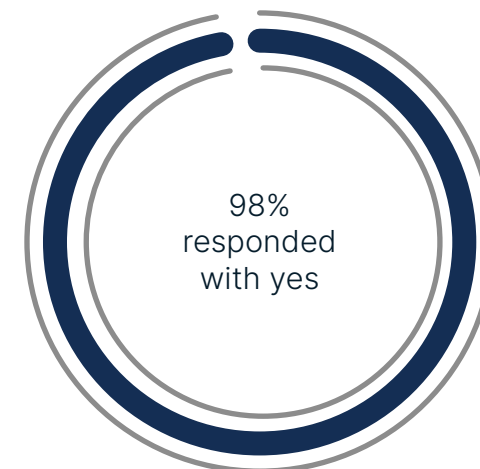
“ How satisfied are you with the information you were provided on your selected product? ”



“ How satisfied are you with your experience with the Seventy Ninth Group to date? ”



“ Are you likely to renew your investment with us? ”



These questions were asked as part of a survey in one of our communications to investors on 12/10/21.

Our **94.7% retention** rate with our investors is testament to our commitment to client service and on hand support wherever our clients reside.

# What Our Clients Say

“Dealing with the 79th Group has been a great experience so far. Aside from the wonderful opportunities they offer, the customer service is first rate. Very fast responses to queries and rectification of any issues. Well done all at 79th!”  
- Dominic G, UK.

“I am very happy with my investment, my interest payments are on time, the process to apply and open an account was professional and simple. I have already recommended to friends and family (some of who are about to invest).  
- Ernesto R, Mexico.

“This is the first time I have made this kind of investment so naturally was more cautious than putting money in a bank or passive investment accounts. The information provided both upfront and on request gave me reassurance that this is a solid means of putting some of my savings. I will see quick, consistent returns in a way you would never get from a stagnant ISA or from temperamental shares. I look forward to my next investment.”  
- Callum M, UK.

These comments were provided as part of a survey in one of our communications to investors on 12/10/21.

Thank you for your time.



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