

WE SUPPORT



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The Seventy
Ninth Group Inc.





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About The Seventy Ninth Group

The Seventy Ninth Group is renowned for its strong family values of loyalty, honesty and reliability, and is respected by its clients globally.

“This always remains a family business. Relationships are at the heart of what we do.”

David Webster, Chairman
The Seventy Ninth Group

The Seventy Ninth Group is an award-winning asset management company headquartered in the United Kingdom. Founded by serial entrepreneur, David Webster, and his sons, Jake and Curtis Webster, the Seventy Ninth Group holds a unique and advantageous position in the real estate sector, specialising in the acquisition, management and development of lucrative assets during times of economic turmoil and uncertainty.



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About Seventy Ninth USA One

The Seventy Ninth USA One is a subsidiary of The Seventy Ninth Group, an award winning asset management company headquartered in the United Kingdom with over thirty years experience in the real estate sector.



Trusted by over 1000 investors across twenty seven jurisdictions, investors in the United States of America can now gain exposure to undervalued UK real estate assets of all types such as residential housing, commercial offices and leisure holiday parks.



Promissory Notes

This product relates to an offering for sale of up to \$20,000,000.00 USD in aggregate of promissory notes. The minimum purchase price is \$10,000 USD and consists of Promissory Notes in two series:

Series 1 bears interest at 10% over one year.

Series 2 bears interest at 24% over two years.

The interest will be paid quarterly or biannually, depending on the series selected, from the date of investment. The Notes are being offered and sold only to investors who are deemed verified. This term is defined through Rule 501 of Regulation D promulgated under the Securities Act of 1933.

Promissory Notes Terms

Investor Requirements	Verified Accredited Investors only*
Fees	None
Minimum Investment	\$10,000.00 USD
Investment Type	Promissory Note
Company Type	Delaware Corporation
Liquidity	The notes are not transferrable
Redemption	Not applicable. The notes have 1 and 2 year maturities.

* This term is defined through Rule 501 of Regulation D promulgated under the Securities Act of 1933.



Fund Benefits



The Seventy Ninth Group and its directors have over 30 years of experience in the UK real estate market.



100% track record: no defaulted or delayed payments across 15 different offerings and over £20 million paid back to investors.



Interest rate is above the standard returns from a corporate bond or a blue-chip investment.



Interest paid quarterly, or biannually, from the date of investment.



Diversification of portfolio to include the UK real estate market.



Available for Individual Retirement Accounts (IRAs).



David Webster Chairman

Retailer | UK's Largest Private Landlord | Experienced Real Estate Developer | Mineral Exploration

A natural leader and previously one of the largest private landlords in the UK, David has over 27 years of experience in the real estate sector as both a developer and a landlord.

As Chairman of the Seventy Ninth Group, David is responsible for the overall direction and growth of the Group and its subsidiaries.

Additionally, David has won Asset Management Chairman of the Year at CEO Monthly's Chairperson Awards for the last two years running.



Curtis Webster Investment Director

Entrepreneur | Corporate Finance

As Investment Director, Curtis provides valuable support to our stakeholders situated across the globe, managing new and existing relationships as well as overseeing the Seventy Ninth Group's existing and future capital raising activities.

He has also gained significant experience in natural resources, with a particular focus on mineral extraction and general supply chain management.

Additionally, Curtis won Outstanding Young Executive (under 35 years) at the Global Business Excellence Awards 2022.



Jake Webster Managing Director

Corporate Finance | Portfolio Management | Mineral Exploration | Pilot

As Managing Director of the Seventy Ninth Group, Jake is highly experienced and proficient in portfolio management, deal structuring and private finance.

Jake has been heavily involved in the asset management and natural resources sectors for a number of years, and is a certified rough diamond grader.

Jake also won the International Young Entrepreneur Award at the Global Business Excellence Awards 2022.



Natalie Bellis Chief Executive Director

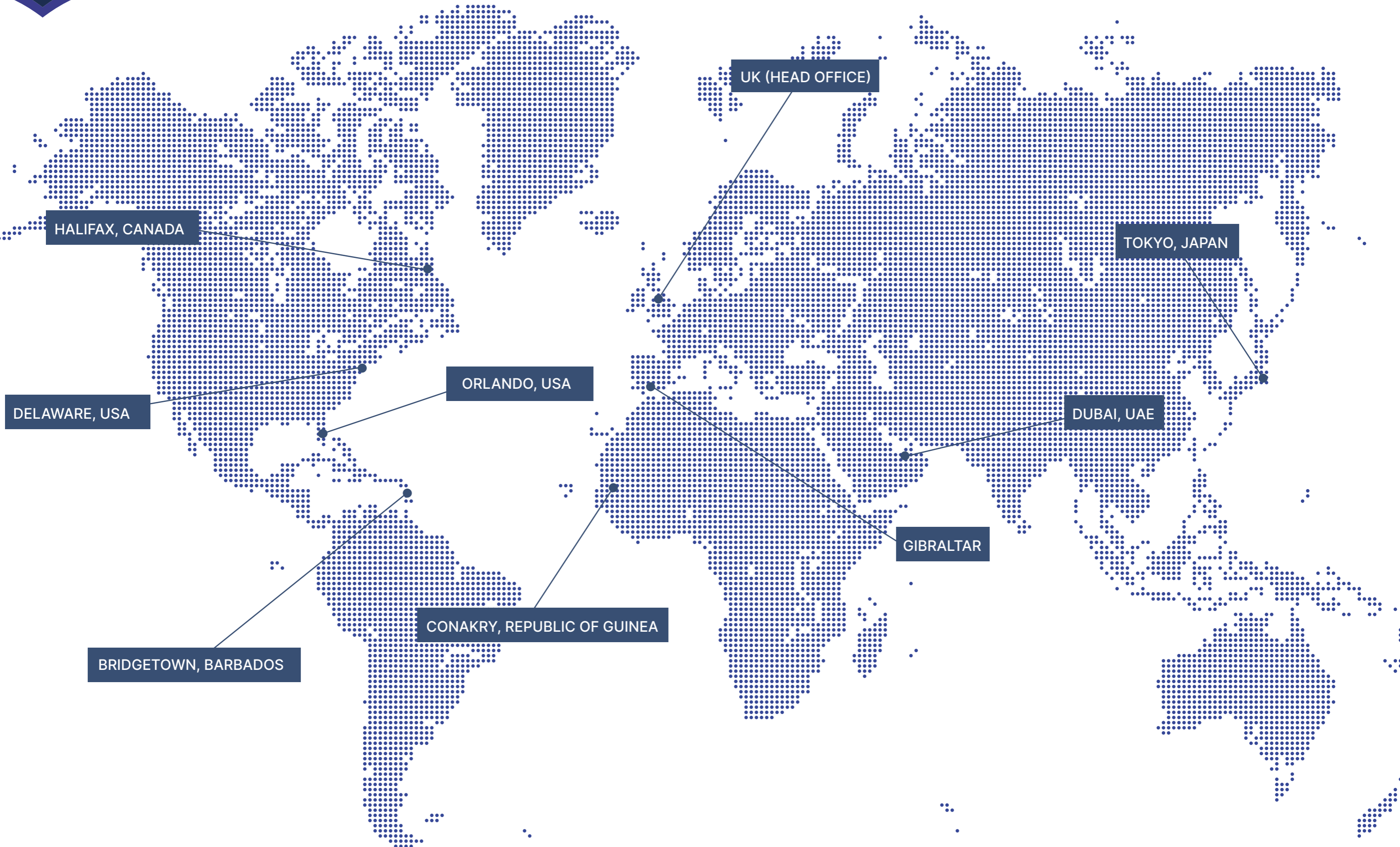
Global Regulatory Auditor | Risk Committee Chairwoman for Investment and Savings

Natalie is an experienced compliance specialist and has been appointed across a wide range of governance roles.

As CEO of the Seventy Ninth Group, Natalie's role sees her managing and directing the company toward its primary objectives, overseeing employment decisions and leading a team of executives to consider major decisions.

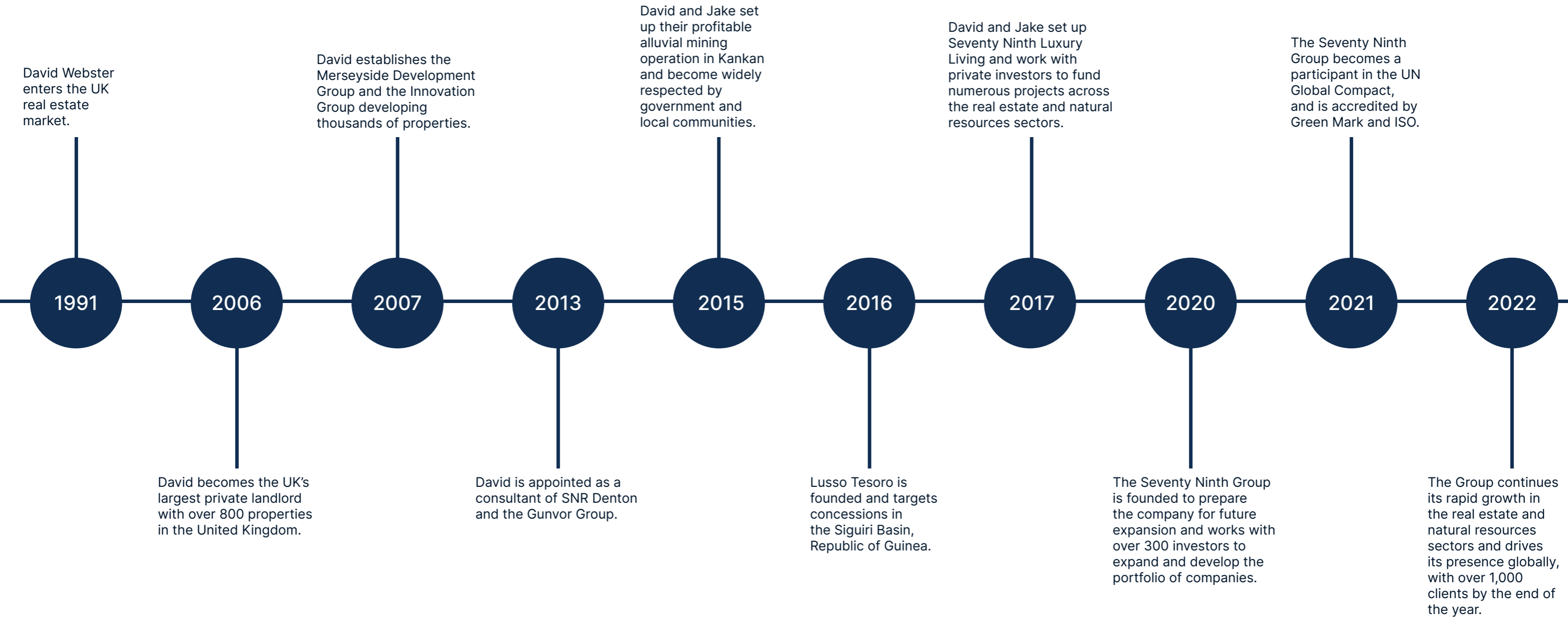
Natalie also won the Outstanding Personal Achievement Award at the Global Business Excellence Awards 2022.







The Webster Family Story





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Our Accreditations And Awards

The Seventy Ninth Group is proud to be accredited by, and in partnership with, some of the most established and prestigious bodies across the globe.



We are ISO accredited for standard ISO 9001:2015; this demonstrates our ongoing commitment to compliance. Most of the requirements for ISO 9001 are documented records of our organisation's activity to ensure that the proper processes are in place. This accreditation demonstrates that the principles of quality management have been adopted in the right areas of the organisation and that our Quality Management System is helping us to reach goals that are both tangible and feasible.



We are ISO accredited for standard ISO 14001:2015; this demonstrates our ongoing commitment to environmental management. This sets out the criteria for an environmental management system and maps out a framework that a company or organisation can follow to set up an effective environmental management system. We adhere stringently to the policies and procedures set out in this accreditation to provide assurance to company management, employees and stakeholders that environmental impact is being measured and improved.



Our Green Mark accreditation demonstrates our commitment to environmental sustainability. Our commitments include implementing an environmental management system (including reuse and recycle policies), as well as auditing the systems and policies in place to continue best practice within the workplace.



The Seventy Ninth Group is pleased to announce that our Chief Executive Officer, Natalie Bellis, has been invited to join the Forbes Business Council; an invitation-only organisation for successful entrepreneurs and business leaders around the world. As a member of the Forbes Business Council, Natalie will share her insights and experience with other council members and the wider Forbes community, enabling us to provide thought leadership, champion our ESG initiatives and milestones, and help cement the Seventy Ninth Group's position as an internationally respected leader in its field.

We are a UN Global Compact Participant

WE SUPPORT



As approved participants in the United Nations Global Compact, we are transparent and frequently report on our commitments towards building a sustainable future. The Board has elected to follow the United Nations ten core principles based on Human Rights, Labour Standards, Environmental Issues, and Anti-Corruption as they offer the perfect synergy to our pledges.



"Chairman Dave Webster brings over 25 years' experience in the property sector, both developing and as a landlord. He began with one property and developed both significant personal and corporate portfolios with developments in excess of £500 million of both residential and commercial property. At the height of ownership, Dave was one of the largest private landlords in the country."



"The Webster Family has been operating in the property development and asset management space for over 30 years, and not only has a wealth of experience but also a fantastic family ethos in all of its business practices. As such we're really pleased to be able to announce that the Seventy Ninth Group has won the Best Family Business Award at this year's Best Business Awards."



"Mr Jake Webster is an accomplished entrepreneur with incredible business acumen who has breathed new life into the global precious metals market. His international asset management company the Seventy Ninth Group has tapped into gold exploration in distressed concessions in West Africa and produced staggering results."



"We are delighted to announce that the Seventy Ninth Group CEO, Natalie Bellis, has been selected as the winner of the Outstanding Personal Achievement award at the Global Business Excellence Awards. Originally joining the Seventy Ninth Group at the beginning of 2021 as Compliance Officer, Natalie has led the company through the period of rapid growth that they have experienced over the past 18 months, which quickly led her to the role of Chief Operating Officer before becoming CEO just 9 months later."

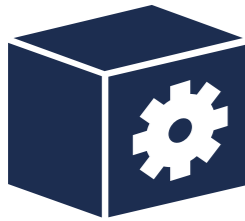


"Congratulations to Investment Director of the Seventy Ninth Group, Curtis Webster, on winning the Outstanding Young Executive Award at this year's Global Business Excellence Awards. As Investment Director, Curtis has overseen huge growth of the company's client base over the last 12 months and we're really pleased to recognise his and the company's achievements with this award."



ANTI MONEY LAUNDERING

We ensure alignment to AML regulations and protect our customers and future ventures through stringent onboarding and due diligence processes. Utilising trusted and regulated vendors ensures that we maintain the highest standards with clear and precise risk flagging procedures that feed directly into our Board of Directors.



SUPPLY CHAIN MANAGEMENT

Our supply chain is an extension of our own environment. Therefore, we expect our suppliers, vendors, and partners alike to abide by the standards we ourselves maintain. We complete thorough due diligence on all suppliers prior to any onboarding and monitor their performance to ensure they uphold compliance and legal obligations as well as mitigate risk to delivery.



GOVERNANCE

Our Board consists of some of the most well-respected names in the legal and finance industries, including Andy Cole CBE (former Senior Director of HM Revenue & Customs) and Adrienne Kelbie CBE (an expert in nuclear regulation and a leading voice on women in mining).



CONTINUOUS RISK ASSESSMENT

Compliance is not discreet; it is agile and dynamic. As an asset management company operating across borders with multiple third parties and financial institutions in many different jurisdictions, the company has committed to continuous risk assessment. Risk assessments will be carried out as needed, and on a quarterly basis by an independent firm of experts. This dynamic and continuous risk assessment is designed to not only protect the team, the principals and family members who are directly involved in, and responsible for, the governance of the business, but also to protect the company's stakeholders.



ETHICS AND CONDUCT

The foundation of our business is the relationships we have built, all of which are based on trust, honesty and integrity. We operate in a fair, legal and transparent manner with clearly defined processes for disclosure. We set ourselves apart from competitors through our ethics and values.



ANTI SLAVERY

Our ongoing relationships and ventures sometimes mean operating in higher-risk jurisdictions; this means that we have a strong view of labour standards. We are committed to ensuring that we, and our supply chain, uphold international human rights standards, laws and regulations and do not become complacent when faced with challenges.



DATA PROTECTION

We take data security seriously and understand that to protect all our stakeholders, we must ensure robust security measures are in place. We enforce data protection regulations from the ground up through internal awareness, policies, and protocols, which are underpinned by our appropriately qualified vendors. ICO Registration number: ZB466924.



ENVIRONMENTAL

As approved participants in the United Nations Global Compact and accredited by Green Mark and the International Organisation for Standardisation (ISO), the Seventy Ninth Group is guided by the most stringent standards and regulations in Environmental, Social and Governance. The Green Mark and ISO accreditations demonstrate our commitment to environmental sustainability within our physical premises in the United Kingdom, implementing a reuse and recycle policy that aims to cut consumption within the workplace. Each employee is encouraged to audit their waste management to work towards environmental sustainability by focusing on their own responsibility of recycling. Through a collection of internal policies, including a dedicated climate change and biodiversity strategy, each of our projects must undergo strict due diligence that accounts for environmental and physical climate change risk, energy and water efficiencies. Surveys are undertaken to assess the impact of potential harm on the natural environment including social impact studies, ecological surveys and environmental impact risk assessments, all of which are evidenced by our commitment as a member of the United Nations and their operating principles aligning to their Sustainable Development Goals (SDGs).



The Webster Family Portfolio



A subsidiary of the Seventy Ninth Group, Seventy Ninth Luxury Living is a real estate acquisition and development company which operates in the UK real estate market, predominantly focused on the acquisition and development of distressed assets in areas of substantial long-term growth and rental demand. Established in 2017, Seventy Ninth Luxury Living has undertaken numerous projects across the United Kingdom, and continues to expand its growing portfolio of real estate and land developments. The company has become a trusted brand by investors globally for gaining exposure to the UK real estate market.



Established in 2013 and previously known as Lusso Tesoro Asset Management, Seventy Ninth Resources is a natural resource division of the Seventy Ninth Group, and the largest natural resource owner in West Africa, measured by number of natural resource concessions under ownership and management across the region. The portfolio of Seventy Ninth Resources consists of multiple assets such as gold, bauxite, iron ore, diamond and cocoa concessions, the majority of the concessions being situated across the Siguiri Basin, a mineral-rich area located in the Republic Of Guinea, West Africa.



Launched in 2021, Seventy Ninth Commercial is a real estate division dedicated to the acquisition, renovation and management of commercial office assets across the United Kingdom. Following two years of turmoil in the commercial real estate market caused by the ongoing COVID-19 pandemic, the company's strategy is to predominantly meet the demand of SMEs (Small and Medium Enterprises) by designing and implementing a flexible office model across all of our commercial assets, which provides SMEs with an affordable, flexible and safe environment to work.



Seventy Ninth Global is another Webster Family owned business, specialising in capital markets, located in the United Kingdom and the United Arab Emirates with additional partner offices in over twenty other countries. Seventy Ninth Global specialises in the structuring, distribution and management of financial products, solely financing projects of the Seventy Ninth Group in both the real estate and natural resource sectors. The company is managed by a qualified and experienced team, some of whom have over thirty years of experience in financial services, and have held senior management positions in renowned investment houses.



The Seventy Ninth Private Equity Fund (PEF) is a private equity fund domiciled and headquartered in Gibraltar, a British Overseas Territory. The PEF is regulated by the Gibraltar Financial Services Commission (GFSC).

Launched in 2022, the equity fund was structured and implemented by the Seventy Ninth Group's board of directors for experienced investors (both private and institutional) who wish to gain exposure to lucrative assets in the global market, whilst maintaining an equity position in the fund.

United Kingdom

United Arab Emirates

Gibraltar

About Seventy Ninth Luxury Living

Seventy Ninth Luxury Living is a real estate acquisition and development company which operates in the UK real estate market, predominantly focused on the acquisition and development of distressed assets in areas of substantial long term growth and rental demand.

Established in 2017, Seventy Ninth Luxury Living has undertaken numerous projects across the United Kingdom, and continues to expand its growing portfolio of real estate and land developments, and has become a trusted brand by investors globally for gaining exposure to the UK real estate market.

£30m

Of real estate development underway.



Our Experience

At the height of his career in real estate development, our chairman, David Webster, was the largest private landlord in the United Kingdom. During this time, David partnered with a panel of private and institutional lenders to create and develop 'white label' real estate investment products, which enabled investors to secure significant investment returns during times of economic uncertainty.

Now, with over thirty years of experience in the industry, Seventy Ninth Luxury Living is a leading figure in the management of real estate assets. Working with both private and institutional investors, the company has built an enviable portfolio of residential and commercial developments in highly lucrative areas of significant growth and strong rental demand.



Seventy Ninth Commercial is a real estate division dedicated to the acquisition, renovation and management of commercial office assets across the United Kingdom. Following two years of turmoil in the commercial real estate market caused by the ongoing COVID-19 pandemic, Seventy Ninth Commercial's strategy is to meet the demand of SME (Small Medium Enterprises) businesses, designing and implementing a flexible office model that provides SMEs with an affordable, flexible and safe environment to work.



Our Strategy

Our strategy is primarily based on the success of our experience in the residential real estate market. With commercial real estate acquisitions, we aim to purchase both distressed assets and buildings that have previously housed larger companies across each floor or the entire building.

We will then develop the properties to cater to the needs of smaller SMEs; enabling the companies that utilise our office space not only to have high-end offices of the correct size for smaller businesses, but also to be able to collaborate with other businesses within neighbouring offices in the building, helping them to network and grow.



Past and Target Projects

Scarisbrick, UK



Purchase Price: £750,000.00 GBP
Gross Development Value: £2,100,000 GBP
Net Profit : £1,000,000.00 GBP
Type: 3 Luxury Dwellings
Completion Date: Q4 2023

Liverpool, UK



Purchase Price: £2,000,000.00 GBP
Gross Development Value: £8,500,000 GBP
Net Profit : £3,000,000.00 GBP
Type: 3 Luxury Dwellings
Completion Date: Q4 2023

Hexham, UK



Purchase Price: £1,000,000.00 GBP
Gross Development Value: £15,000,000 GBP
Net Profit: £4,100,000.00 GBP
Type: 48 Residential Apartments
Completion Date: Q1 2024

Warrington, UK



Purchase Price: £980,000 00 GBP
Gross Development Value: £5,200,000.00 GBP
Net Profit: £2,800,000.00 GBP
Type: 52 Commercial Units
Completion Date: Q2 2023



Past Webster Family Projects

Liverpool, UK



Type: Residential
 Description: A total of eighteen residential apartments.
 Purchase Price: £1,200,000.00 GBP
 Sale Price: £2,500,000.00 GBP
 Gross Return (%): 108.33
 Term: 14 Months

Liverpool, UK



Type: Residential
 Description: A total of fifteen residential apartments purchased and sold in a suburb of Liverpool.
 Purchase Price: £2,400,000.00 GBP
 Sale Price: £4,100,000.00 GBP
 Gross Return (%): 70.83
 Term: 16 Months

Liverpool, UK



Type: Commercial
 Description: The building, that sits alongside Liverpool's iconic waterfront landmarks, was purchased from a holdings company 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 GBP
 Sale Price: £960,000.00 GBP
 Gross Return (%): 7.86
 Term: 3 Days

- 1 Argyle Street, Liverpool, UK
40 residential units, £5.6m total value
- 2 Salford Quay, Manchester, UK
32 residential units, £3.5m total value
- 3 Manolis Yard, Manchester, UK
10 residential units, £1m total value
- 4 Howe Bridge Green, Atherton, UK
36 residential units, £3.5m total value
- 5 Mereside, Blackburn, UK
31 residential units, £3.3m total value
- 6 Harrington Chambers, Liverpool, UK
29 residential units, £3.5m total value
- 7 North House, Southport, UK
18 residential units, £1.5m total value
- 8 Village Plaza, Liverpool, UK
12 residential units, £1m total value
- 9 Mason Building, Liverpool, UK
8 residential units, £1.1m total value
- 10 Harley Building, Liverpool, UK
36 residential units and 2 commercial units, £1.5m total value
- 11 Breckside Park, Liverpool, UK
£360k total value
- 12 Green Lane, Eccles, UK
6 residential units, £810k total value
- 13 Fire Station, Garston, Liverpool, UK
15 residential units, £2.03m total value
- 14 Lilley Road, Liverpool, UK
7 residential units, £1.2m total value
- 15 River Mersey Pumphouse, Liverpool, UK
A pumphouse in Liverpool city centre with the benefit of a fifty-year lease
- 16 Hardman Street, Liverpool, UK
12 residential units, £1.1m total value
- 17 Maranatha Court, Manchester, UK
32 residential units, £3.5m total value
- 18 Crown Street, Liverpool, UK
60 residential units, £5.6m total value
- 19 Kensington Apartments, Liverpool, UK
15 residential units, £1.19m total value
- 20 St Mary's Road, Liverpool, UK
10 residential units, £1.25m total value
- 21 La Sansoueur, Liverpool, UK
8 residential units, £2.4m total value
- 22 Aigburth Drive, Liverpool, UK
8 residential units, £2.9m total value
- 23 Mulbery Court, Huyton, UK
14 residential units, £1.55m total value
- 24 Western Drive, Liverpool, UK
5 residential units, £600k total value
- 25 Browning Street, Manchester, UK
15 residential units, £1.95m total value
- 26 Lawrence House, Manchester, UK
19 residential units, £2.34m total value
- 27 The Picture House, Carlisle, UK
40 residential units, £4.1m total value
- 28 Northumberland Road, Manchester, UK
48 residential units, £5.99m total value
- 29 Manchester City Centre, Manchester, UK
38 residential units, development sold prior to completion
- 30 Merseyside Residential Portfolio, Liverpool, UK
8 residential units, £1.3m total value
Portfolio developed, managed and sold

Disclaimer

General

- The information provided in this presentation pertaining to The 79th Group Inc. and its affiliates (“Seventy Ninth Group” or the “Company”), and their business assets, strategy and operations is for general informational purposes only and is not a formal offer to sell or a solicitation of an offer to buy any securities or promissory notes in any jurisdiction and its content is not prescribed by securities laws. Information contained in this presentation should not be relied upon as advice to buy or sell or hold such securities or as an offer to sell such securities.
- This presentation does not take into account nor does it provide any tax, legal or investment advice or opinion regarding the specific investment objectives or financial situation of any person. While the information in this presentation is believed to be accurate and reliable, The Seventy Ninth Group and its agents, advisors, directors, officers, employees and shareholders make no representation or warranties, expressed or implied, as to the accuracy of such information and The Seventy Ninth Group expressly disclaims any and all liability that may be based on such information or errors or omissions thereof. The Company reserves the right to amend or replace the information contained herein, in part or entirely, at any time, and undertakes no obligation to provide the recipient with access to the amended information or to notify the recipient thereof.
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- Neither we nor any of our representatives shall have any liability whatsoever, under contract, tort, trust or otherwise, to you or any person resulting from the use of the information in this presentation by you or any of your representatives or for omissions from the information in this presentation. Additionally, the Company undertakes no obligation to comment on the expectations of, or statements made by, third parties in respect of the matters discussed in this presentation.

Confidentiality

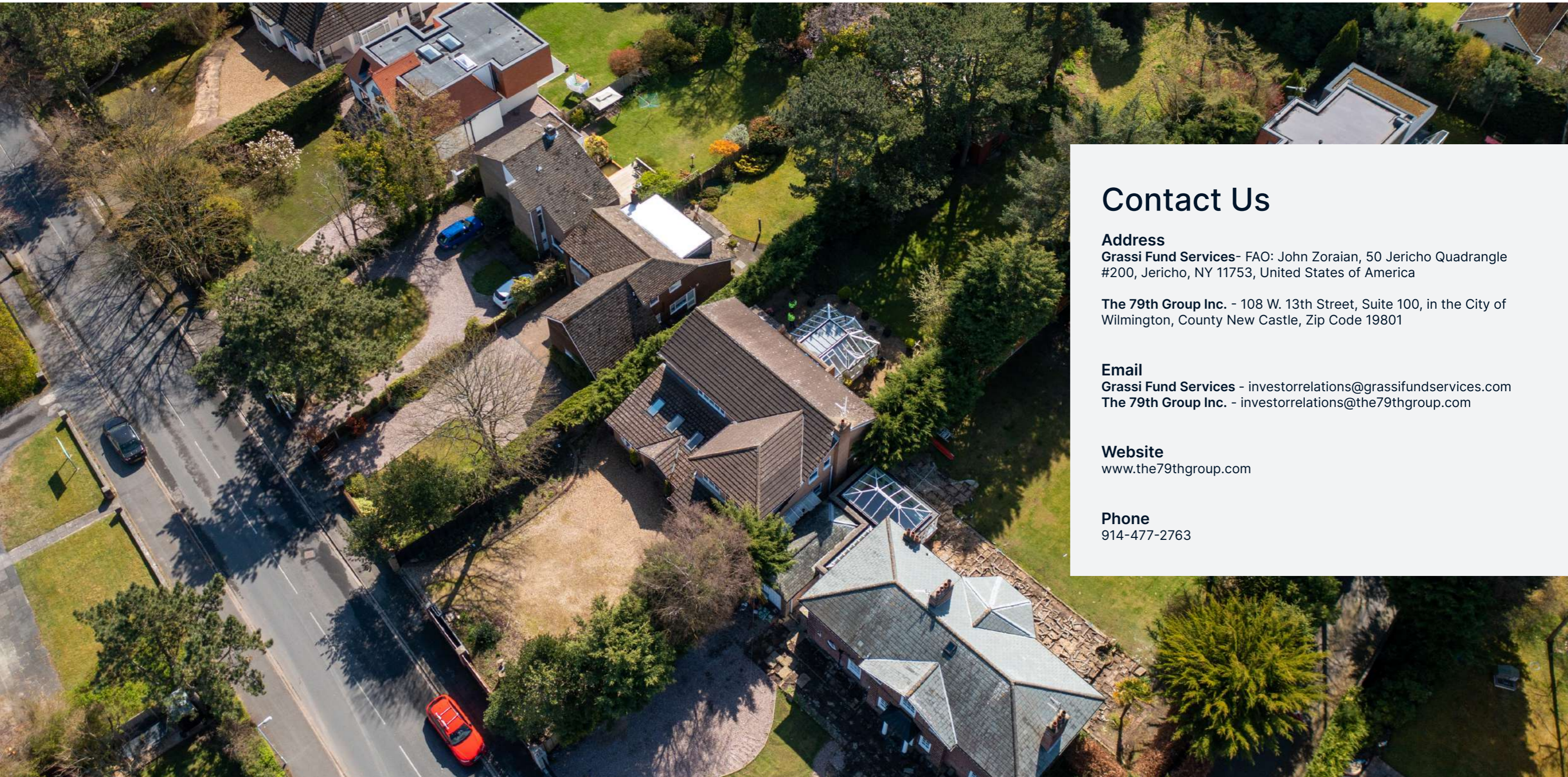
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Forward Looking Statements and Financial Projections

- Certain information in this presentation and oral statements made in any meeting are forward-looking and relate to The 79th Group and its anticipated use of proceeds, financial position, business strategy, events and courses of action. Words or phrases such as “anticipate,” “objective,” “may,” “will,” “might,” “should,” “could,” “can,” “intend,” “expect,” “believe,” “estimate,” “predict,” “potential,” “plan,” “is designed to,” “anticipate” or similar expressions suggest future outcomes. Forward-looking statements and financial projections include, among other things, statements about: our expectations regarding our expenses, sales and operations; our future customer concentration; our anticipated cash needs, our estimates regarding our capital requirements, our need for additional financing; our ability to anticipate the future needs of our customers; our plans for future products and enhancements of existing products; our future growth strategy and growth rate; our future intellectual property; and our anticipated trends and challenges in the markets in which we operate.
- Forward-looking statements and financial projections are based on the opinions and estimates of management at the date the statements are made, and are subject to a variety of risks and uncertainties and other factors that could cause actual events or results to differ materially from those anticipated in the forward-looking statements and financial projections. Although we believe that the expectations reflected in the forward-looking statements and financial projections are reasonable, there can be no assurance that such expectations will prove to be correct. We cannot guarantee future results, level of activity, performance or achievements and there is no representation that the actual results achieved will be the same, in whole or in part, as those set out in the forward-looking statements and financial projections.
- By their nature, forward-looking statements and financial projections involve numerous assumptions, known and unknown risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and other forward-looking information will not occur, which may cause the Company’s actual performance and financial results in future periods to differ materially from any estimates or projections of future performance or results expressed or implied by such forward-looking statements and financial projections. Important factors that could cause actual results to differ materially from expectations include, but are not limited to: business, economic and capital market conditions; current or future laws or regulations and new interpretations of existing laws or regulations; legal and regulatory requirements; market conditions and the demand and pricing for our products and real estate assets in general; our relationships with our investors, customers, developers and business partners; our ability to successfully define, design and release new products in a timely manner that meet our customers’ needs; our ability to attract, retain and motivate qualified personnel; competition in our industry; competition; technology failures; failure of counterparties to perform their contractual obligations; systems, networks, telecommunications or service disruptions or failures or cyber-attack; ability to obtain additional financing on reasonable terms or at all; our ability to manage risks inherent in foreign operations; litigation costs and outcomes; our ability to successfully maintain and enforce our intellectual property rights and defend third party claims of infringement of their intellectual property rights; our ability to manage foreign exchange risk and working capital; and our ability to manage our growth. Readers are cautioned that this list of factors should not be construed as exhaustive.

- The forward-looking statements and financial projections contained in this presentation are expressly qualified by this cautionary statement. Except as required by law, we undertake no obligation to update or revise publicly any forward-looking statements, whether as a result of new information, future events or otherwise, after the date on which the statements are made or to reflect the occurrence of unanticipated events. Readers are cautioned not to place undue reliance on forward-looking statements or financial projections.
- Any offering made by the Company is for Accredited Investors and certain financial institutions (“Investors”) only pursuant to exemptions from registration provided by Section 4(a)(2) of the Act. Specifically, the Company will rely on Rule 506(c) of Regulation D promulgated under the Act, and exemptions available under applicable state securities laws. Persons desiring to invest in the Company’s shares of common stock will be required to make certain representations and warranties regarding their financial condition. Such representations include, but are not limited to, certification that such person is an accredited investor, as defined in Rule 501 of the Act.
- The Company will also request that Investors provide documentation supporting their representations regarding accredited investor status. Investors must be prepared to provide supporting documentation sufficient for the Company to reasonably believe that the Investor is an accredited investor. This may include personal financial information, such as tax returns or pay stubs and the Company takes every reasonable step to verify your accredited investor status. The Company also reserves the right to reject any subscription in whole or in part at each of our discretion.

Prospective investors should not construe the contents of this presentation as legal, tax, investment or other advice. All prospective investors should make their own inquiries and consult their own advisors as to legal, tax, investment, and related matters concerning an investment in the securities or promissory notes of the Company.



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