



**SEVENTY
NINTH™**
LUXURY LIVING

**LL5 HOLIDAY PARK BOND
MONTHLY & BIANNUAL RETURNS**

Product Fact Sheet



About the Project

79th Luxury Living Five is a subsidiary of the Seventy Ninth Group, which has been formed for the acquisition, management and development of holiday park assets across the United Kingdom.

Over the past two years, the Webster family (Owners of the Seventy Ninth Group) have identified a high yielding business model that outperforms many other Real Estate assets throughout the UK & Europe.

Following two years of economic turmoil caused by the COVID-19 pandemic, and further market turbulence ahead, UK holiday park companies have been left exposed financially due to relying on income driven assets such as holiday lodges and staycations.

Seventy Ninth Luxury Living has agreed the purchase of three renowned holiday parks from a financially distressed park operator. Seventy Ninth Luxury Living Five will set the industry standard for investors across the globe providing exposure to an extremely lucrative opportunity that we believe is an untapped sector of the real estate market, and is seeing year on year growth due to the aftermath of the COVID-19 pandemic, creating an opportunity for the Seventy Ninth Group to implement its business model once again.



This Product Fact Sheet should be read in conjunction with the **Information Memorandum** (available on request), which provides full details on risk factors.

About The Seventy Ninth Group

- **Family-owned and managed** company
- Over **fifty years** of collective experience
- Thousands of **residential and commercial properties** delivered collectively over a period of thirty years
- More than **£15 million GBP** paid back to investors over the previous 24 months
- **100% track record** on capital repayments and interest payments since our inception
- Over 27 currencies accepted for investment including GBP, EUR & USD

Project Overview



Instrument

Fixed Income Real Estate Bond



Series A

Minimum Investment: £10,000.00 GBP
Interest Payment: Monthly
Interest Schedule: 12% over 12 Months



Series B

Minimum Investment: £25,000.00 GBP
Interest Payment: Biannual
Interest Schedule: 15% over 12 Months



Total Raise

£37,500,000.00 GBP



Security

Debenture over the company and its assets



Security Trustee

Castle Trust & Management Services Ltd.



Professional Advisors

Deloitte. **EY** Building a better working world

Weightmans

**Philip Seddon
Associates**

jmw

Product Fact Sheet



About the Project

79th Commercial Three Limited is a subsidiary of the Seventy Ninth Group, an award-winning asset management company headquartered in the United Kingdom.

Seventy Ninth Commercial is a property division dedicated to the acquisition, renovation and management of commercial office assets across the United Kingdom.

Following two years of turmoil in the commercial property market, caused by the COVID-19 pandemic and subsequent financial turbulence, multinational companies are now restructuring their workforces to homeworking, and disposing of their commercial offices at a significantly reduced price point, which aligns perfectly with our distressed acquisition model.

Seventy Ninth Commercial has been presented with lucrative acquisition opportunities of commercial office properties, in which our strategy is to redesign and refurbish assets to accommodate multiple office units for SMEs (small to medium enterprises).

About the Seventy Ninth Group

- Family-owned and managed company
- Over fifty years of collective experience
- Thousands of residential and commercial properties delivered collectively over a period of thirty years
- More than £20 million GBP paid back to investors over the last 24 months
- 100% track record on capital repayments and interest payments since our inception
- Over 27 currencies accepted for investments, including GBP, EUR and USD



This Product Fact Sheet should be read in conjunction with the Information Memorandum (available on request), which provides full details on risk factors.

Project Overview

- Instrument**
Fixed Income Real Estate Bond
- Series A**
Return: 12% Per Annum
Term: 1 year
Interest Schedule: Monthly
Minimum Investment: £25,000.00 GBP
- Series B**
Return: 15% Per Annum
Term: 1 year
Interest Schedule: Biannual
Minimum Investment: £25,000.00 GBP
- Series D**
Return: 17% Per Annum
Term: 1 year
Interest Schedule: Annual
Minimum Investment: £100,000.00 GBP

- Total Raise**
£25,000,000.00 GBP
- Security**
Debenture over the Company and its assets
- Security Trustee**
Castle Trust & Management Services Ltd
- Professional Advisors**

