

NOTICE TO LL6 LOAN NOTEHOLDERS (AS DEFINED BELOW) ISSUED BY T & T TRUSTEES LIMITED IN ITS CAPACITY AS SECURITY TRUSTEE.

THIS NOTICE HAS BEEN PREPARED BY THE SECURITY TRUSTEE BY WAY OF GENERAL INFORMATION TO LOAN NOTEHOLDERS. THIS NOTICE DOES NOT CONSTITUTE ADVICE AND SHOULD NOT BE RELIED ON AS ADVICE. LOAN NOTEHOLDERS SHOULD TAKE INDEPENDENT ADVICE AS TO THEIR INDIVIDUAL AND COLLECTIVE RIGHTS UNDER THE GOVERNING LOAN NOTE DOCUMENTATION AS REFERRED TO BELOW.

SECURITY TRUSTEE NOTICE TO LOAN NOTEHOLDERS

79th Luxury Living Six Limited

(a private company limited by shares, incorporated under the laws of England and Wales, with company registration number 15402941, (the “Issuer”))

79thLuxury Living Six Fixed Income Loan Notes Series A, (the “Series A Notes”)

79thLuxury Living Six Fixed Income Loan Note Series B, (the “Series B Notes”)

79thLuxury Living Six Fixed Income Loan Note Series C, (the “Series C Notes”)

79thLuxury Living Six Fixed Income Loan Note Series D, (the “Series D Notes”)

79thLuxury Living Six Fixed Income Loan Note Series E, (the “Series E Notes”)

(the Series A Notes, Series B Notes, Series C Notes, Series D Notes and Series E Notes, are collectively referred to as, the “LL6 Loan Notes”). Noteholders of the LL6 Loan Notes are collectively referred to as the “LL6 Loan Noteholders” and each individual LL6 Loan Noteholder is referred to as a “LL6 Loan Noteholder”).

You applied to subscribe for the LL6 Loan Notes issued by the Issuer by individual or corporate application in the prescribed form (the “Application”).

The Application was made and the LL6 Loan Notes were issued by the Issuer to you as a LL6 Loan Noteholder in accordance with the terms and conditions of the Application, the information set out in the Information Memorandum dated 4th June 2024 (the “IM”) and the provisions of a Loan Note Instrument dated 4th June 2024 (the “Loan Note Instrument”).

T & T Trustees Limited were appointed as Security Trustee (“the Security Trustee”) pursuant to the terms of the Security Trust Deed dated 4th June 2024 entered into between the Issuer and the Security Trustee (the “Security Trust Deed”).

The Security Trustee holds a first fixed charge and a first floating charge over the Issuer subject to the terms of a debenture deed dated 4th June 2024 entered into between the Issuer and the Security Trustee (the “Security Document”).

On 24thMarch 2025, The 79th Group wrote to the holders of various loan notes including you as the holders of LL6 Loan Notes advising them, inter alia, that “The actions of City of London Police have been extremely damaging to our reputation and has put the business at significant financial risk, therefore, to protect Loan Note holders and other creditors, as well as the business from further financial harm, we are seeking a temporary suspension of all redemption and interest payments for our loan notes.”

SECURITY TRUSTEE'S RIGHTS AND DUTIES

You are aware from the Application, the terms of the IM and the Loan Note Instrument that the Security Trustee's role is limited to that of security trustee under the terms of the Security Document and the Security Trust Deed.

The Security Trustee holds the security created by the Security Document as Security Trustee on behalf of and for the benefit of the LL6 Loan Noteholders. Clause 7.1.1 of the Security Trust Deed provides:

“At any time, the Trustee may, at its discretion and without notice, take such proceedings and/or other action as it may think fit against the Issuer to enforce the obligations of the Issuer under this deed, the Debenture, the Loan Note Instrument (including the Loan Notes) or the Prospectus.”

The Security Trustee has appointed DWF and Grant Thornton to act on its behalf and to advise on enforcement matters. On 4thApril 2025, the Security Trustee wrote to the Issuer requesting information and documents in accordance with clause 5.2 of the Security Document and clause 9.2 of the Security Trust Deed. As at the date hereof, that letter remains unanswered.

The Security Trustee has today demanded payment of the LL6 Loan Notes together with accrued interest on the LL6 Loan Notes. The Security Trustee reserves the right to take necessary enforcement action should the Issuer fail to satisfy the demand.

We will continue to keep LL6 Loan Noteholders updated.

T & T Trustees Limited

15thApril 2025

T&T Trustees Limited
28 Irish Town, GX111AA Gibraltar, Gibraltar, Gibraltar
Regards, T&T Trustees.