

WE SUPPORT



**SEVENTY  
NINTH™**  
PRIVATE EQUITY  
FUND

GIIN : PYFGDQ.99999.SL.292  
ISIN : GI000A3C86L0

The 79th Group Fund PCC Limited is authorised by the Gibraltar Financial Services Commission (GFSC).

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SEVENTY  
NINTH™  
PRIVATE EQUITY  
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Target Fund Return: 8% per annum

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

## About The Seventy Ninth Group

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

A family-owned business, the Seventy Ninth Group is chaired by David Webster and his sons, Jake and Curtis, along with an experienced board of Directors, most of whom derive from a banking & compliance background. Similarly, the Seventy Ninth Private Equity Fund is managed by the Webster Family.

With a carefully curated team that comprises some of the brightest minds in their fields, including two board members who have been presented with Commander of the British Empire (CBE) awards by the late Queen of England, Elizabeth II. The Webster Family is committed to providing the highest standards of service to its clients, offering them exposure to the UK property market by way of an investment fund known as an Experienced Investor Fund (EIF) which is authorised by the Gibraltar Financial Services Commission (GFSC). From enhanced compliance to strict operational protocols and processes, risks are mitigated at every possible point to protect both the Fund and its stakeholders, whilst yielding attractive returns.

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

David Webster, Chairman  
The Seventy Ninth Group

# Our Track Record

The Webster Family is experienced in asset management, renowned by their global stakeholders for their experience, governance, integrity & ability.

The Webster Family has been successfully creating value in the UK property market since 1985, by acquiring, managing and developing multiple property assets, ranging from the refurbishment of single terraced houses, to gateway development schemes. They are trusted by over one thousand private and institutional investors from over twenty-five jurisdictions worldwide, who see the Seventy Ninth Group as a cornerstone of their investment portfolio.



Successful track record in bond issuance and bond repayment.



Over £150 Million of capital repaid to private and institutional investors.



100% track record of capital and interest repayments.



Trusted by over 2500 private and institutional investors, from over 50 jurisdictions.

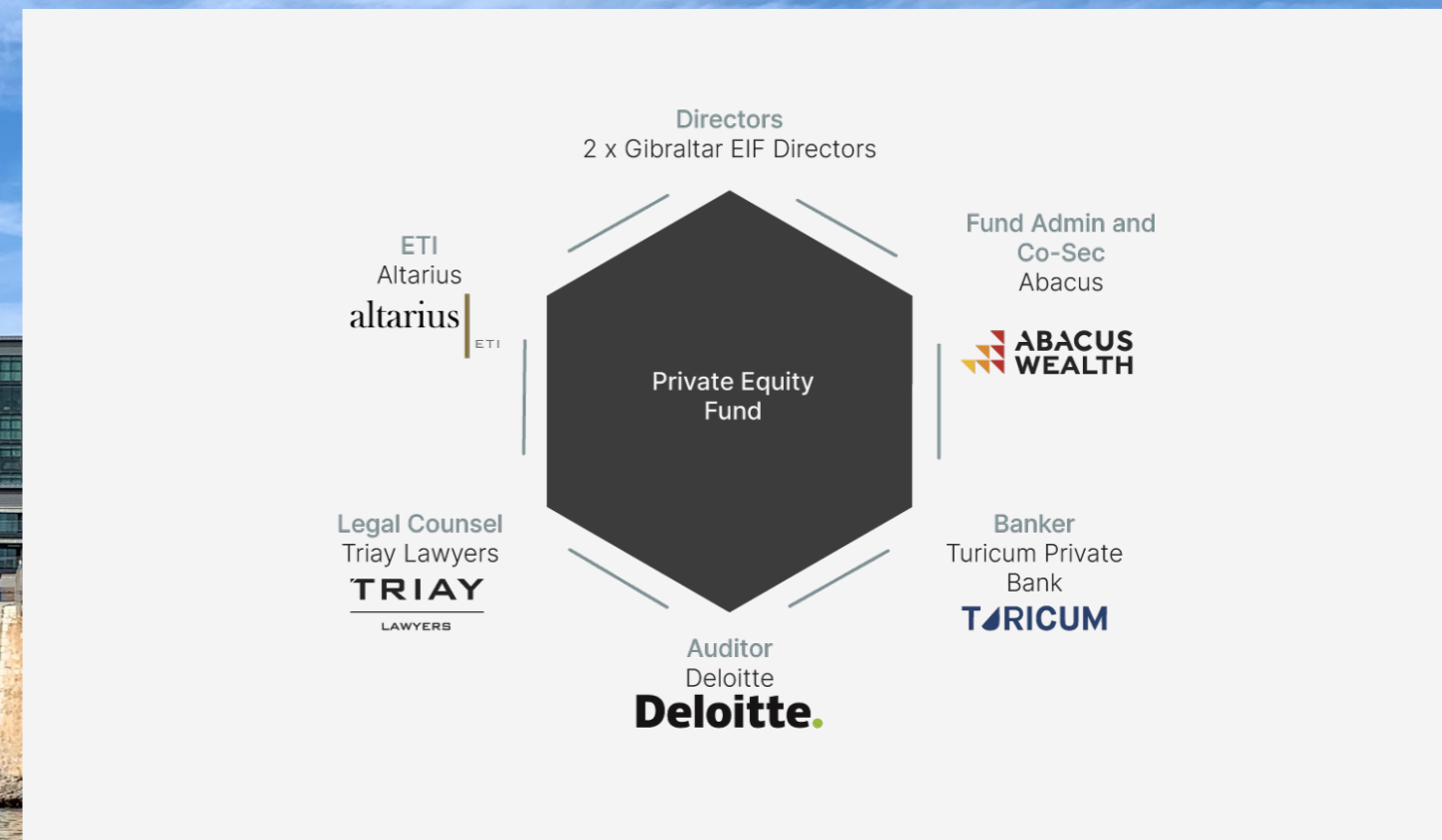


Award-winning Board of Directors.

The award-winning asset management company, the Seventy Ninth Group (the Group), has launched its debut discretionary fund, Seventy Ninth Private Equity Fund (PEF). The Seventy Ninth PEF specialises in investments across a variety of sectors within the UK property market. The Seventy Ninth Group has an impressive track record delivering highly attractive, unlevered risk adjusted returns and downside protection through asset collateralisation and equity upside. The Group is leveraging its distinct competitive advantage with an established presence and long-standing captive relations in the small to mid-cap UK property market with the launch of the Experienced Investor Fund (Seventy Ninth Private Equity Fund).

The Seventy Ninth Private Equity Fund is an Experienced Investor Fund (EIF) and is authorised by the Gibraltar Financial Services Commission (GFSC). As such, it has two independent, regulated Directors who provide further oversight and independence from the Investment Directors. The Fund has also appointed Abacus Fund Administrators and Deloitte as auditors.

The Fund specialises in the acquisition and restructuring of distressed and undervalued assets across a variety of sectors within the UK real estate market. The Fund's particular strength can be found in the ability of its Directors to find and add value to distressed assets.



**“We see things differently.  
We see the ripples in the water.”**

David Webster, Chairman  
The Seventy Ninth Group

As we continued our global expansion, we saw the opportunity that Gibraltar provided as a world-renowned, well-regulated financial hub.

Being a self-governing British overseas territory, Gibraltar has the autonomy to set its own taxes, pass its own laws and has complete control over its economic landscape.

This provides a political and economic stability that allows Gibraltar to prosper. As it complies with all the EU's financial services regulation, Gibraltar is white-listed by the Organisation for Economic Co-operation and Development (OECD) and all other international monetary and fiscal supervisory organisations. Despite having left the EU, Gibraltar is committed to complying with both European and UK regulatory standards.

Furthermore, Gibraltar maintains an almost unrivalled level of access to UK markets, commercial solutions and high net worth individuals. Both funds and asset managers therefore benefit from having a Gibraltar licence to market their products to UK businesses, investment houses and investors.

As such, it made perfect sense for us to domicile the Seventy Ninth Private Equity Fund in Gibraltar.



# Meet The Team



**David Webster** - Investment Director  
Retailer | UK's Largest Private Landlord | Experienced Natural Resources Professional

A natural leader and previously one of the largest private landlords in the UK, David has over 27 years of experience in the property sector as both a developer and a landlord. David has previously built significant personal and corporate portfolios, consisting of developments in excess of £500 million of both residential and commercial property. Following his initial retirement from the property sector, David partnered with SNR Dentons as a commodity advisor in the precious metals industry, before launching his own venture in the natural resources sector, Lusso Tesoro (now Seventy Ninth Resources).

As Chairman of the Seventy Ninth Group, David oversees the overall direction and growth of the Group and its subsidiaries, continuously seeking out new and exciting opportunities that elevate our operations to new heights. Additionally, David has won Asset Management Chairman of the Year at CEO Monthly's Chairperson Awards for the last two years running.



**Jake Webster** - Investment and Portfolio Management  
Managing Director | Corporate Finance | Pilot

Working as Managing Director across the Seventy Ninth Group and its subsidiaries, Jake is highly experienced and proficient in portfolio management, deal structuring and private finance. Jake has been heavily involved in the natural resources and asset management sectors for over a decade, working internationally with central banks and global commodity houses to establish and arrange finance for projects and commodity supply chains.

Jake is a fully qualified pilot who holds a CAA license, as well as a martial arts instructor. Jake also studied at the American Institute of Diamond Cutting, is a certified rough diamond grader and won the International Young Entrepreneur Award at the Global Business Excellence Awards 2022.



**Curtis Webster** - Investor Relations and Capital Raising  
Director | Online Retailer | Entrepreneur | Capital Markets

An organised and hard-working professional, Curtis followed in his family's footsteps and entered the real estate and natural resources sectors. Within his role at the Seventy Ninth Group, 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. Over recent years, Curtis has gained significant experience in natural resources, with a particular focus on mineral extraction and general supply chain management.

Curtis is a keen martial artist, practising both Muay Thai and Brazilian jiu-jitsu. Additionally, Curtis won Outstanding Young Executive (under 35 years) at the Global Business Excellence Awards 2022.



**Yasmine Bessaih** - Investment Fund Manager

With over 10 years' experience working with some of the UK's most established Private Equity and Venture Capital fund managers Such as TDR Capital, RoundShield Partners, Hoxton Ventures and Blenheim Chalcot.

Previously appointed as a Senior Fund Operations Manager at Blenheim Chalcot, Yasmin now plays a key role in strategic planning and reporting, overseeing day-to-day fund operations, executing new product launches, investment structuring and managing client relations on behalf of the UK regulated fund manager. Yasmine is a board member of the Middlesex University Alumni Association in Finance and Accountancy where she graduated with a BA Hons in Finance and is also accredited by the British Private Equity & Venture Capital Association. As the Group Fund Manager at the 79th Group, Yasmine is responsible for developing and executing the private equity fund's Investment strategy and performance, fund raising and providing personalised Investment solutions to clients.



**Natalie Bellis** - Board Advisor  
Global Regulatory Auditor | Risk Committee Chairwoman for Investment and Savings

Throughout her career, Natalie has been appointed across a wide range of governance roles, including being a regulatory auditor for globally established brands such as Selfridges, EasyJet, Toyota and Nintendo. Natalie has also led large, well-known retail and financial services operations with over 500 employees in each sector, delivering their corporate strategies alongside chairing Corporate Risk Committees. A highly experienced compliance specialist with a wealth of regulatory and administrative knowledge, Natalie has over 10 years in the sector and has a background in creating and implementing governance frameworks and FCA regulations.

As CEO of the Seventy Ninth Group, Natalie defines and oversees the company's primary goals and objectives, leading a team of executives to deliver major business milestones, including acquisitions, mergers, joint ventures and large-scale expansion. Natalie also won the Outstanding Personal Achievement Award at the Global Business Excellence Awards 2022.



**Andy Cole CBE** - Board Advisor

An almost 50-year veteran of the Civil Service, Andy is a highly experienced tax professional who, having trained as a criminal and civil investigator, subsequently held a wide range of senior posts throughout his career, including operational delivery management, strategy development and project/programme management.

Andy's previous senior appointments have seen him tackle the largest and most complex fraud and avoidance risks using a range of bespoke criminal, civil and insolvency powers, in addition to developing HMRC's strategy to tackle promoters and users of aggressive tax avoidance.



**Umesh Bhambhwani** - EIF Director

Umesh trained as a Chartered Certified Accountant with KPMG in Gibraltar, qualifying in 2003.

Throughout his career, he has acquired knowledge and experience on a large and diverse portfolio of clients, providing services such as audit, accounting, tax, insolvency, directorships and financial control, specialising in the financial services industry and in particular on funds.

He has developed a wide range of skills and experience in the industry by providing the highest standard of professional services.



**George Felipes** - EIF Director

George has 33 years of hands-on experience in the finance industry in Gibraltar where he has held various senior management roles. George started his career with Mobil Oil in Spain (Madrid) where he worked for 8 years, initially as a Financial Analyst and subsequently as the IT Manager of the Spanish organisation. In 1988, George returned to his native Gibraltar working for A.I.G. (American International Group) where he was responsible for setting up two hedge funds.

George spearheaded the development of the Gibraltar Bank for the Gibraltar Governor and Government. In addition to this, he also held the COO role at ABN Amro Bank in Gibraltar for a number of years.

## Investment Strategy

- Achieve capital growth by investing in, and retaining, UK property assets in multiple real estate markets such as residential, commercial, and leisure. It is managed in house by our award-winning team with significant acquisition, asset management & development experience;
- Reduce volatility of returns by managing the risks associated with investing in unlisted equities;
- The fund focuses on special opportunities in asset-rich and a mix of 'core' and a 'core-plus' strategy;
- Depending on market conditions, the fund's stance is opportunistic, providing rescue financing and or/ acquire distressed assets;
- The team implements asset management initiatives to drive returns both short and long term regardless of market direction;
- Capital structure agnostic approach to structuring; asset liquidation value is always primary investment focus;
- ESG (Environmental, Social & Governance) & sustainability are incorporated into asset management & investment decisions.

There is a set of criteria for the acquisition of any property asset acquired. One of the following requirements must be met:

1. There must be the opportunity to add value by way of redevelopment on the site(s) by extension or rebuilding. This may also include obtaining planning permission for the future development, and thereafter selling the property with equity uplift and the benefit of planning permission.
2. Potential for refurbishment of the property and resold with the solvent equity uplift maximising income.
3. Opportunity to develop or improve new or existing revenue streams, for example, improve leases currently in place or create new rental streams.



**“We enable investors to gain exposure to the UK property market in a financially regulated environment.”**

David Webster, Chairman  
The Seventy Ninth Group

For over thirty years, the Webster Family has successfully acquired, developed and managed numerous assets in the UK property market, and are renowned for their experience operating in distressed property markets, with their business performing optimally throughout numerous financial recessions. The management of the Fund utilises long standing relationships with banks, insolvency practitioners, estate agents, accountants and solicitors — who acknowledge the Seventy Ninth Private Equity Fund as a reliable exit route with an agile and deliverable acquisition model.

As the disruption of COVID-19 continues to affect economies, soaring inflation drives up the cost of living, and a war continues to rage in Ukraine, the Seventy Ninth Group and its board of Directors are witnessing significant waves of market distress across the UK property market - predominantly caused by government policy implemented to assist with market recovery - in which the Seventy Ninth Group has positioned itself to acquire assets at between 30%—40% of their value due to their distressed nature or circumstance.

## 1. Fund Raising

The Private Equity Fund is targeting an initial fund raise of £100million to deploy our core strategy.



## 2. Investment Period

The Investment Director conducts initial desktop due diligence on potential investments by evaluating the key metrics, return profile, structure, suitability and overall attractiveness of the opportunity.



## 3. Deal Execution

The structuring of an investment will typically occur concurrently with the full due diligence process in collaboration of our trusted partners.



## 4. Asset Monitoring and Exit

The Investment Director will adopt a rigorous approach to actively monitoring and developing the investments in order to maximise quick turnaround potential returns and mitigate risks. The Investment Director sources and manages exit routes on an ongoing basis.



# Fund Highlights



**2%**

Annual Management Fee

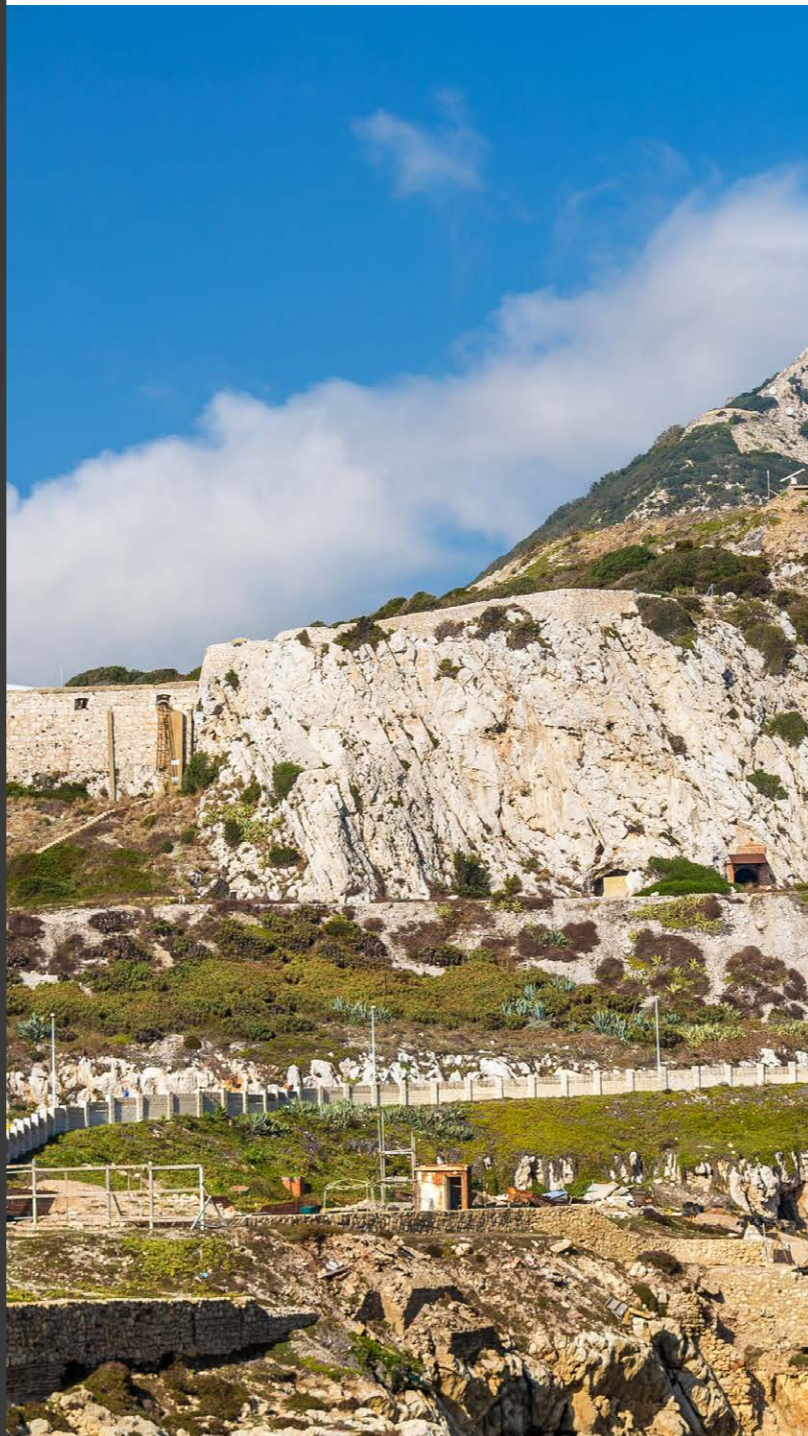
**20%**

Performance Fee on a share by share basis

**8%**

Hurdle Rate - per annum

Entity Legal Name	The 79th Group Fund PCC Limited - Luxury Living Cell 1
Fund Regulated Status	Authorised by The Gibraltar Financial Services Commission "GFSC"
Fund Asset Class	Equity – Participating Shares
Term	At the discretion of the Investment Director
Management Fee	2% of the NAV per annum
Preferred Return "The Hurdle Rate"	8% per annum above the Highwater Mark
Performance Fee	20% of profits above the hurdle rate on a share by share basis
Liquidity	Up to 30% of the Net Asset Value (NAV) may be invested in financial instruments that can be liquidated, in normal market conditions, within 3 months
Minimum Ticket Size	£100,000 or £50,000* (*if advised by a Qualified Financial Advisor)
Lock In Period	Two years from each share subscription
Redemption	A Notice of 183 days prior the Dealing Day and is subject to 2% fee of the Redemption Price
Currency	Sterling - GBP
ISIN	GI000A3C86L0



## Benefits of the Private Equity Fund



- Authorised by the Gibraltar Financial Services Commission (GFSC).



- Annual audits of statements.



- Streamlines separate marketing and administration costs.



- New investment strategies can be implemented easily and quickly by the Board to maximise investor opportunities when they arise.



- Additional cells can be created with the minimum formality.



- Versatile and flexible: shares switching cells is a simple, cost effective transaction.



- Investors have access to a balanced and flexible investment strategy through a single legal entity.



- Governed by the Protected Cell Companies Act 2001.



- Each cell can be used for specific investment objectives and/or strategies.



- Specific clients can be allocated to specific cells.



- Specific cells can be closed once the purpose of their particular creation has been achieved.



- No restriction under Gibraltar law as to how many 'sub-funds' can be created.

### Day 1

#### Initial Subscription

Participating shares are purchased at the issue price. The initial offer window is six months, enabling shares to be purchased inside this period.

### Valuation

### 6 Months

The Fund will value its investments, including any equity held in SPVs, at fair value using the principles of IFRS\* and communicated to all shareholders.

### 12 Months

#### Valuation

The Fund will obtain a valuation of the assets from a third-party valuer accredited by the Royal Institute of Chartered Surveyors ("RICS") and calculate the fund's NAV using the principle of IFRS. If the shareholders wish to redeem their shares before the 24 months lock in period, the shareholder must notify the Fund manager 6 months ahead of the next dealing date.

### Notice of Redemption

### 18 Months

The Fund will value its investments, including any equity held in SPVs, at fair value using the principles of IFRS\* and communicated to all shareholders. If the shareholders wish to redeem their shares before the 24 months lock in period, the shareholder must notify the Fund manager 6 months ahead of the next dealing date.

The Fund will value its investments, including any equity held in SPVs, at fair value using the principles of IFRS\* and communicated to all shareholders.

### 24 Months

#### Redemption

The Fund will obtain a valuation of the assets from a third-party valuer accredited by the Royal Institute of Chartered Surveyors ("RICS") and calculate the fund's NAV using the principle of IFRS\*. For those shareholders who served notice to redeem their shares between month 12 and month 18, the Fund will make necessary payouts to the shareholders. Those shareholders who wish to retain their shareholding, may redeem their shares at six month intervals thereafter. As the Fund is open-ended, shareholders are invited to retain or redeem their shareholding in accordance with the Private Placement Memorandum (PPM).

\*IFRS: International Financial Reporting Standard

## Investment Period / Valuation Day

The investment period will run from the launch date of the offer period to the termination date which, given the Private Equity Fund is open-ended, will be determined by the board of Directors. The Investment Directors have the discretion to redeem participating share capital earlier than the end of the investment period. The Fund will value the underlying property asset at the commencement of a project and then on a biannual basis for the purpose of determining the Net Asset Value (NAV). The Fund's valuation methodology will be drawn from the Royal Institute of Chartered Surveyors (RICS).

## Open-Ended

The Seventy Ninth Private Equity Fund is an open-ended fund, meaning there is an allocated amount of share capital set at the outset of the offer period. In the case of Cell One, the Directors have set the total share capital to not exceed £100,000,000.00 GBP in participating share capital. The Fund will not commence any investment activities until the Fund has achieved the minimum trading amount of £750,000.00 GBP. Should the minimum trading amount not be achieved, the total capital investment will be returned to the participating shareholders.

## Cellular Structure

The participating shares of the company shall be segregated into cell shares and the shares of one cell shall form a separate class of shares from the shares of the other cells. It is a multi-cellular company established in accordance with the PCC Act, whose principal feature is that each cell has its own distinct assets and liabilities.

## Preferred Return / Hurdle Rate

The Directors seek to identify projects for the Fund to invest in that return in excess of 8% in year one of investment.

# Fund Structure



### Listed Instruments:

Innovative technology through ETI (Exchange Traded Instrument) listed on the Frankfurt Exchange in partnership with Altarius ETI.

The Luxury Living ETI will invest in luxury living cell 1, a cell of the 79th Group Fund PCC with ISIN GI000A3C86L0.

Luxury Living Portfolio Linked Note is only allowed to use the proceeds of the Notes to invest in Luxury Living Cell 1, a cell of The 79th Group Fund PCC Limited, with ISIN GI000A3C86L0. The Cell is able to hold cash reserves denominated in GBP towards managing the structural and operational expenses.



## Luxury Living ETI Main Information

Identifiers	
ISIN	DE000A3G783
WKN	Equity – Participating Shares
Bloomberg	ZF0735786
Issue	
Base Currency	GBP
Min. Trading Size	1 Unit
Issue Price	1,000,000
Exchange	Börse Frankfurt
Pricing	Daily
Offering	Public
Listing Date	27 <sup>th</sup> December 2023
Underlying	
Issuer	Altarius Index PCC - Cell B
Security	Luxury Living Portfolio Limited Note
ISIN	GI000A3GZJX3
WKN	A3GZJX

Stakeholders	
Issuer	Altarius ETI AG
Inv. Manager	Altarius Capital Ltd.
Port. Man.	Luxury Living Cell 1 Fund
Arranger	Altarius Capital Ltd.
Paying Agent	Baader Bank AG
Calculation Agent	Altarius Capital Ltd.
Market Maker	ICF Bank AG
Legal Advisors	Triay Lawyers Ltd.
Auditor	BDO AG
Depository	Baader Bank AG
Performance is not guarantee of future results. When investing your capital is at risk and you may receive less than the original investment.	

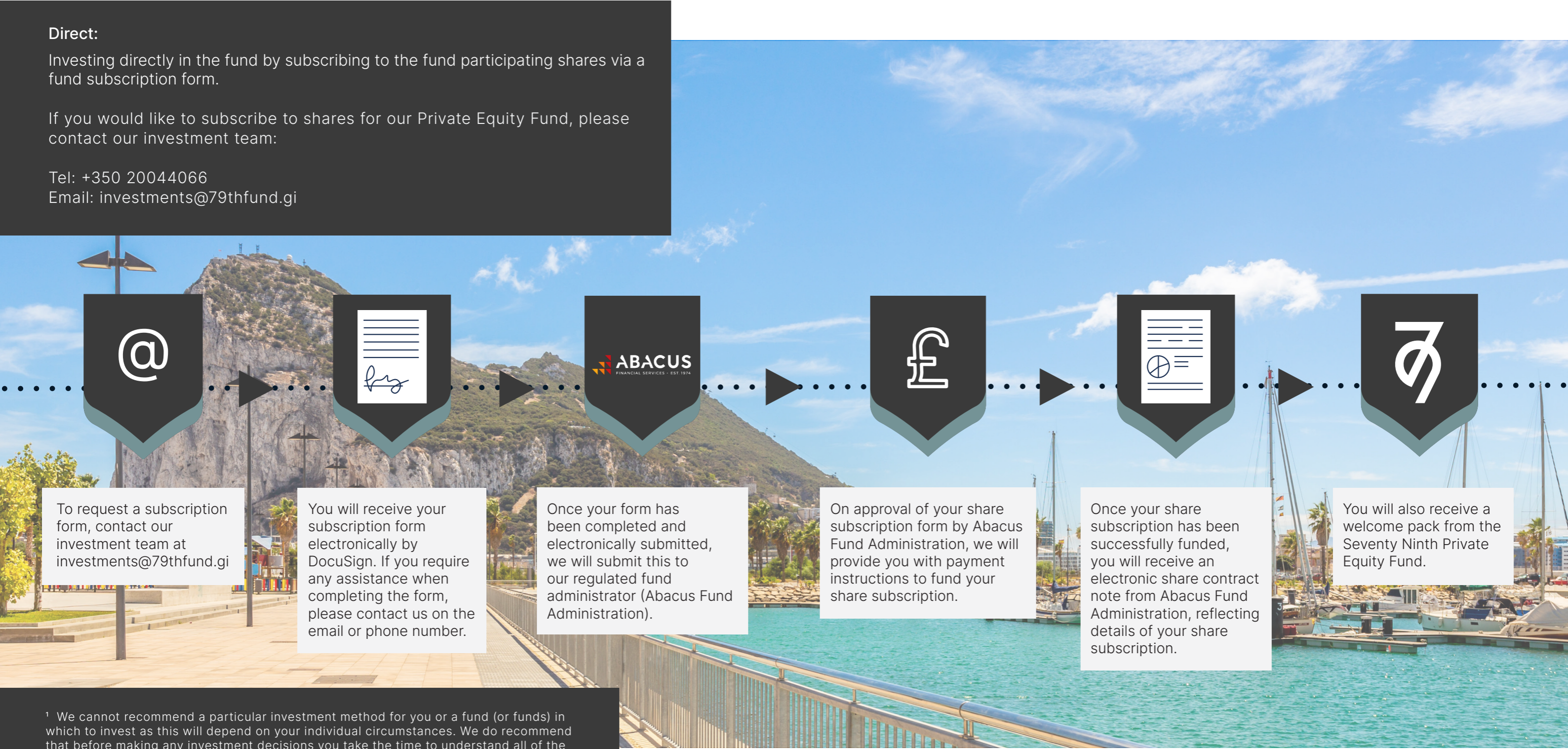
**Direct:**

Investing directly in the fund by subscribing to the fund participating shares via a fund subscription form.

If you would like to subscribe to shares for our Private Equity Fund, please contact our investment team:

Tel: +350 20044066

Email: [investments@79thfund.gi](mailto:investments@79thfund.gi)



To request a subscription form, contact our investment team at [investments@79thfund.gi](mailto:investments@79thfund.gi)

You will receive your subscription form electronically by DocuSign. If you require any assistance when completing the form, please contact us on the email or phone number.

Once your form has been completed and electronically submitted, we will submit this to our regulated fund administrator (Abacus Fund Administration).

On approval of your share subscription form by Abacus Fund Administration, we will provide you with payment instructions to fund your share subscription.

Once your share subscription has been successfully funded, you will receive an electronic share contract note from Abacus Fund Administration, reflecting details of your share subscription.

You will also receive a welcome pack from the Seventy Ninth Private Equity Fund.

<sup>1</sup> We cannot recommend a particular investment method for you or a fund (or funds) in which to invest as this will depend on your individual circumstances. We do recommend that before making any investment decisions you take the time to understand all of the options available to you and if you're unsure which method is best for you, please seek professional financial advice.

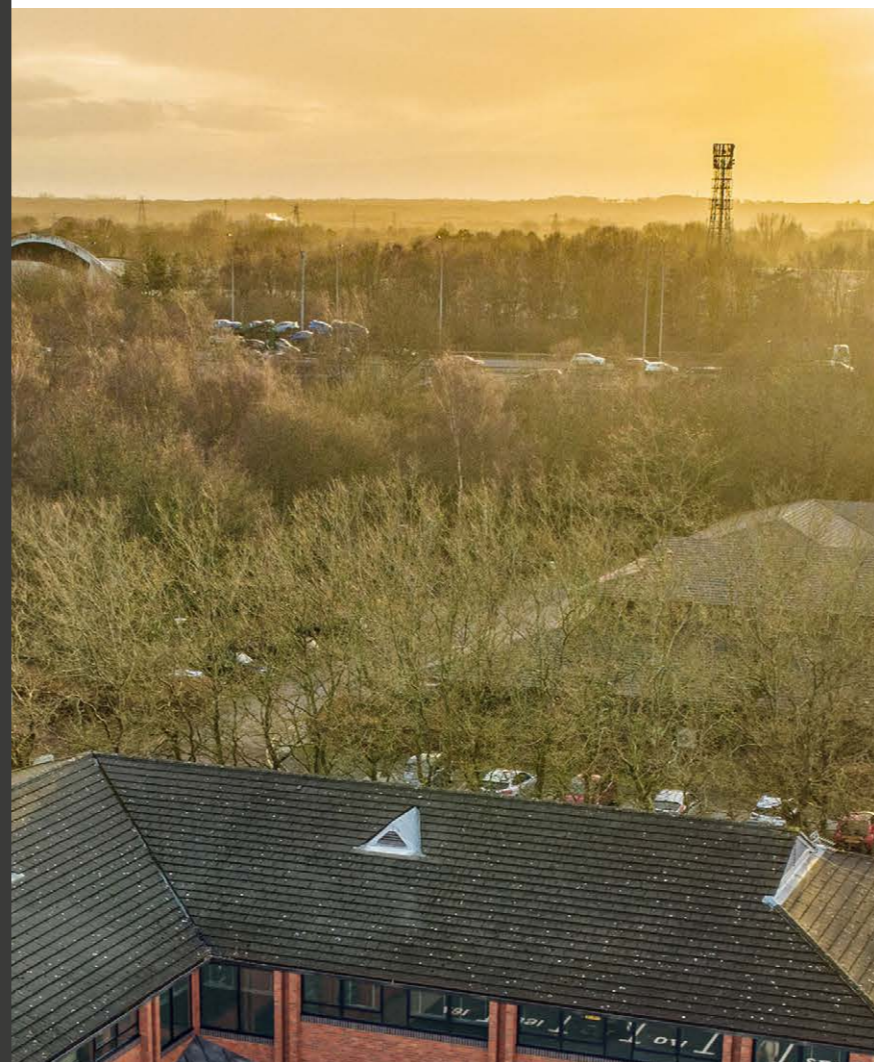
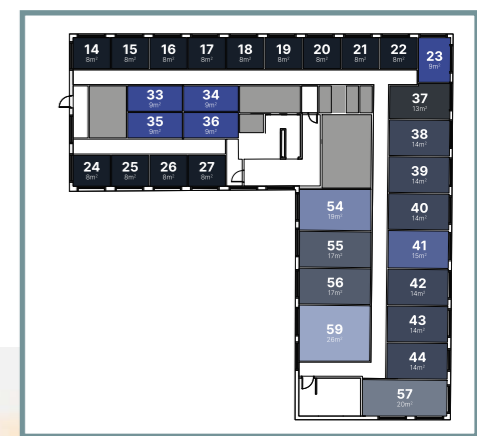
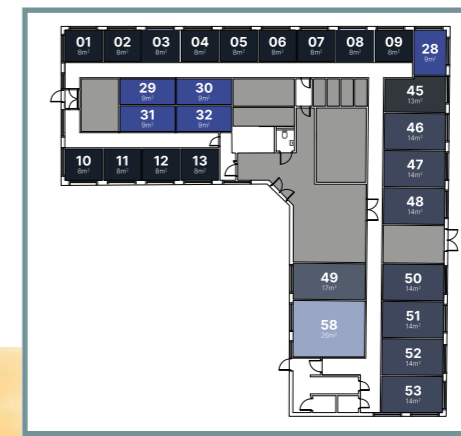
## About The Project

An ambitious new development located on the outskirts of Warrington, Millennium Park will see the conversion of a traditional commercial unit into a contemporary, fully-equipped working environment for 59 local businesses.

For many SMEs, working fully remotely is simply not a sustainable business model. Those working from home are often faced with a multitude of distractions, or require an environment they can dedicate solely to working and growing their business. However, this can be difficult to achieve for smaller businesses, as they are often priced out of larger office buildings, and units that are the right size are often dated and lacking in access to many essential amenities.

With Millennium Park, our goal is simple: we aim to provide businesses across the North West area with a state-of-the-art centralised business hub, tailored to the exact needs of growing companies, new business ventures and SMEs alike.

We are focused on not only ensuring that the office space is tailored to the requirements of any resident businesses, but also that the location itself works for as many firms as possible, with easy motorway access, fantastic transport links and a number of amenities right on your doorstep.



## Acquisition Details

**Security Address**  
930-932 Millennium Business Park,  
Birchwood Boulevard, Warrington,  
WA3 7QN

**Type**  
Commercial Offices

**Designated Number of Units**  
25

**Net Yield Per Annum**  
12%

**Guaranteed Yield**  
10% for first 5 years



## Liverpool, United Kingdom



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

**Asset Class:** Residential

**Strategy:** Core - Income Generating

**Security Type:** Equity

**Equity:** 100%

**Acquisition Price:** £1,200,000

**Realised Price:** £2,500,000

**Realised Gross MM<sup>3</sup>:** 2.08x

**Tenure:** 14 Months

## Liverpool, United Kingdom



**Description:** A total of fifteen residential apartments purchased and sold in a suburb of Liverpool, close to a stunning coastal nature reserve.

**Asset Class:** Residential

**Strategy:** Core - Income Generating

**Security Type:** Equity

**Equity:** 100%

**Acquisition Price:** £2,240,000

**Realised Price:** £4,100,000

**Realised Gross MM<sup>3</sup>:** 1.71x

**Tenure:** 16 Months

## Liverpool, United Kingdom



**Description:** The building 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.

**Asset Class:** Commercial

**Strategy:** Core - Income Generating

**Security Type:** Equity

**Equity:** 100%

**Acquisition Price:** £890,000

**Realised Price:** £960,000

**Realised Gross MM<sup>3</sup>:** 1.08x

**Tenure:** 3 days

<sup>2</sup> It is important to note that as with all investments of this nature past performance is not a guide to future performance and the outcomes are not guaranteed.

<sup>3</sup> Gross Money Multiple = Gross Acquisition Price / Gross Sale Price

- 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 **Brecksides 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, £0.96m total value
- 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, £2.8m total value
- 30 **Merseyside Residential Portfolio, Liverpool, UK**  
8 residential units, £1.3m total value  
Portfolio developed, managed and sold



## GIBRALTAR FINANCIAL SERVICES COMMISSION



### Protection

of the good reputation of Gibraltar and consumers



### Promotion

of market confidence and public awareness



### Reduction

of systematic risk and financial crime



## GFSC

The Gibraltar Financial Services Commission regulates the financial services industry in Gibraltar and works within a UK law framework.

The GFSC has a supervisory role across a broad range of sectors within the financial industry including: auditors, banks, company managers, e-money institutions, professional trustees, payment services providers, funds and fund service providers, insurance companies, managers and intermediaries, investment firms, and insolvency practitioners.

All firms doing business in Gibraltar must meet GFSC standards and criteria both at application stage and on an on-going basis. The GFSC's supervisory work focuses primarily on the way firms are operated, governed, the identification of risks to consumers and the reputation of the jurisdiction.

The Seventy Ninth Private Equity Fund is authorised by the GFSC, so investors can be assured that it works to the highest possible standards.



## Administrators

Abacus Fund Administration Limited have been appointed by the Fund to act as the Administrator. Abacus Fund Administration Limited was incorporated on 27th March 2009 with its registered and operating office at 5-9 Main Street, Gibraltar and the company registration number being 102242. The Administrator was established in Gibraltar for the purpose of providing administration services exclusively to collective investment schemes. The Administrator is licensed by the Financial Services Commission of Gibraltar to provide such administration services.

Abacus Fund Administration carries out the following services on behalf of the Fund:

1. Communicating with Participating Shareholders
2. Maintaining the Fund's share register
3. Processing subscriptions and redemptions
4. Maintaining the Fund's financial and accounting records
5. Preparing the Fund's annual statutory accounts (abridged balance sheet) and assisting in the financial statement preparation process
6. Dealing with the Auditor for the preparation of the audited financial statements
7. Arranging for the provision of accounting, clerical and administrative services

## Company Secretary

Abacus Secretaries (Gibraltar) is a sister company of Abacus Fund Administration, that has been appointed as the legal secretary of the Fund. Abacus Secretaries (Gibraltar) Limited are licensed by the Gibraltar Financial Services Commission to act as company managers under the FSA.



## Auditor

Deloitte is a multinational professional services network with offices in over 150 countries and territories around the world. Deloitte is one of the Big Four accounting organisations and the largest professional services network in the world by revenue and number of professionals, with headquarters in London, England. The Fund has appointed Deloitte Limited as the Auditor to the Fund and has accepted such appointment.

## TURICUM PRIVATE BANK

### Banking

Turicum Private Bank is a privately-owned, Gibraltar-based Bank and wealth management company that provides first class financial services to private clients and wealthy families. The Bank was founded in 1993 in Gibraltar by a group of Swiss private bankers, lawyers, asset and fund managers from Zurich, and Geneva. The bank is renowned for its integrity and professionalism, and is a safe and stable financial institution that provides fully integrated private banking services to the Fund. Turicum is a member of the Gibraltar Investor Compensation Scheme and the Gibraltar Deposit Guarantee Scheme, the bank and its capital are supervised by the Gibraltar Financial Services Commission (GFSC) and comply with all local and European regulatory and statutory requirements.

## TRIAY LAWYERS

### Legal

Triay Lawyers is a Gibraltar based law firm established in 1905. The firm is recognised as a leading business law firm in Gibraltar and a number of the firm's practitioners are recognised as leaders in their chosen fields by independent sources such as Chambers and Legal 500. Lawyers at the firm practice as part of the fused profession in Gibraltar and the vast majority of our practitioners are English qualified in the first instance. The Fund has appointed Triay Lawyers as legal advisor to the Fund in respect of Gibraltar laws, in particular EIF (Experienced Investor Fund) regulation.

The Seventy Ninth Group and its subsidiaries adhere to the very highest standards of compliance, with a sophisticated suite of internal policies and procedures in place to ensure that the business operates in the most secure and professional manner.



## 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), Natalie Bellis (the Seventy Ninth Group's CEO).



## CONTINUOUS RISK ASSESSMENT

Compliance is agile and evolving. 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. This dynamic process 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 & 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 adequate and 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: ZA875939



## 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 & 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).

## What is the minimum investment term?

Cell One of the Private Equity Fund is open-ended with a two year lock-in period, however participating shares are transferable, meaning a shareholder can sell their shares at any point to another shareholder, should they meet the Experienced Investor criteria.

## How will my shares be valued?

The value of your shares is intrinsically linked to the underlying assets of the Fund. The value apportioned to your shares will be the total value of the underlying assets less the total Fund costs/liabilities (including fees) divided by the total number of shares in issue in the Fund. The underlying assets will be valued by an independent RICS (Royal Institution of Chartered Surveyors) surveyor.

## What is a preferred return, and how does it benefit me?

The preferred return is effectively the hurdle rate (8% per annum) and is the minimum rate of return that the Directors would expect to return before performance fees are charged.

## Can I transfer my shares?

Yes, you can transfer your shares to a third party providing that the new investor goes through the onboarding process with the Administrator and is an Experienced Investor. There is no active market for the sale of participating shares.

## Can I transfer at any time?

Yes, providing the new acquiring purchaser is aligned to the criteria of an Experienced Investor.

## Who calculates my taxable gain on returns and profits?

Prospective investors in the Fund should familiarise themselves with, and where appropriate take advice from, their Professional Advisor(s) on the laws and regulations applicable to the subscription for, and the holding and realisation of, participating shares in the place of their citizenship, residence and domicile.

## Is the Fund authorised?

Yes, the Fund is authorised by the Gibraltar Financial Services Commission (GFSC).

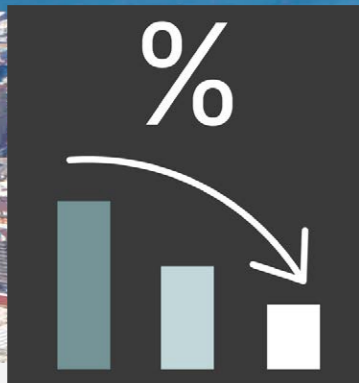
## What is the minimum investment amount?

The minimum investment amount is £50,000.00 GBP, if the client can provide evidence of financial advice from a professional financial advisor.

If you have any questions in relation to our Private Equity Fund, please contact us on the following:

Sales/distribution information: KNG International Advisors [Mex Office: +52 (998) 500-1627 | UK Office: +44 207 1832480]  
[info@kngadvisors.co.uk | www.kngadvisors.co.uk]

The Seventy Ninth Private Equity Fund enables investors to gain exposure to the UK property market, and utilise the Webster Family's experience and track record to grow their wealth in a financially regulated environment. The Webster Family understands the complexities that wealth creation can bring in terms of tax planning & asset protection, in which we are delighted to provide the following introductions for our investors:



## Tax Planning

We have partnered with a cross-border taxation specialist who provides a wide range of cross-border tax advice for clients who wish to mitigate their tax liabilities when making investments outside their country of tax residence. The Seventy Ninth Group has worked alongside the specialist for a number of years, and their experience in tax compliance is industry leading. As the majority of their team derive from the UK's HMRC investigations division, they are positioned at the cutting edge of cross-border tax planning and compliance.

## Private Banking

Our Fund has established a relationship with a privately-owned, Gibraltar-based Bank and wealth management company who provide first class financial services to private clients and wealthy families, in which we are able to introduce clients of our Private Equity Fund to the bank, should they wish to utilise private banking services alongside their investment into our Fund. The Bank is authorised and authorised by the Gibraltar Financial Services Commission (GFSC).



If you would like further information regarding our additional services, please contact us;

Sales/distribution information: KNG International Advisors [Mex Office: +52 (998) 500-1627 | UK Office: +44 207 1832480]  
[info@kngadvisors.co.uk | www.kngadvisors.co.uk]



## Contact Us

If you have any questions in relation to our Private Equity Fund, please contact our investment team for further information.

**The 79th Group Fund PCC Limited (Gibraltar)**

GIIN: PYFGDQ.99999.SL.292

ISIN: GI000A3C86L0

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PRIVATE EQUITY  
FUND

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The 79th Group Fund PCC Limited is authorised by the Gibraltar Financial Services Commission (GFSC).  
Incorporation Number (121879)

January 2024