



SEVENTY
NINTH™
GROUP



Chairman, Dave Webster with
Managing Director, Jake Webster and
Investments Director, Curtis Webster.

Invest Different.

Our Story



First entering the UK property sector in 1985, Dave Webster built an enviable portfolio of over 700 properties naming him one of the **UK's largest private landlords.**

An **award-winning** asset management company with entrepreneurial spirit.

We are experts in the acquisition, development and disposal of lucrative assets in times of economic uncertainty by working alongside our partners and investors to create exciting investment opportunities.

Our first principle is compliance and expertise in the sectors we work in to reduce risk for all we work with.



IVY HOUSE, SCARISBRICK
United Kingdom

Type: **Residential**
Size: **3 Luxury Dwellings**
Gross Development Value: **£2,100,000.00**
Description:
Refurbishment and Development of three luxury dwellings in Scarisbrick.

Completion Date: **Quarter Four 2022**



Meet the Team



Jake Webster
Managing Director



Dave Webster
Chairman



Curtis Webster
Investment Director



Natalie Bellis
Chief Executive Officer



Andy Cole CBE
Non-Executive Director



Adrienne Kelbie CBE
Non-Executive Director



Andor Lips
Non-Executive Director



Genevieve Pearson
Non-Executive Director



Gary Pitts
Non-Executive Director

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

Global Expertise



Andy Cole CBE
Non-Executive Director

Andy held the position of Board Director at **HMRC**. At a point, Andy was responsible for approximately **1700** investigation specialists. In his time, he reclaimed **over £13bn** of unpaid tax from foreign governments.

In the late 2011 New Year's Honours lists, Andy was commended for his achievements and appointed a **Commander of the Order of the British Empire (CBE)**.



Adrienne Kelbie CBE
Non-Executive Director

Adrienne led the UK's **Office for Nuclear Regulation (ONR)** – recognised as one of the foremost in the world – to international credit.

In the late Queen's Birthday Honours List 2020, Adrienne was appointed a **Commander of the Order of the British Empire (CBE)** for her services to the nuclear industry, diversity and inclusion.

Two of our Board of Directors have been knighted by the late **Queen of England** for their public service, named as **Commanders of the Order of the British Empire**.

Our Success

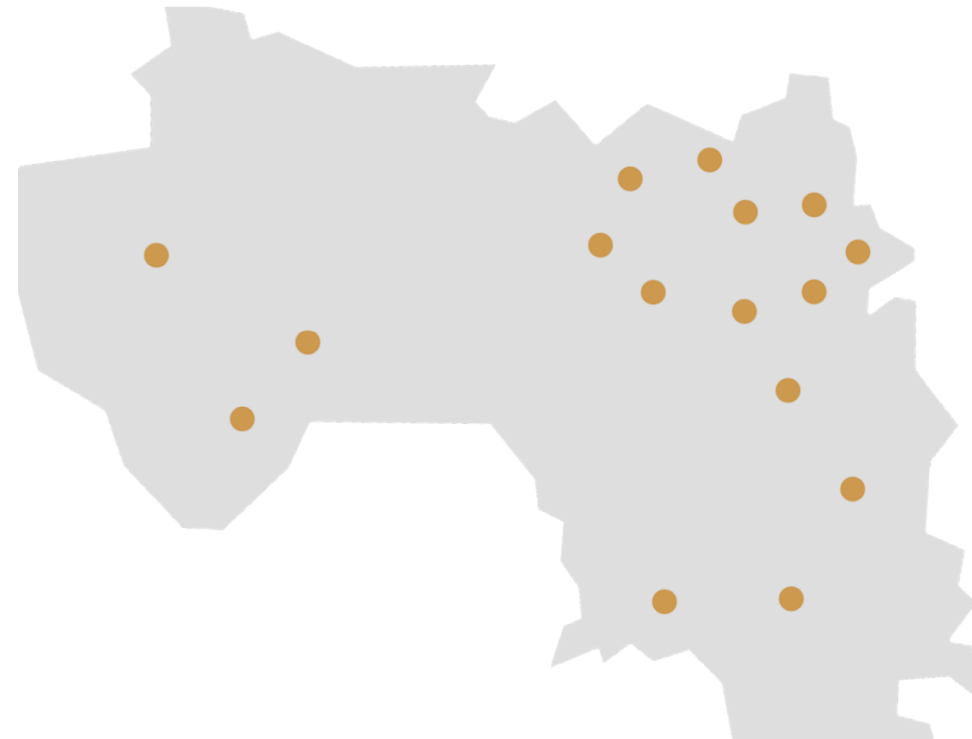


- **100% Track Record** in interest and capital repayments.
- Accredited by **three** global institutional bodies, including the **UN Global Compact, ISO** and **GreenMark**.
- **94%** of our investors reinvest with us after the term of their investment.
- Trusted by over **1000** clients from over 30 jurisdictions.
- **Award-winning** Board of Directors.
- **+1,995 sq. km** of mineral rich land under management.
- Over **30 years** of combined asset management experience.
- Over **£15M GBP** repaid to private and institutional investors.

The **Webster Family** has developed **thousands** of properties in the UK, primarily in the **North West of England**.

The Sectors We Operate

Our **Approach** remains the same across the sectors we operate in: **the acquisition and development of distressed assets.**



UK Residential & Commercial Property

Natural Resources, The Republic of Guinea

Our Offerings: Loan Note

What is a Loan Note?

- A contractual obligation between the investor and The 79th Group
- The monies are lent for the acquisition and development of our assets.
- At the outset, we set establish:
 - *When we will repay the money*
 - *How much interest we will pay over that term*
 - *And, on what days we pay the interest*

What is the Security?

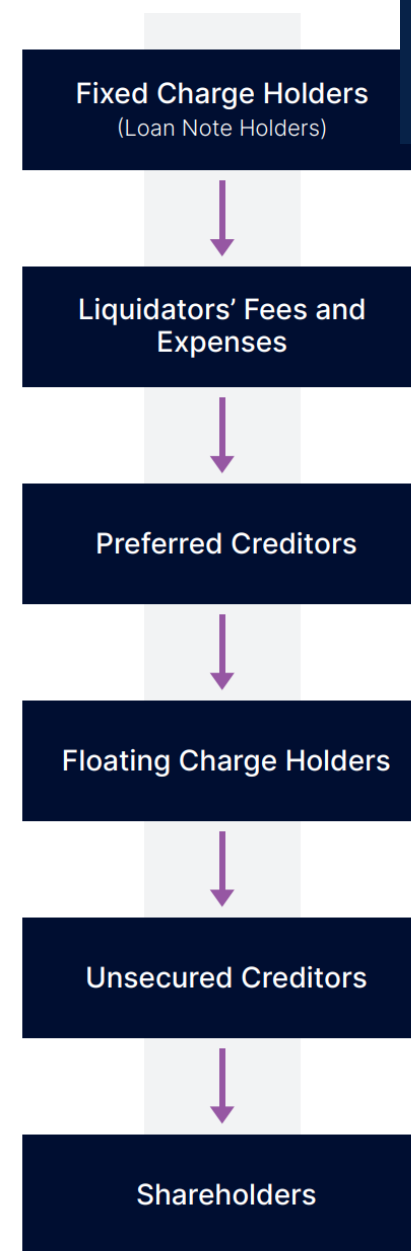
Loan Note holders get the same security as a bank would – **a first charge**.

How is the Security Managed?

The security is overseen and managed by a fully-regulated Security Trustee that has the power to liquidate our assets on behalf investors.

This right is held at Companies House.

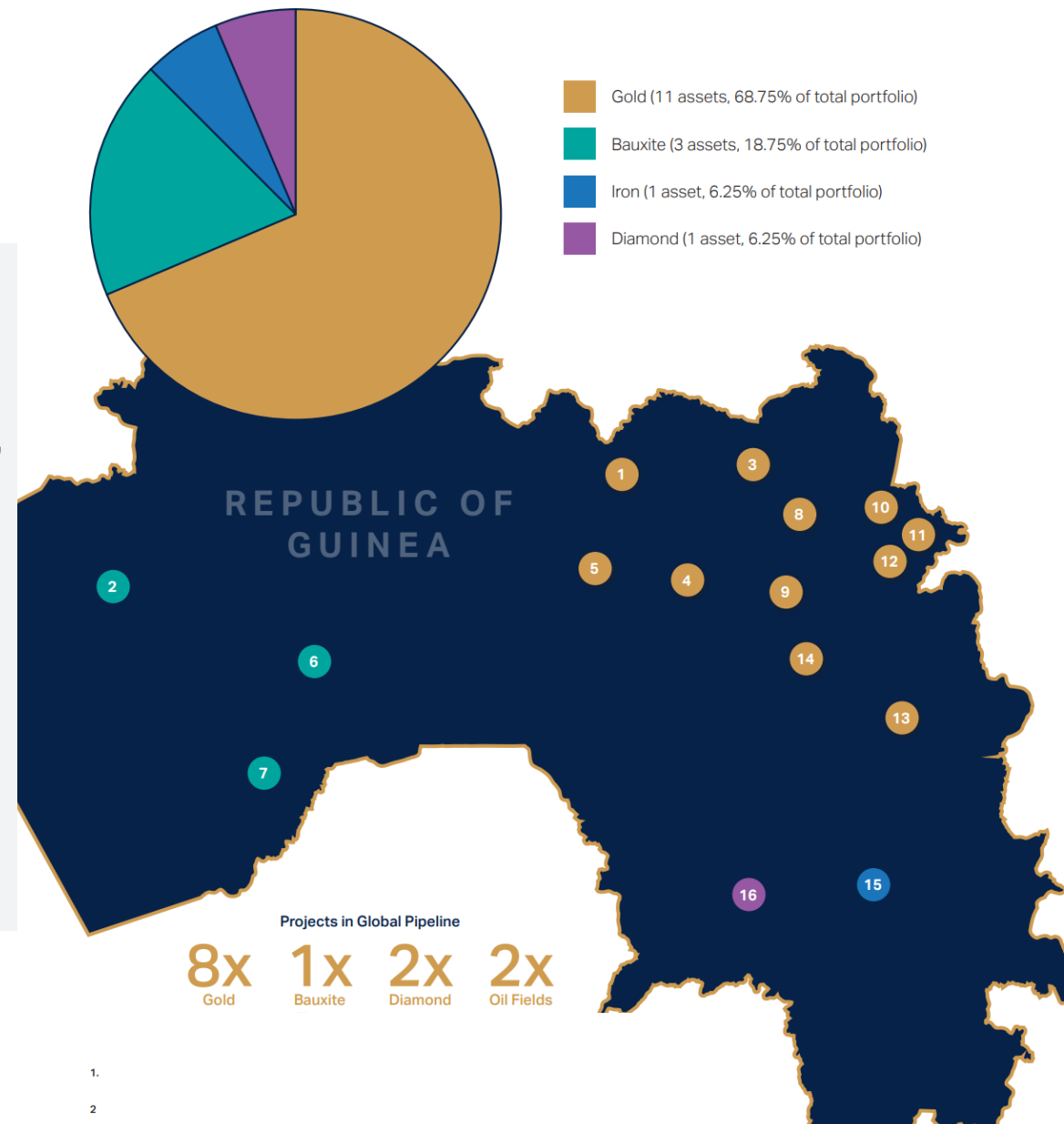
Order of Creditor Repayment in Event of Liquidation



Over £15M 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.



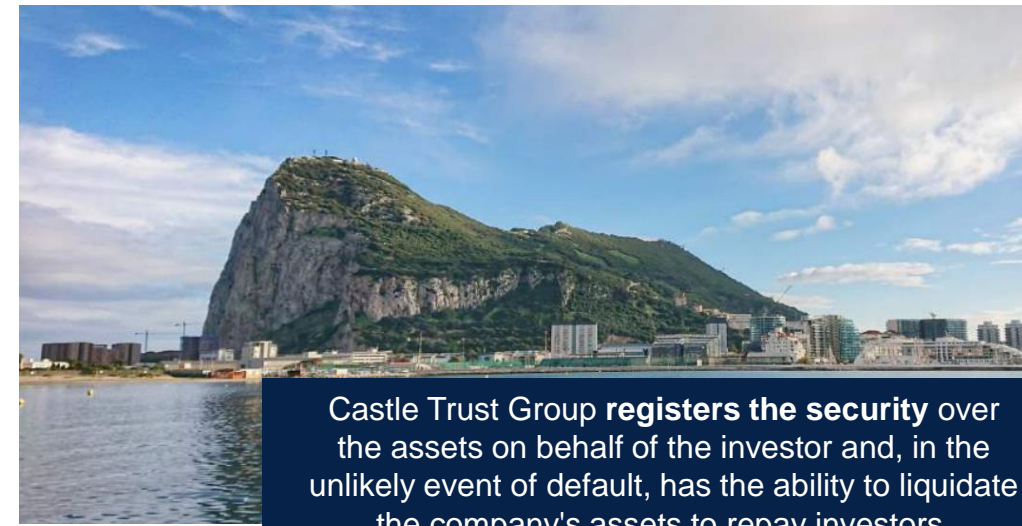
Seventy-Ninth Resources purchased its first mining concessions in April 2021. By the end of 2021, Seventy-Ninth Resources was the **largest mine concession owner in West Africa.**

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.

Castle Trust Group **audits** the Seventy-Ninth Group on a quarterly basis in relation to the below:



The Company is **solvent**.



Interest and capital repayments are **paid on time** and in line with the **Deed of Accession** received by the investor upon funding their investment.



Procedures relating to **Anti-Money Laundering (AML), Counter-Terrorist Financing, Know Your Customer (KYC), and Due Diligence process**.

“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 OLD WORKHOUSE, HEXHAM

DEVELOPMENT: The Old Workhouse, Hexham

ASKING PRICE: £1,900,000.00 GBP

PURCHASE PRICE: £975,000.00 GBP

DATE OF EXCHANGE: 24th December 2021

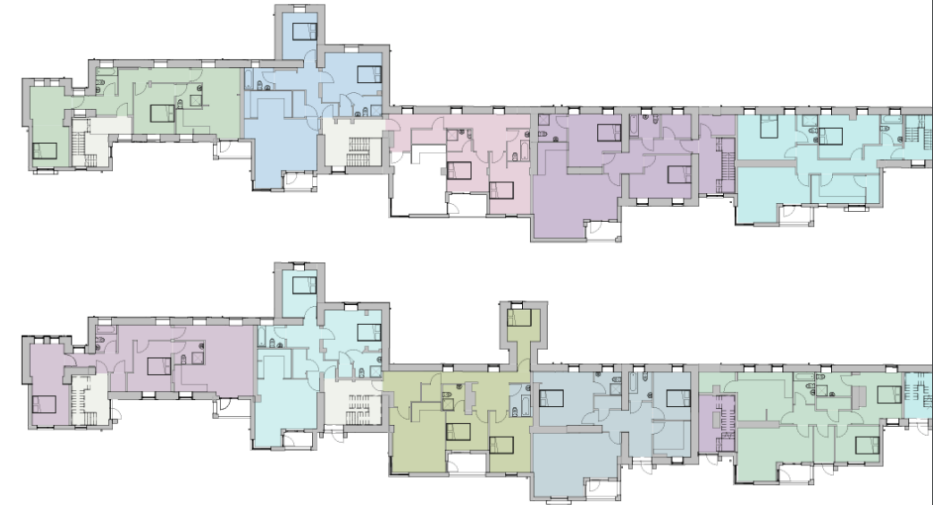
MARKET DISCOUNT: 49%

GROSS DEVELOPMENT VALUE: £10,000,000.00 GBP

GROSS % RETURN: 1,000% +

HOW DO WE ACHIEVE DISCOUNTS?

A: Loan Notes or private finance give us an agility and speed not afforded by bank finance. This enables us to acquire lucrative assets at significant discounts.



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

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 (LL5)

MIN INVESTMENT: £10,000 GBP

- ✓ Interest: Paid **Monthly**
- ✓ 1% per month
- ✓ 12 Month term
- ✓ Fixed Income Loan Note
- ✓ Multiple Currencies: GBP, EUR, USD & 24 Other Currencies

Security:
Debenture of the company and all its assets.

Trustee:
Castle Trust & Management Services Limited



15%

Bi-Annual income (LL5)

MIN INVESTMENT: £25,000 GBP

- ✓ Interest: Paid **Bi-Annually**
- ✓ 7.5% bi-annually
- ✓ 12 Month term
- ✓ Fixed Income Loan Note
- ✓ Multiple Currencies: GBP, EUR, USD & 24 Other Currencies

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.

Investment Process



Complete the **application form**, including the **self-certification pages**.



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



Your application will be sent for **processing** by our **UK Head Office** where we aim to get this approved, subject to compliance, within **24 hours**.



Once **approved**, payment instructions will be provided in order to transfer the funds.



Receipt of your investment funds will be confirmed, and a **Welcome Pack** will be provided to you via post and email.



Sign and return a copy of the **Deed of Accession** (found in your Welcome Pack) and retain another for your personal records.



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 sample recovered while exploring **Lusso North** permit. April 2021.

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

What you Receive

Statement of Account

Dear **Title. Surname**

Please see below your full investment terms with 79th Luxury Living Four Limited.

Client Name: (Full Name)

Certification Number: LL4 – 0000

Investment Amount: **£10,000.00**

Investment Term: 12 Months

Interest Per Annum: **12% Per Annum**

Interest Payments: **1% Monthly**

Investment Commencement Date: **1st January 2022**

Investment Maturity Date: **1st January 2023**

Investment Repayment Schedule:

1st February 2022 – £100.00

1st March 2022 – £100.00

1st April 2022 – £100.00

1st May 2022 – £100.00

1st June 2022 – £100.00

1st July 2022 – £100.00

1st August 2022 – £100.00

1st September 2022 – £100.00

1st October 2022 – £100.00

1st November 2022 – £100.00

1st December 2022 – £100.00

1st January 2023 – £10,100.00



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



Our **94%** 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 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.**



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