



**SEVENTY  
NINTH™  
GROUP**

**Invest different.**



# About the Seventy Ninth Group



SEVENTY NINTH™ GROUP

Owned and managed by the Webster Family, the Seventy Ninth Group is **one of the fastest-growing asset management companies** in the United Kingdom.

The Seventy Ninth Group is an **award-winning** asset management company head-quartered in the United Kingdom.

Founded by serial entrepreneur David Webster, the Seventy Ninth Group holds a unique and advantageous position in both the real estate and natural resource sectors, **specialising in the acquisition, management and development** of desirable assets during times of economic turmoil and uncertainty.





## Residential

Our unrivalled, innovative projects in the UK property market are trusted by clients globally.



## Leisure

We target renowned, undervalued holiday parks, setting the industry standard for partners in an untapped real estate market sector.



## Global

Seventy Ninth Global specialises in the structuring, distribution and management of alternative investments on behalf of the Seventy Ninth Group.



## Risk Management

Our Risk Management division offers bespoke insurance-based solutions to the Seventy Ninth Group portfolio and third party clients.



## Commercial

Our commercial property division redesigns and refurbishes UK assets, providing affordable, flexible and safe SME environments.



## Resources

We are one of the largest developers of natural resources in West Africa, focused on generating opportunity and creating value.



## Global DMCC

Global DMCC is a direct equity offering that gives partners the opportunity to participate in the exceptional growth opportunities of our commodities business.



## Private Equity Fund

This regulated, Gibraltar-domiciled offering specialises in the purchase and redevelopment of undervalued assets in the UK property market.

# Our Global Presence

As well as our headquarters situated in the UK, we have teams in the UAE and the Republic of Guinea with partner offices in eight jurisdictions and counting.



# Meet the Team



SEVENTY NINTH™ GROUP

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



**David Webster**  
Chairman



**Jake Webster**  
Managing Director



**Curtis Webster**  
Investment Director



**Natalie Bellis**  
Chief Executive Officer



**Genevieve Pearson**  
Non-Executive  
Director



**Andor Lips**  
Non-Executive  
Director



**Andy Cole CBE**  
Board Advisor



**Adrienne Kelbie CBE**  
Board Advisor



**Gary Pitts**  
Board Advisor



**Derek Brett**  
Board Advisor



**Graham Small**  
Board Advisor



**9x**

Incorporated in eight countries: UK, USA, Canada, UAE, Barbados, the Republic of Guinea, Gibraltar, Japan and Mauritius.

**100%**

Track record of capital and interest payments.

**1,500+**

Trusted by over 1,000 private and institutional clients, from over 30 jurisdictions.

**94%**

Retention rate amongst our clients.

## Accreditations

Participating in the UN Global Compact and accredited by Green Mark, and the ISO.

**30+**

Years combined asset management experience.

**Over £20m**

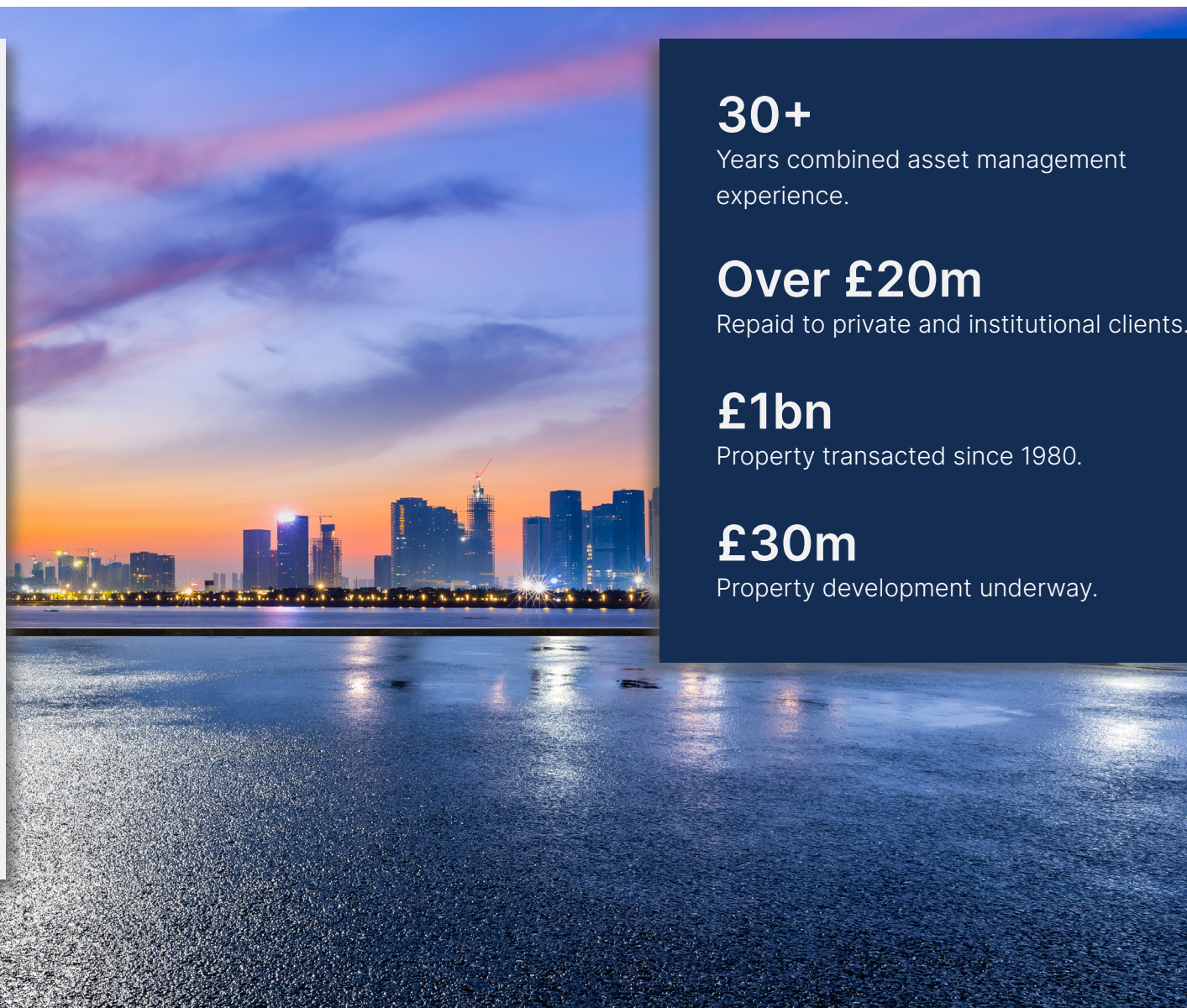
Repaid to private and institutional clients.

**£1bn**

Property transacted since 1980.

**£30m**

Property development underway.





“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.”



“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.”



“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.”



“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.”



“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.”

## Property Model



### 1. Development Targeted

Our experienced team locate and undertake due diligence on an undervalued asset.



### 2. Capital Raised

Contracts are exchanged and funding for the project's acquisition and development is raised.



### 3. Site Purchased

Funding is deployed to acquire the project and progress its development and construction.



### 4. Construction Begins

Development and construction works on the project are undertaken by our team.



### 5. Project Complete

The project is sold or refinanced and retained into our own portfolio.

Our business model works optimally in undervalued market conditions where we are able to acquire assets between **30-45% (property)** and **1-5% (mining concessions)** of their market value, utilising private finance.



# Our Partners and Strategic Advisors



SEVENTY NINTH™ GROUP



British Embassy  
Conakry



# Our Offerings: Loan Notes



**Loan Notes** are secured and asset backed. They are, essentially, an IOU whereby the client lends money to the borrower (Company).

They are **contractual obligations** that establishes a pre-determined terms, the periodic payment of interest, and the date of repayment of capital.

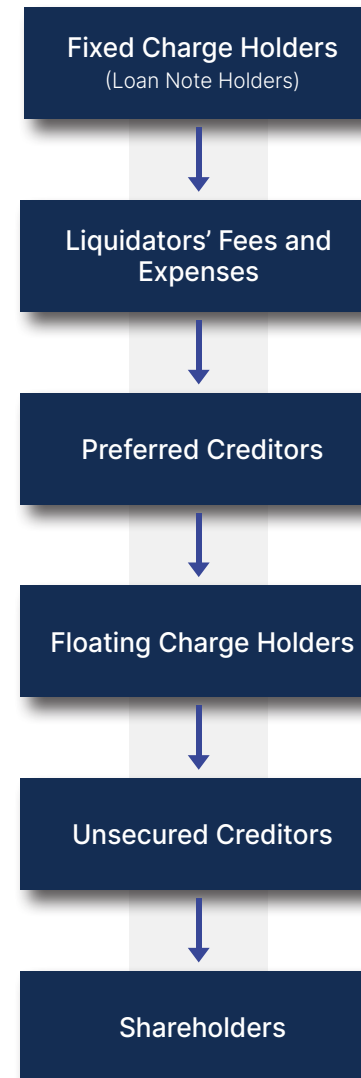
## Security:

Loan Note Holders hold, what is called a **first charge** over the assets of the company, meaning they are repaid first in the event of default.

## How is the 'security' managed?

A independent **Security Trustee** manages and oversees the product ensuring clients are paid on time. In the event of default, the Security Trustee has the power to liquidate the Company's assets to repay clients.

This right is held on the [Companies House website](#).



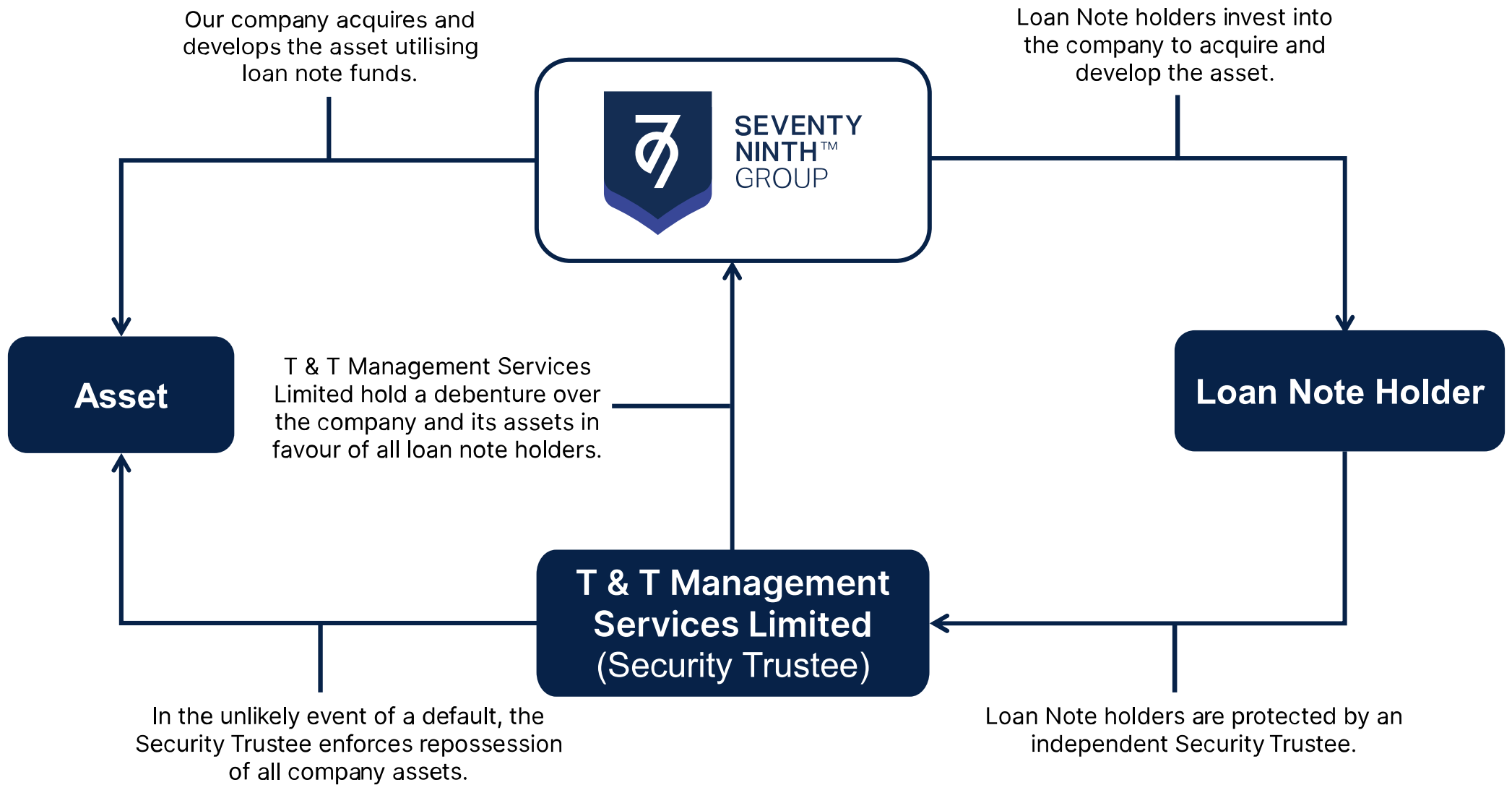
Order of Creditor  
Repayment in Event  
of Liquidation

Over **£20M GBP** in  
interest and capital  
has been repaid to  
clients by way of  
Loan Note.

- The term of the Loan Note is typically **1-2 years**.
- Income is **fixed and paid periodically**.
- The currency exposure is **fixed** (or hedged)denominated in over 27 currencies including 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.

The Seventy Ninth Group has over **£30M GBP of property development** underway funded by Loan Notes.



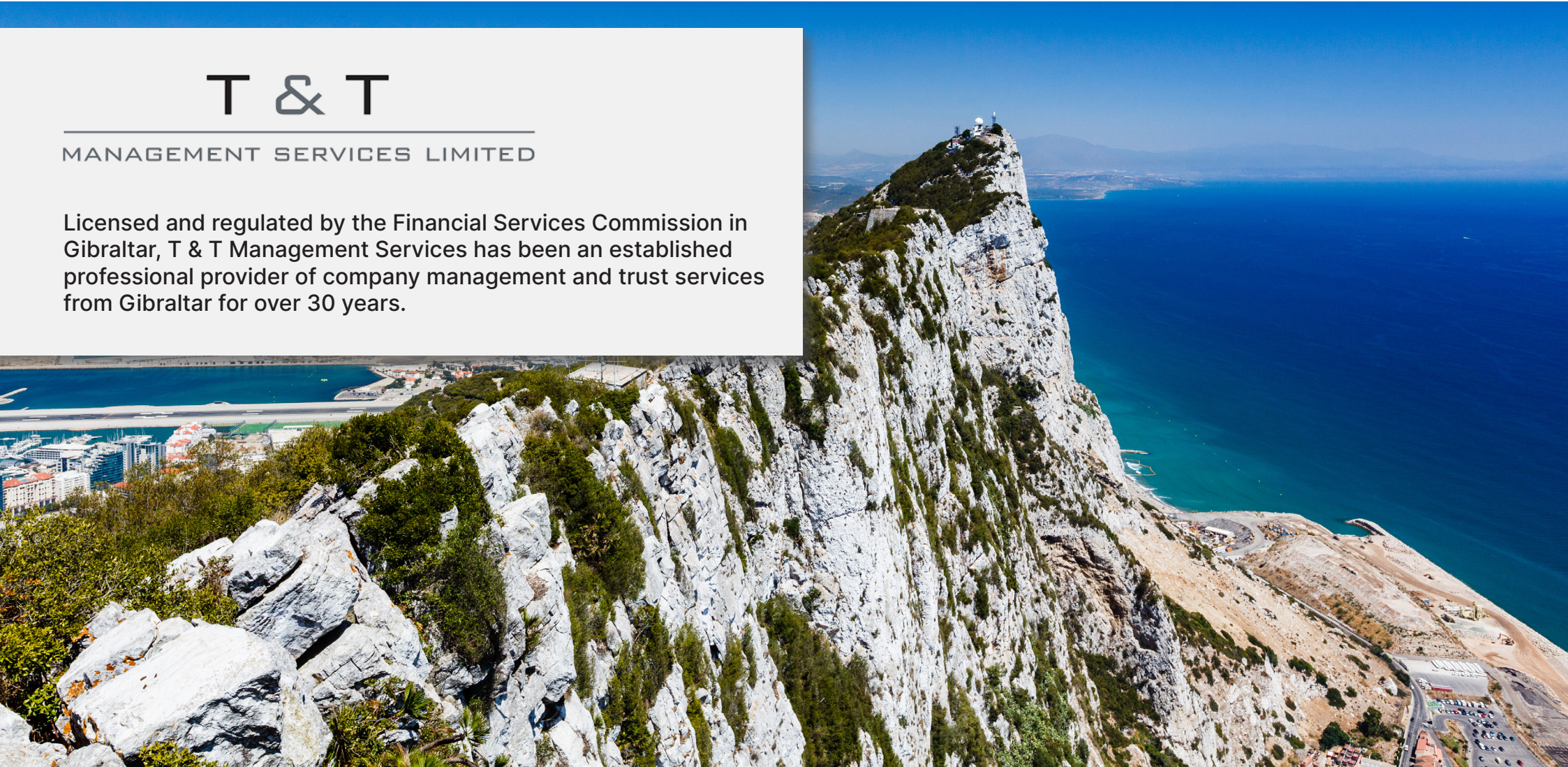




## T & T

MANAGEMENT SERVICES LIMITED

Licensed and regulated by the Financial Services Commission in Gibraltar, T & T Management Services has been an established professional provider of company management and trust services from Gibraltar for over 30 years.



# Why We Use Loan Notes

Towards the end of 2021, the previous owner of The Old Workhouse, Hexham, was selling the property to an equity fund for a price of **£1.9M**. For some apparent reason, the equity fund decided not to proceed with the purchase. The previous owner was desperate to get the site off his books.

Jake Webster visited the site and days before Christmas, the Board of Directors sat to review the development. In response, the Board was happy to offer the previous owner **£975,000** to purchase the asset. The contracts were later exchanged on the 24th December 2021.

The main reason for the acquisition of this development (**at a market discount of 49%**) was due to our ability to raise private finance quickly to acquire an asset and, as a result, delivered the opportunity for significant equity uplift to repay investors.


Considering contracts were exchanged over the Christmas period, we could not have expected banks to have responded until the New Year.



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



- **Non-market correlated:** returns are fixed at the outset regardless of the economic environment.
- **Diversification:** they offer an option to diversify clients' portfolios, providing a hedge for those who have a portfolio in the stock market and potentially more volatile vehicles.
- **Fixed Returns:** many private clients have historically invested in mass market retail products but have still failed to deliver successful returns for the Loan Notes establish returns at the outset.
- **No Fees:** there are no fees for Loan Note products.
- **Short Term:** avoiding the long terms of retail products that are often accompanied by heavy surrender charges for early redemption, there's more flexibility for the client.



Since the COVID 19 pandemic, the Seventy Ninth Group has grown from **380 clients** to over **1,500 clients** globally. The added volatility has persuaded people of the benefits of fixed income products.



We offer **two types of Loan Notes** to fund our projects. The security remains the same across all Loan Notes.

## LL5

### 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

### Series C

Minimum Investment: £10,000.00 GBP  
Interest Payment: Monthly  
Interest Schedule: 30% over 24 Months

### Series D

Minimum Investment: £25,000.00 GBP  
Interest Payment: Biannual  
Interest Schedule: 35% over 24 Months

## CM3

### Series A

Minimum Investment: £25,000.00 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

### Series C

Minimum Investment: £100,000.00 GBP  
Interest Payment: Monthly  
Interest Schedule: 15% over 12 Months

### Series D

Minimum Investment: £100,000.00 GBP  
Interest Payment: Annual  
Interest Schedule: 17% over 12Months



## Our Values

The Seventy Ninth Group operates on a clear and simple ethical code backed by trust, honesty and integrity. Our prime objective is to create value for those we work with by utilising our extensive experience to embrace and develop exciting opportunities, whilst simultaneously capitalising on our established relationships. By working closely with our stakeholders and partners, we are able to establish more together.

**Steve Kenzie, Executive Director of UN Global Compact Network UK, said,**

“The core of the United Nations Global Compact’s mission is to support companies doing business responsibly by aligning their strategies and operations with ten universal principles on human rights, labour, environment, and anti corruption. We also support businesses taking actions to advance the Sustainable Development Goals. We are delighted and encouraged by The Seventy Ninth Group’s endorsement of our initiative .”

### Corporate Governance

- Top level commitment
- Functional management systems
- Stakeholder engagement
- ESG disclosures
- Alignment with relevant leading ESG principles and initiatives/ standards
- Compliance with law and permit conditions

### Other Governance

- Payment of taxes
- Extractive Industry Transparency Initiative (EITI)
- Responsible sourcing
- Anti-bribery and corruption (ABC)
- Responsible political involvement



### Environment

- Pollution prevention
- Water management
- Reducing GHGs
- Climate change adaptation
- Responsible mine closure

- Sustainable resource use
- Extractive waste management
- Biodiversity and ecosystems protection

### Social

- Human development
- Training in the workplace
- Health and safety at work
- Fundamental principles and rights at work (labour standards)

- Human right due diligence
- Community engagement
- Social development (local procurement, local employment and community development)
- Social transition at closure



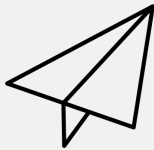
1. Complete the application form in full, including the self-certification pages.



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



3. Receipt of your application will be confirmed by our onboarding team via email.



4. Due diligence will be carried out before your eligibility to invest is confirmed and payment instructions are provided to you.

5. Receipt of your funds will be confirmed and a welcome pack will be provided to you via post and email.



6. Sign and return a copy of the Deed of Accession (found in your welcome pack) and retain another for your personal records.



7. Your Deed of Accession will then be sent to our security trustee, T & T Management Services Ltd, for signing. The signed Deed of Accession will then be sent back to you for your records.



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

# What You Receive



Upon funding your opportunities, you will receive a **Welcome Pack** with registration with **T & T Management Services Limited** and the interest payment schedule.



# What Our Clients Say

Our **94.7% retention** rate with our clients is testament to our commitment to client service and on hand support wherever our clients reside.

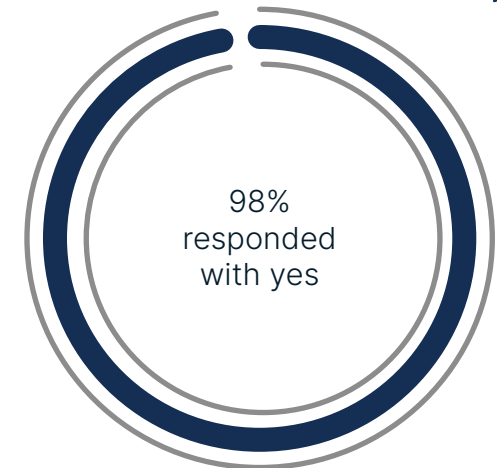
“ How satisfied are you with the information you were provided on your selected product? ”



“ How satisfied are you with your experience with the Seventy Ninth Group to date? ”



“ Are you likely to renew your investment with us? ”



# What Our Clients Say



SEVENTY NINTH™ GROUP

 Trustpilot



4.8

**Clive**

Zimbabwe

Friendly, efficient, punctual and above all, reliable! I have had 5 investments with the Seventy Ninth over the past 3 years and all have gone exactly to plan and date.

I would strongly recommend the Seventy Ninth to any investor looking for market-leading returns which are paid on time, every time. It's a real pleasure to deal with this company and its people



**Dom**

Philippines

The Seventy Ninth Group are a very professional and well-run company, always responsive to queries, and frequently providing regular updates to existing products and new investment opportunities.

I have been with the Seventy Ninth Group for 3 years now and have always received my income payments on time, usually early. I am happy to recommend the Seventy Ninth to any potential investors.



**Mark**

South Africa

Fantastic family business that encompasses all you would want to invest with. Always prepared to guide investors in the correct way to achieve good returns that are worth investing in.

I choose them over many others for my offshore platform.



**Carole**

UK

Very positive experience from investing with this family-led organisation.

My 12 month investment was repaid in full, and interest payments received on time, every time.



**Thorste**

Germany

Very professional customer approach. Active, friendly. Process of interactions is simple and straight forward. Payments are announced upfront, paid out as promised and asked to be confirmed afterwards.

So far, only had very good experiences. I really like the active and friendly contact with the Seventy Ninth Group. Very good customer service by now. Recommendation.



**Kim**

Spain

We have recently invested with the Seventy Ninth Group and found the experience to be easy and straightforward.

Our advisor was knowledgeable on the product and very helpful. We would recommend this company without hesitation.



Thank you for your time.



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