SEVENTY NINTH™ GROUP

The 79th Group Inc. Fact Sheet

About The 79th Group Inc.

The Seventy Ninth USA One is a subsidiary of The Seventy Ninth Group, an award winning asset management company headquartered in the United Kingdom with over thirty years experience in the real estate sector. The Seventy Ninth Group is renowned for its unique business model of capitalising within distressed markets, which subsequently thrives throughout periods of economic uncertainty and market turmoil.

Trusted by over 1000 investors across twenty-seven jurisdictions, investors in the United States of America can now gain exposure to undervalued UK real estate assets of all types such as residential housing, commercial offices and leisure holiday parks.

Benefits

- Investors can benefit from two different promissory note options;
  - Series A, which returns 10% interest over 12 months
  - Series B, which returns 24% interest over 24 months
- The Seventy Ninth Group family of companies and its directors have over 30 years of experience in the UK property market.
- 100% track record for on time payments in prior offerings by other companies in the Seventy Ninth Group's family of companies.
- Interest rate is above the standard returns from a corporate bond or a blue-chip investment.
- Interest accrued from the date of investment and paid quarterly, or biannually, depending on the series selected.
- Diversification of portfolio to include the UK property market.
- Is available for an Individual Retirement Account (IRA).

Business Model

1. Development/ Projects Targeted
2. Capital Raised
3. Site/Projects Purchased
4. Construction Begins
5. Project Complete

Product Overview

Issuer
The 79th Group Inc.

Asset Class
Multi Asset inclusive of: Commercial, Bespoke Residential and Leisure.

Launch Date
6th February 2023

Domicile
United States of America

Investment Structure
Promissory Notes issued by The 79th Group Inc.

Investment Type
Promissory Note

Series A
Minimum Investment: $10,000.00 USD
Interest Payment: Quarterly
Interest Schedule: 10% over 12 months

Series B
Minimum Investment: $10,000.00 USD
Interest Payment: Biannually
Interest Schedule: 24% over 24 months

Investment Size
$20,000,000.00 USD
(Maximum Aggregate Amount)

108 W. 13th Street, Suite 100, Wilmington, New Castle, United States of America, 19801

About the Project

Over the last twenty four months, The Seventy Ninth Group has continued to build its relationships with existing and new partners, such as private and commercial banks, administrators and insolvency practitioners to secure a vast array of profitable opportunities in the UK real estate market.

The projects will range from single unit refurbishment projects to multiple unit development projects that have been exclusively presented to us by our relationships, in which we intend to capitalise upon with our stakeholders.

As the global economies continue to decline due to the prevalent COVID-19 pandemic and the current conflict in Ukraine, this has put The Seventy Ninth Group in a unique position to acquire assets at significant discount from private and institutional vendors who are financially exposed.

Investment Terms

Investor Requirements	Verified Accredited Investors only*
Fees	None
Minimum Investment	$10,000.00 USD
Investment Type	Promissory Note
Company Type	Delaware Corporation
Liquidity	The notes are not transferrable
Redemption	Not applicable. The notes have 1 and 2 year maturities.

* This term is defined through Rule 501 of Regulation D promulgated under the Securities Act of 1933.

Investment Breakdown

This product relates to an offering for sale of up to $20,000,000.00 USD in aggregate of promissory notes. The minimum purchase price is $10,000.00 USD and consists of Promissory Notes in two series:

Series A bears interest at 10% over one year.

Series B bears interest at 24% over two years.

The interest will be paid quarterly, or biannually, from the date of investment depending on which series is selected. The Notes are being sold only to investors who are verified as accredited investors. This term is defined through Rule 501 of Regulation D promulgated under the Securities Act of 1933.

Investor Eligibility

All investors who are verified as accredited investors under Rule 501 of Regulation D of the Securities Act of 1993 are eligible to invest in this product. Additionally, this investment is available for investors who wish to use an IRA; supplemental information about this can be provided upon request.

Company Management

David Webster
Chairman

- Over 27 years of experience in the property sector.
- Responsible for the overall direction and growth of the Seventy Ninth Group of companies.

Jake Webster
Managing Director

- Experienced in portfolio management, deal structuring and private finance.
- Over 15 years experience in the Real Estate industry.

Curtis Webster
Investment Director

- Provides support to our stakeholders around the world.
- Manages new and existing relationships.
- Oversees the Seventy Ninth Group family of companies' capital raising activities.

Natalie Bellis
Chief Executive Officer

- Oversees the day-to-day management of all operations of the Seventy Ninth Group of companies.
- Responsible for the continuous development and maintenance of internal policies and procedures.
- Ensures compliance with our various accreditations and management systems.

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