



SEVENTY  
NINTH™  
GROUP

# Introducer Training Guide



### 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 Group specialises in the acquisition, management and disposal of undervalued assets in the real estate, natural resource and aviation sectors.

Our board of advisors and non-executive directors are all experts within their field, enabling us to uphold the highest levels of compliance and mitigate risk.

By investing in every project alongside our stakeholders, we build value and secure strong returns for our investors.



**30 yrs+**  
experience in  
asset management

Trusted by over  
**2,500+**  
clients worldwide

Over  
**£1bn+**  
transacted since 1985

**1,000+**  
strategic partners globally

**11**  
offices across the globe



**The Seventy Ninth Group operates on a clear and simple ethical code backed by trust, honesty and integrity.**



### **Our Prime Objective**

To create value for those we work with by utilising our extensive experience to embrace and develop exciting investment opportunities, whilst simultaneously capitalising on our established relationships.



### **Our Mission**

To source opportunities, build consistent value and secure desirable returns for the long term while building relationships and providing an unrivalled service to our clients.



### **Our Vision**

To become a global leader in the asset management and investment fields. We seek to appeal to all levels of investors, from High-Net-Worth individuals to Family Funds and corporate investment houses. To do this, we must continue to perpetuate our reputation for innovation when building safe and sustainable investment opportunities.



### **Our Long-Term Target**

To strengthen our regulated and equity offerings and develop a billion pound portfolio of strong performing assets.



## David Webster

### CHAIRMAN

Retailer | UK's Largest  
Private Landlord | Natural  
Resources Professional

**David has over 27 years of experience in the property sector. He has built significant personal and corporate portfolios, including over £500m of property development.**

In 2016, he launched Lusso Tesoro (now Seventy Ninth Resources) to explore opportunities in the natural resources sector.

In 2017, David founded Seventy Ninth Luxury Living to acquire, develop and manage residential property assets and secure maximum value for our stakeholders. Under David's leadership, Seventy Ninth Luxury Living has built a portfolio of exceptional residential developments in highly lucrative areas.

As Chairman, David oversees the growth of the Seventy Ninth Group, seeking out new opportunities that elevate our operations to new heights.



## Jake Webster

### MANAGING DIRECTOR

Portfolio Management |  
Corporate Finance | Pilot

**A passionate and driven business leader, Jake oversees all areas of the business alongside its continued growth.**

Jake holds over 17 years in the UK real estate and financing sectors, as well as 11 years experience in the natural resource industry – particularly in the finance of natural resource concessions and permits.

Specialising in portfolio management, corporate structuring and private finance, Jake launched the group's internal financing division in 2017, which includes debt instruments & private equity – both in private and public markets such as the Vienna Stock Exchange and Frankfurt Stock Exchange.

Jake is also a prestigious member of The Institute of Directors and the Forbes Business Council, and has previously been recognised as the Young International Entrepreneur of the Year and a Forbes 30 Under 30 Nominee.



## Curtis Webster

### INVESTMENT DIRECTOR

Online Retailer | Entrepreneur |  
Capital Markets

**Curtis is an organised and hard-working professional with specialist knowledge of the real estate and natural resources sectors.**

Curtis has significant experience in natural resources, specifically mineral extraction and supply chain management.

He supports our global stakeholders, manages those relationships, and oversees the Seventy Ninth Group's existing and future capital-raising activities.

In 2022, Curtis was named Outstanding Young Executive (under 35 years) at the Global Business Excellence Awards.



## Natalie Bellis

### CHIEF EXECUTIVE OFFICER

Global Regulatory Auditor |  
Risk Committee Chairwoman  
for Investment and Savings

**As CEO of The Seventy-Ninth Group, Natalie leads a team of executives to deliver on the company's primary goals and objectives, covering acquisitions, mergers, joint ventures and large-scale expansion.**

Natalie is a seasoned compliance specialist. Her expertise is in creating and implementing governance frameworks and FCA regulations.

During her career, Natalie has taken on governance roles for large global brands, including Selfridges, EasyJet, Toyota and Nintendo. She has also chaired several Corporate Risk Committees, demonstrating her ability to navigate complex regulatory environments.

In 2022, Natalie won the Outstanding Personal Achievement Award at the Global Business Excellence Awards.



**Andy Cole CBE**

BOARD ADVISOR

**Andy is a senior tax professional who enjoyed a distinguished career as Director of Specialist Investigations within HMRC for over 40 years. As a Board Advisor, his role is to structure tax planning for the Seventy Ninth Group.**

He is an expert in complex fraud and avoidance risks, and played a leading role in developing HMRC's strategy for tackling aggressive tax avoidance.

Andy has held senior appointments at various governance and assurance groups, including the Tax Dispute Resolution Board and the Alternative Disputes Resolution Board.

In 2011, Andy was awarded a CBE in recognition of his exceptional achievements as Director of Specialist Investigations at H.M Revenue and Customs.



**Graham Small**

BOARD ADVISOR

**Graham is a commercial litigation specialist.**

With 25 years of experience, he has handled many complex disputes, including applications for urgent interim relief, professional negligence claims and shareholder disputes.

At JMW, Graham leads a team of lawyers, advising clients from various sectors on commercial broker commission arrangements.

He acts on contentious insolvency matters, including claims against directors under the Insolvency Act. His work increasingly involves allegations of fraud and dishonesty in regulated industries and professions.



**Adrienne Kelbie CBE**

NON-EXECUTIVE DIRECTOR

**Adrienne is an award-winning speaker, coach, and consultant.**

With over 25 years in high-profile public sector leadership roles, Adrienne has a strong track record of helping businesses thrive.

Recently, she helped the UK's nuclear safety regulator address strategic capability, capacity, and culture issues, transforming it into a happier, more productive, and award-winning organisation.

Adrienne is accredited to the Said Business School at Oxford University and the British Psychological Society. She is also a Fellow of the Energy Institute, the Nuclear Institute, and the Chartered Institute for Personnel and Development.



**Derek Brett**

BOARD ADVISOR

**Derek is an experienced lawyer and law professor, licensed to practice in several jurisdictions and within several federal trial and appellate jurisdictions.**

His passion for positive social change has led him to serve on various public boards and assume leadership roles within multiple non-governmental and politically based organisations.

With over twenty-two years of experience, Brett is an expert in civil litigation, complex commercial matters, real estate law, employment law, Internet law, tax law and appeals.



**Gary Pitts**

BOARD ADVISOR

**Gary is a governance and financial regulatory compliance expert.**

He has extensive experience as a CF10/11 and SMF16/17 for wholesale financial services firms, managing regulatory change projects, developing international corporate governance arrangements, and providing board-level compliance support.

Gary is a Fellow of the Chartered Management Institute and the Institute of Leadership and Management. He is also a member of the Institute of Directors and the Journal of Securities Operations regulatory advisory group, and an Associate of the Chartered Institute of Securities and Investments.

He specialises in corporate governance, regulatory compliance (UK, US, Hong Kong, Dubai and Channel Islands), and consumer credit authorised by the FCA.



**Genevieve Pearson**

NON-EXECUTIVE DIRECTOR

**Genevieve is an experienced mining and exploration geologist with a strong commercial background.**

She has over 20 years of experience in the mining industry, specialising in technical due diligence advisory services relating to business sustainability across commodities and EMEA jurisdictions.

Genevieve has been a consultant on multiple multi-million-dollar transactions and a key member of negotiating teams for mining projects throughout Africa and the Middle East.

In 2008, Genevieve set up Phoenix GeoConsulting, operating throughout Africa. She was appointed Vice President for AGA Greenfields Exploration (Sub-Saharan Africa) in 2010/11.



### **SRK Consulting and SRK Exploration**

SRK Consulting and SRK Exploration deliver specialised services to the earth and water resource industries. They cover the entire project life cycle, from early-stage exploration through development and operations to closure.



### **EY**

Ernst and Young provides expert advice on all legal mining matters, tax and accountancy, helping us grow and operate our business to global compliance standards.



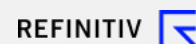
### **Deloitte**

Deloitte is a multi-national professional services network that acts as the auditors to the Experienced Investor Fund, a Webster family-owned business that will develop investments in natural resources.



### **FieldFisher**

FieldFisher LLP is a multinational law firm offering market-leading practices in technology, financial services, energy, natural resources and life sciences. It is an expert advisor on African mining ventures.



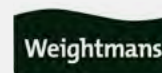
### **Refinitiv (World-Check)**

We use Refinitiv's World-Check Risk Intelligence database to make informed decisions, meet our regulatory obligations, and protect our business against money laundering and corrupt practices.



### **JMW Solicitors**

JMW is a full-service law firm that has provided expert legal advice and support for over 40 years.



### **Weightmans LLP**

Weightmans is a top 45 UK law firm, with over 1300 people working from their offices in Birmingham, Glasgow, Leeds, Leicester, Liverpool, London, Manchester and Newcastle.



### **G4S Security**

G4S is a global leader in security. Imperative to our Chain of Custody process, G4S provides the logical sequence that records the custody, control, transfer, analysis, and disposition of physical commodity transportation.



### **The Central Bank of the Republic of Guinea**

La Banque Centrale de la République de Guinée (BCRG) defines and conducts the country's monetary policy, working to global standards of compliance and good corporate governance.

### **Philip Seddon Associates**

### **Philip Seddon Associates**

Philip Seddon Associates is a private practice regulated by the Royal Institute of Chartered Surveyors (RICS) and with specialist construction industry knowledge.



### **Emirates Sky Cargo**

Established in 1985 as the airfreight division of Emirates, Emirates Sky Cargo is the largest international cargo airline in the world.



### **Gibraltar Funds and Investment Association**

The Gibraltar Funds and Investments Association (GFIA) is a non-profit organisation seeking to develop and maintain Gibraltar as Europe's specialised investment jurisdiction of choice.



### **Gibraltar Financial Services Commission**

The Gibraltar Financial Services Commission (GFSC) regulates providers of financial services conducted in both Gibraltar and other jurisdictions. Our sister company, The Seventy Ninth Fund PCC Limited, is regulated by the GFSC.



### **BRINKS**

The Brink's Company is the global leader in total cash management, route-based secure logistics and payment solutions.



### **Abacus Wealth**

Abacus Wealth Management Limited (AWML) is an independent wealth management advisory firm based in Gibraltar.



British Embassy

### **British Embassy**

Seventy Ninth Resources has built a strong relationship with the British Embassy in Conakry, Republic of Guinea, working closely with them to secure our position within the country.

# Webster Family Story



# Our Global Presence



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





Incorporated in

**9**

countries

(UK, Gibraltar, USA, UAE, Canada, Japan, the Republic of Guinea, Barbados and Mauritius)

Proud to maintain a

**100%**

track record of **capital** and **interest** repayments

Trusted by

**2,500+**

private and institutional investors from more than **51 jurisdictions**

We hold a

**94%**

investor **retention rate**

Over

**50**

years of combined **asset management experience**

We have repaid

**£120m+**

to **private** and **institutional** investors

More than

**£1 billion**

worth of property transacted since entering the property market in **1985**

Over

**£250m**

worth of asset development **currently underway**

Statistics accurate as of June 2024.



### Mauritius Financial Services Commission

Seventy Ninth Partners Distribution is licensed by the Financial Services Commission (FSC) (License Number **GB23202434**) in Mauritius, for the distribution of Financial Products.

You can find our licence registration at [fscmauritius.org](http://fscmauritius.org).



### Gibraltar Financial Services Commission

The 79th Group Fund PCC Limited (Seventy Ninth Private Equity Fund) is Regulated by the Gibraltar Financial Services Commission (ISIN: **GI000A3C86L0**). The fund is an Experienced Investor Fund (EIF) and registered AIFM (Self-Managed).

You can find further information at [fsc.gi](http://fsc.gi).



### Financial Market Authority Liechtenstein

Liechtenstein FMA supervised our Exchange Traded Fund which is listed on the Frankfurt Stock Exchange.

You can find further information regarding this listing at [boerse-frankfurt.de](http://boerse-frankfurt.de).



### Frankfurt Stock Exchange

Luxury Living ETI is listed on the Frankfurt Stock Exchange (ISIN: **DE000A3G7838**). The issuer of the security is supervised by the Financial Market Authority.

You can find further information on [boerse-frankfurt.de](http://boerse-frankfurt.de).



### Vienna Stock Exchange (Wiener Börse)

79th Commercial Three (CM3) is listed on the Vienna Stock Exchange, also known as Wiener Börse (ISIN: **GB00BRJX2Q85**).

You can find further information on [wienerborse.at](http://wienerborse.at).



## Global Compact

We are committed to responsible business practices and adhere to the 10 Principles of the UN Global Compact regarding human rights, labour, anti-corruption and the environment.



## Green Mark

Our Green Mark accreditation shows our commitment to environmental sustainability. We have implemented an environmental management system and continue to review our systems and policies to ensure that we are working sustainably.



## ISO 9001

ISO 9001 is a globally recognised standard for quality management. It helps organisations improve performance, meet customer expectations and demonstrate a commitment to quality. Our ISO 9001 accreditation reflects our commitment to compliance.



## ISO14001

ISO 14001 is the globally recognised environmental management system (EMS) standard. It helps ensure organisations are taking steps to minimise their environmental footprint. Our ISO 14001 accreditation demonstrates our commitment to environmental management.



## Forbes

As a member of the Forbes Business Council, our Chief Executive Officer, Natalie Bellis, has helped position us as an internationally respected leader in our field, providing thought leadership and championing our ESG initiatives.



## Financial Vulnerability Charter

We support the Financial Vulnerability Charter and are committed to the fair treatment of vulnerable clients.



Global Business Excellence Awards

**Winner 2022**

Outstanding Personal Achievement

## Global Business Excellence Awards

**OUTSTANDING PERSONAL ACHIEVEMENT (NATALIE)**

“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.”



Global Business Excellence Awards

**Winner 2022**

Outstanding Young Executive

## Global Business Excellence Awards

**OUTSTANDING YOUNG EXECUTIVE (CURTIS)**

“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.”



Global Business Excellence Awards

**Winner 2022**

International Young Entrepreneur

## Global Business Excellence Awards

**INTERNATIONAL YOUNG ENTREPRENEUR (JAKE)**

“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.”



## Best Business Awards 2022

**FAMILY BUSINESS OF THE YEAR**

“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.”



## Chairperson Awards 2022

**ASSET MANAGEMENT CHAIRMAN OF THE YEAR (DAVID)**

“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.”



The Webster family portfolio of companies operates across the property and natural resources markets.

### Group

An award-winning UK-based asset management company renowned for its strong family values and respected by its clients globally.

### Residential

Offers unrivalled, innovative projects in the UK residential property market, trusted by clients globally.

### Leisure

Targeting renowned, under-valued leisure parks, setting the industry standard for partners in an untapped real estate market sector.

### Commercial

Redesigns and refurbishes UK assets, providing affordable, flexible, and safe SME environments.

### Global

Seventy Ninth Global is the marketing division of the Seventy Ninth Group, providing exclusive marketing services for all Seventy Ninth offerings.

### Resources

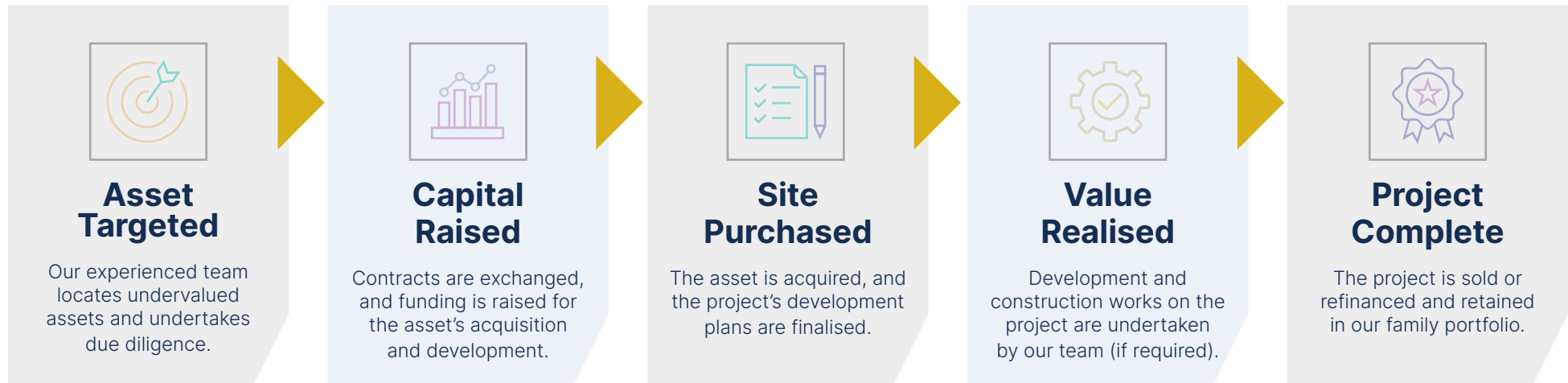
Specialises in the acquisition, management and development of desirable assets in the real estate and natural resources sectors.

### Private Equity Fund

Specialises in the acquisition and management of UK real estate assets. Authorised and regulated by the Gibraltar Financial Services (GFSC).

### Aviation

Aircraft charter based at London Biggin Hill Airport. Operates and owns two private aircraft and provides external management services.



## Business Model FAQs

### Why do we use private finance?

In recent years, many property developers, including the Seventy Ninth Group, have turned to alternative funding methods, such as private finance. We utilise private finance such as loan notes, as this provides us with the instant capital liquidity and rapid deployment of capital into assets. As most of our projects are born from a distressed transactional nature (e.g. property that can not be sold on the open market), we are required to adapt and acquire the property with haste.

### How do you ensure there is sufficient equity in a development to repay investors?

The Company has built relationships over 30 years, which include estate agents, law of property act receivers, accountants, law firms and a network of blue chip house builders that seek to reduce stock levels. Many of these relationships were partners of Dave Webster, who, at the height of his career, had over 800 properties under ownership and was the UK's largest private landlord. This strategy reduces risk for our investors as well as ensuring there is significant equity in our developments to repay investors once the properties are sold.

### What is the exit for the investor?

Our loan note programme offers fixed terms, meaning investors are repaid their capital and interest on the date of maturity. On occasion, the Seventy Ninth Group also retains properties into its private equity fund as a long term investment.



## Permit Targeted

Our experienced team locates desirable natural resource concessions and undertakes due diligence alongside our professional partners such as SRK (our geologist).



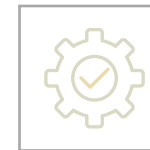
## Capital Raised

Once our rigorous due diligence programme is completed, funding is raised prior to acquisition via our loan note.



## Permits Acquired

Permits are acquired utilising our global legal teams, in which our geological exploration programmes are launched.



## Exploration Begins

Our exploration programme consists of close collaboration with our geologists, legal teams and compliance professionals to identify mineral deposits using certain drilling techniques, and obtaining the necessary geological data.



## Project Complete

The project is either sold to a mineral extraction operator (mining company) or we partner with an extraction partner. Permits can also be refinanced with industry sector financing facilities.



## What is a loan note?

The term 'loan note' is a UK-centric term. Internationally, they are known as 'property bonds'. In its essence, a loan note is a debt instrument whereby the borrower sets out the terms at which it will borrow funds from the lender (investor).

These terms are held via a contract which establishes the term in which the funds will be borrowed (usually 1-2 years) and the periodic payment of interest, as well as the repayment of the principal on a pre-determined date.

## Why does the Seventy Ninth Group use loan notes?

Loan notes provide the Seventy Ninth Group with liquidity to acquire assets quickly, whilst simultaneously utilising our purchasing power in negotiations to purchase assets at a fraction of their value. This puts the Seventy Ninth Group at a significant advantage against other parties who may not have the funding, and allows us to acquire multiple assets at any one time.

The majority of our assets are acquired from trusted sources and relationships developed over 25 years, who understand our purchasing requirements, hence why we are the preferred exit route for banks, administrators, liquidators and restructuring firms.

## How do loan note holders rank should the issuer go into default?

Loan note holders, in the case of the Seventy Ninth Group, have what is called a 'first charge' over the underlying assets of the company. Should, in the case of default, the security trustee appoint a receiver to liquidate the issuer's assets, loan note holders will be repaid in the first instance.

They are considered what is called 'secured creditors'. In the case of the Seventy Ninth Group, the 'Registration of Charge' is held at Companies House and can be viewed on the Companies House website.



## Loan Notes at a Glance

- Typically a **1-2 year term**
- Income is **fixed** and **paid periodically**
- Currency exposure is **fixed** (or hedged), denominated in **over 27 currencies**, including **GBP, USD and EUR**
- Security is fixed by way of a **debenture** over the company and its assets
- **Security Trustees** (external regulated entities) register the security for the investor
- **Zero fees** for the investor, meaning **100% allocation of capital**

The **Seventy Ninth Group** has over **£250 million GBP** of asset development underway funded by loan notes.



The Seventy Ninth Group has grown from 380 clients to over 2,500 clients globally.

The added volatility of recent and current world events has persuaded people of the benefits of fixed income products.



## Non-Market Correlated

Returns are **fixed at the outset**, regardless of the economic environment.



## Diversification

Loan notes 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. **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 allows loan notes to provide **more flexibility** for the client.

## What is a Security Trustee?

Issuers of loan notes appoint Security Trustees for the benefit and safeguard of loan note holders. A Security Trustee is independent of the issuer and has the ability to take control of the issuer's underlying assets on behalf of loan note holders, if the issuer was to be in default on payments due.

## How is the security safeguarded against other secured creditors?

The issuer's company is specifically designed to ensure there is no dilution of the security for loan note holders. Developments which are purchased using investor funds are registered to and held in special purpose vehicles (SPVs) that have been set up as limited companies. The loan note holders hold a charge over these SPVs, which is held in trust by the Security Trustee who can obtain the assets within a SPV to repay loan note holders.



## Your Security Trustee: T & T Trustees Limited

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

## Loan Notes Structures

We offer two types of Loan Notes across our UK property and natural resources sectors.

### 1. Monthly Income Example

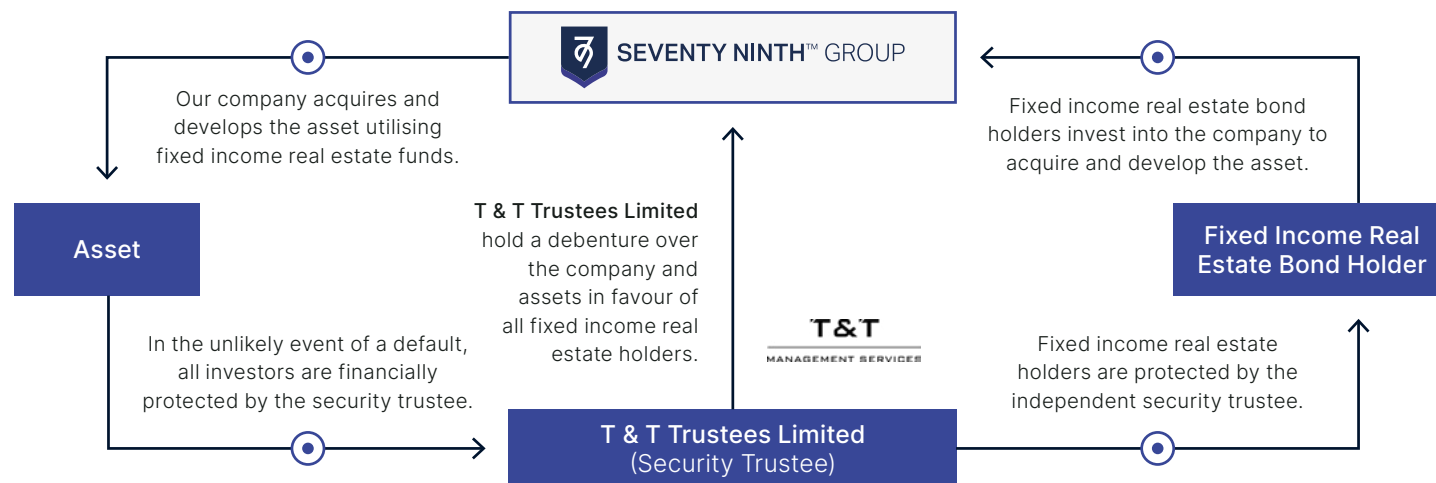
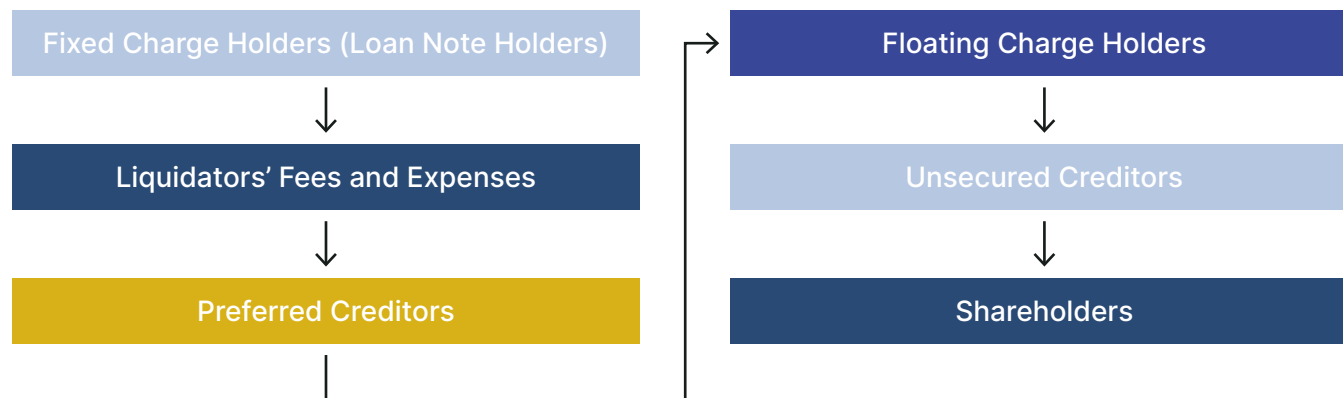
- 12% per annum, 1% per month
- One-year term – no long lock-in period
- Minimum investment £10,000
- Offers indirect exposure to the UK property market without the large initial investments of Real Estate Investment Trusts (REITs) or buy-to-lets

### 2. Biannual Return Example

- May suit investors who don't need a monthly income
- Higher returns of 15% per annum or 7.5% biannually
- One-year term – no long lock-in period
- Minimum investment £25,000

All security (first charge) and Security Trustee remain the same throughout all our offerings.

## Order of Creditor Repayment in Event of Liquidation



## The ability of private finance

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. The equity fund decided not to proceed with the purchase. The previous owner was desperate to sell the site and had a limited time frame.

The team from the Seventy Ninth Group 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 and deploy 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.

<b>Development:</b>	The Old Workhouse, Hexham
<b>Previous Asking Price:</b>	£1,900,000
<b>Purchase Price:</b>	£975,000
<b>Gross Development Value:</b>	£10,000,000
<b>Number of Dwellings:</b>	34 residential properties





## Proud to maintain a 100% track record.

The **Seventy Ninth Group** was always meant to be a family endeavour. This changed when the size of the opportunity outweighed the ability of the Webster family alone.

In **2016**, the company was opened to private investment when we launched our first loan note series.

To date, we have proudly maintained our **100% track record in interest and capital repayments.**

### Pre-2016

Over **£80 MILLION** paid back to Banks, Family Offices, and High Net Worth Individuals

### Luxury Living

Seventy Ninth Luxury Living (Lilley) - **REPAID 2017: £1,200,000.00**

Seventy Ninth Luxury Living - **REPAID 2018: £5,000,000.00**

Seventy Ninth Luxury Living One (LL1) - **REPAID 2019: £10,000,000.00**

Seventy Ninth Luxury Living Two (LL2) - **REPAID 2020: £6,000,000.00**

Seventy Ninth Group One (GRP1) - **REPAID 2021: £2,500,000.00**

Seventy Ninth Luxury Living Three (LL3) - **REPAID 2022: £1,250,000.00**

Seventy Ninth Luxury Living Four (LL4) - **REPAID 2022: £12,000,000.00**

Seventy Ninth Luxury Living Five (LL5) - **CLOSING 2024: £37,500,000.00**

Seventy Ninth Luxury Living Six (LL6) - **LAUNCHED 2024: £500,000,000.00**

### Commercial

Seventy Ninth Commercial One (CM1) - **REPAID 2023: £12,000,000.00**

Seventy Ninth Commercial Two (CM2) - **CLOSED 2023: £6,000,000.00**

Seventy Ninth Commercial Three (CM3) - **CLOSING 2024: £25,000,000.00**

### Resources

Lusso Tesoro Limited (LTL) - **REPAID 2021: £2,500,000.00**

Lusso Tesoro Holdings (LTH) - **REPAID 2022: £5,000,000.00**

Seventy Ninth Resources Three (RS3) - **LAUNCHED 2024: £100,000,000.00**



	SERIES A	SERIES B	SERIES C	SERIES D	SERIES E
<b>LL6</b>	<p><b>12%</b> Annual Returns <b>1 year</b> Term <b>Monthly</b> Interest <b>£25,000</b> Minimum</p>	<p><b>15%</b> Annual Returns <b>1 year</b> Term <b>Biannual</b> Interest <b>£25,000</b> Minimum</p>	<p><b>15%</b> Annual Returns <b>1 year</b> Term <b>Monthly</b> Interest <b>£100,000</b> Minimum</p>	<p><b>17%</b> Annual Returns <b>1 year</b> Term <b>Annual</b> Interest <b>£100,000</b> Minimum</p>	<p><b>18%</b> Annual Returns <b>1 year</b> Term <b>Quarterly</b> Interest <b>£250,000</b> Minimum</p>
<b>RS3</b>	<p><b>12%</b> Annual Returns <b>1 year</b> Term <b>Quarterly</b> Interest <b>€25,000</b> Minimum</p>	<p><b>15%</b> Annual Returns <b>1 year</b> Term <b>Biannual</b> Interest <b>€25,000</b> Minimum</p>	<p><b>16%</b> Annual Returns <b>1 year</b> Term <b>Quarterly</b> Interest <b>€100,000</b> Minimum</p>	<p><b>18%</b> Annual Returns <b>1 year</b> Term <b>Annual</b> Interest <b>€100,000</b> Minimum</p>	



## About the Project

Seventy Ninth Luxury Living Six (also referred to as LL6) is a subsidiary of the Seventy Ninth Group, which has been launched for the acquisition, management and development of lucrative holiday park assets across the United Kingdom.

Over the past four years, the Webster Family (owners of the Seventy Ninth Group) have developed a high-yielding business model that outperforms many other real estate assets throughout the United Kingdom and Europe.

Following several years of global economic turmoil, which has had a ripple effect across the UK economy, owners of UK holiday park companies have been left exposed financially due to mismanagement of assets and a lack of investment – which has put the Seventy Ninth Group in pole position to acquire these assets at a fraction of their original value, paving the way for our investors to take advantage of this unique opportunity.

Over the last few years, the Seventy Ninth Group has set the industry standard across the globe, in some locations becoming a “household name” for investors looking to gain exposure to the holiday park sector of the UK property market. Harnessing over 50 years of experience managing real estate assets, we are delighted to launch 79th Luxury Living Six and invite our investors to participate in this exciting venture.

## Project Overview

- |  |  |
|--|--|
| <p><b>A</b> <b>SERIES A</b><br/>12% annual returns<br/>1 year term<br/>Monthly interest<br/>£25,000 minimum</p>    | <p><b>INSTRUMENT</b><br/>Fixed Income Real Estate Bond</p>           |
| <p><b>B</b> <b>SERIES B</b><br/>15% annual returns<br/>1 year term<br/>Biannual interest<br/>£25,000 minimum</p>   | <p><b>TOTAL RAISE</b><br/>£500,000,000.00</p>                        |
| <p><b>C</b> <b>SERIES C</b><br/>15% annual returns<br/>1 year term<br/>Monthly interest<br/>£100,000 minimum</p>   | <p><b>SECURITY</b><br/>Debenture over the Company and its assets</p> |
| <p><b>D</b> <b>SERIES D</b><br/>17% annual returns<br/>1 year term<br/>Annual interest<br/>£100,000 minimum</p>    | <p><b>SECURITY TRUSTEE</b><br/>T &amp; T Trustees Limited</p>        |
| <p><b>E</b> <b>SERIES E</b><br/>18% annual returns<br/>1 year term<br/>Quarterly interest<br/>£250,000 minimum</p> |  |

### Project Professional Advisors





## About the Project

Part of the Webster family portfolio of companies, **Seventy Ninth Resources** has been unlocking the potential of Guinea since 2011, seeking to meet the world's growing demand for natural resources, minerals and precious metals.

Following extensive drilling programmes with SRK Exploration Services, we are now utilising our decades of experience gained within asset management and development to initiate an extraction programme.

This offering aims to give investors the opportunity to diversify their portfolio and gain exposure to the natural resources sector.

Utilising funds raised for further exploration and development, the company will simultaneously proceed with ethical extraction of minerals from our existing assets and the acquisition of further assets with proven mineral reserves.

The company's intention is to list its shares on the Toronto Stock Exchange (TSXV). Prior to the listing of the company's shares, investors will be permitted to convert their Loan Note into equity at a discounted rate.

## Project Overview

<p><b>A</b> <b>SERIES A</b> 12% annual returns 1 year term Quarterly interest €25,000 minimum</p>	<p><b>INSTRUMENT</b> Fully Secured Fixed Income Bond</p>
<p><b>B</b> <b>SERIES B</b> 15% annual returns 1 year term Biannual interest €25,000 minimum</p>	<p><b>TOTAL RAISE</b> €100,000,000</p>
<p><b>C</b> <b>SERIES C</b> 16% annual returns 1 year term Quarterly interest €100,000 minimum</p>	<p><b>SECURITY</b> Charge over 100% of shares in 79th Resources Limited, a Gibraltar-registered company owning three fully unencumbered flagship assets</p>
<p><b>D</b> <b>SERIES D</b> 18% annual returns 1 year term Annual interest €100,000 minimum</p>	<p><b>SECURITY TRUSTEE</b> T &amp; T Trustees Limited</p>

### Project Professional Advisors



## Your state-of-the-art business hub

An ambitious new development located on the outskirts of Warrington, Webster House has seen the conversion of a traditional commercial unit into a contemporary, fully-equipped working environment for 21 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 Webster House, 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.



23 Offices  
spread over  
2 floors



4 person lift



Vending machines  
and free coffee  
making facilities












Video  
conferencing  
pod



Kitchen fully fitted  
with table and  
chairs



57 car parking  
spaces  
(3 of which are reserved  
for electric vehicle charging)  
plus additional overflow  
spaces

-  Complete **Investment Application** request for information
-  Send **KYC documents** (Proof of ID, Address, Source of Funds and Source of Wealth)
-  Application will be sent for electronic signature via **DocuSign**
-  Application will be sent to UK for **processing** and **approval**
-  Seventy Ninth Group **bank details** sent to investor
-  Investor transfers funds and provides **proof of transfer**
-  Seventy Ninth Group confirms **receipt of funds**
-  **Investment welcome pack** sent to client for signature
-  Client signs **deed of accession**





# Acceptable Evidence (Individual)



Proof Of Identification	Proof	Requirements
POI	Passport	All four corners, showing MRZ code, in date
POI	Driving Licence	All four corners, front & back, in date
POI	Residency Card	All four corners, front & back, in date
POI	National ID Card	All four corners, front & back, in date

Proof of Address	Proof	Requirements
POA	Bank Statement (3 months)	All four corners, within last 3 months
POA	Driving Licence	All four corners, in date, must show full address
POA	Residency Card	All four corners, in date, must show full address
POA	National ID Card	All four corners, in date, must show full address
POA	Council Tax / Utility Bill	All four corners, within last 3 months
POA	Letter From Employer	All four corners, in date, must show full address
POA	Lease / Rental Agreement	All four corners, in date, must show full address
CRA Form	Confirmation of Residential Address	If any of the above cannot be given, Confirmation of Residential Address Form can be used. Another form of Identification must be given (from the list above).

Source Of Funds	Proof	Requirements
Savings	Bank Statement (3 months)	All four corners, within last 3 months, balance must be the minimum of the investment amount
Investment Maturity	Investment Certificate	All four corners, investment amount plus interest (increments of 1000) minimum of the investment amount

Source Of Wealth	Proof	Requirements
Savings	Bank Statement (3 months)	All four corners, within last 3 months, balance must be the minimum of the investment amount
Salary	Salary Certificate	All four corners, in date
Salary	LinkedIn Profile / Employment History	LinkedIn profile showing employment history or brief summary of employment history
Investment Maturity	Investment Certificate	All four corners, investment amount plus interest (increments of 1000) minimum of the investment amount
Retired (pension)	Pension statement	All four corners, dated within last 3 months
Retired (savings)	Summary of employment history	Brief summary of employment history
Inheritance	Proof of Inheritance	Copy of will, other evidence is acceptable
Sale of Business	Proof of Sale	Copy of sale contract, other evidence is acceptable
Sale of Property	Proof of Sale	Copy of sale contract, other evidence is acceptable

ALL documentation MUST have a full address and cannot be a PO Box.



Active Company	Proof	Requirements
Incorporation Documents		In date
Trade Licence		In date
Company Bank Statement	Bank Statement (3 months)	All four corners, within last 3 months

We are required under the Money Laundering Regulations to verify the identity of all investors in the Company, and we therefore require the following information and relevant supporting documentation for shareholders of the investing company with a 25% or more holding.

Proof Of Identification	Proof	Requirements
POI	Passport	All four corners, showing MRZ code, in date
POI	Driving Licence	All four corners, front & back, in date
POI	Residency Card	All four corners, front & back, in date
POI	National ID Card	All four corners, front & back, in date

Source Of Funds	Proof	Requirements
Savings	Bank Statement (3 months)	All four corners, within last 3 months, balance must be the minimum of the investment amount
Investment Maturity	Investment Certificate	All four corners, investment amount plus interest (increments of 1000) minimum of the investment amount

Proof of Address		Requirements
POA	Bank Statement (3 months)	All four corners, within last 3 months
POA	Driving Licence	All four corners, in date, must show full address
POA	Residency Card	All four corners, in date, must show full address
POA	National ID Card	All four corners, in date, must show full address
POA	Council Tax / Utility Bill	All four corners, within last 3 months
POA	Letter From Employer	All four corners, in date, must show full address
POA	Lease / Rental Agreement	All four corners, in date, must show full address
CRA Form	Confirmation of Residential Address	If any of the above cannot be given, Confirmation of Residential Address Form can be used. Another form of Identification must be given (from the list above).

ALL documentation MUST have a full address and cannot be a PO Box.

Source Of Wealth	Proof	Requirements
Company Accounts	Company Accounts	Latest company accounts

## 28 currencies accepted

As we continue to grow, we must continue to adapt. We are being joined by investors from all over the world, so it's important to us that we are able to accept many global currencies. As a result, we are pleased to announce that we are now able to accept over twenty currencies for investment into our products.

Please see below for all the currencies available. We are able to accept these currencies via our relationships with multiple banking partners, and we're always establishing new ways to support our growing network and customer base.



**AED**  
United Arab  
Emirates Dirham



**AUD**  
Australian Dollar



**BHD**  
Bahraini Dinar



**CAD**  
Canadian Dollar



**CHF**  
Swiss Franc



**CZK**  
Czech Republic  
Koruna



**GBP**  
British Pound



**DKK**  
Danish Krone



**HKD**  
Hong Kong Dollar



**HUF**  
Hungarian Forint



**ILS**  
Israeli Shekel



**JPY**  
Japanese Yen



**MXN**  
Mexican Peso



**USD**  
United States  
Dollar



**NOK**  
Norwegian Krone



**NZD**  
New Zealand  
Dollar



**OMR**  
Oman Rial



**PLN**  
Polish Zloty



**QAR**  
Qatar Riyal



**RON**  
Romanian Leu



**EUR**  
European Euro



**SAR**  
Saudi Arabian Riyal



**SEK**  
Swedish Krone



**SGD**  
Singapore Dollar



**THB**  
Thailand Bhat



**TND**  
Tunisian Dinar



**TRY**  
Turkish Lira



**ZAR**  
South African  
Rand



### The benefits of holding investments in a different currency

- ✓ Offset currency risk by holding your investment in your nominated currency
- ✓ Receive your interest payments in your nominated currency
- ✓ No currency conversion fees

# What You Receive



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



- 1 Introductory call
- 2 Introducer application form completed
- 3 Due diligence undertaken
- 4 Application approved
- 5 Introducer will receive:
  - Welcome Letter
  - Product Portal access
  - WhatsApp group created
  - Training scheduled and provided



## Additional Support

Following this initial onboarding process, the Seventy Ninth Group will offer ongoing support to our introducers, as well as further training if required.



## Introducer Portal

Our introducer portal is a recent addition to the suite of tools available to introducers to ensure your ongoing success with the Seventy Ninth Group. It allows you to keep up-to-date with the latest loan note offerings, as well as get access to marketing collateral.

### Library of Marketing

- Due Diligence
- Product Information
- Brochures/Company Portfolio
- Product Fact Sheets
- Information Memorandums
- Application Forms (Company/Individual)

Once fully onboarded, you will receive login details to our portal and can access it here: [the79thgroup.co.uk/log-in](https://the79thgroup.co.uk/log-in)

### Google Reviews

Clients love to see social proof from previous investors. We are proud to have **5 star reviews** on Google Reviews that can assist you in your conversations with clients.

To view our reviews, search for 'The 79th Group' or '79th Luxury Living'.



## Due Diligence

The purchase strategy is to acquire opportunities to significantly improve the value, but at the very least with an immediate uplift in equity value with solvent ownership.

The Seventy Ninth Group are experienced in obtaining significant discounts on assets of a distressed transactional nature and have a proven track record with numerous estate agents, law of property act receivers, accountants, law firms, and a network of blue chip house builders that seek to reduce stock levels.

The properties that are acquired have to meet one, or several, of the following criteria:

- 1 Opportunity to add value by way of redeveloping on the site by extension or rebuilding. This is likely to be by way of obtaining permission for future development, and the property is then resold with equity uplift and the benefit of planning permission;
- 2 Low level refurbishment and resold with solvent equity uplift;
- 3 Opportunity to develop or improve new or existing revenue streams, e.g. improve leases currently in place or create new rental streams

# Meet Your Team



SEVENTY NINTH™ GROUP



**Georgia Peach**

| SENIOR ACCOUNT MANAGER

✉ [georgia.peach@the79thgroup.co.uk](mailto:georgia.peach@the79thgroup.co.uk)



**Liene Buklagina**

| ACCOUNT MANAGER

✉ [liene.buklagina@the79thgroup.co.uk](mailto:liene.buklagina@the79thgroup.co.uk)



**Trustpilot**  
★★★★★  
4.9 out of 5

**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.  
★★★★★

**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.  
★★★★★

**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 Group 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 Group 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.  
★★★★★



## Why invest now?

Inflation is rising to record levels and real terms earnings are stagnating. As such, many people are now looking to alternative investments, such as real estate and natural resources, to enable their savings to earn them more money than if they were sitting in a bank or invested in traditional stocks and shares.

The Seventy Ninth Group specialises in acquiring distressed assets during turbulent market conditions. Throughout these times, property developers and investors wish to offload assets quickly, meaning that we are able to negotiate greater discounts into any projects we target. This gives investors the added security of knowing profit margins are much larger and this will be reflected in the interest they are paid.

## In a recession, how can you fix returns?

Although the value of property can go up as well as down during market volatility, the Seventy Ninth Group establishes exit strategies to factor in all eventualities prior to purchasing any asset, whether that be to refinance, sell the units off-plan or retain the asset into our own portfolio.

This ensures that, regardless of the economic environment, we are able to fix returns, knowing that whatever option we use in terms of the sale or ongoing retention and management of a property, we will always be able to make profit on any assets into which we invest.

## What's the economic outlook for the next 12-24 months?

From the cost of living crisis and rising inflation around the world to the ongoing conflict in Ukraine, it is impossible to say how the next 12-24 months will pan out, although it looks unlikely that we will begin to see a real recovery in the next two years. As a result, the prospects for traditional asset classes such as cash, stocks and shares remains fairly bleak.

## What is a Fixed Income Property Bond?

A Fixed Income Property Bond is, essentially, a loan to a company. The company, in turn, uses these investor funds for the acquisition and development of its target projects. In return, the property developer

sets out repayment dates, repayment terms and terms and conditions.

## How is my money secured?

All investor funds are secured in the same way a bank has security over a house when they issue a mortgage. This is called a first charge; meaning that investor funds are secured against the assets in which they're invested.

In the unlikely event of a default, Fixed Income Property Bond holders possess the first charge against the Seventy Ninth Group's assets, and this process is backed by a Security Trustee.

## Why do you use Special Purpose Vehicles (SPVs)?

A Special Purpose Vehicle, or SPV, is a limited company. The Seventy Ninth Group uses these to ensure the security of the investor is not diluted by other creditors. Moreover, the specific SPV and its assets are held in trust by the Security Trustee until all Fixed Income Property Bond holders are repaid.

## How can you, and why do you pay 12-18% per annum to investors?

The Seventy Ninth Group has the ability to acquire property assets at between 30-45% of market value. This is due to the vast array of relationships which have been built over 30 years in the sector, as well as our ability to exchange on assets within as little as five days through the use of private finance. It is also important to note that this discount is prior to any development, thus providing additional equity after the Seventy Ninth Group has redeveloped the asset. Additionally, the Seventy Ninth Group shares profits with its investors by providing above-market returns, meaning most investors continue to invest with us after the initial term of their investment has ended.

## What are the terms of the Fixed Income Property Bonds?

We issue 12 month Fixed Income Property Bonds, making them very short-term investments compared to traditional retail investment products.

## Why don't you use banks?

Property development finance is often considered too short-term for banks, and – most importantly – bank finance is too slow for the objectives of the Seventy Ninth Group. We need to be able to buy distressed assets quickly to ensure that they can be acquired at significantly below their market value. We have to be able to acquire assets such as property bonds with speed to secure optimal discounts – this is afforded to us by private finance.

## What is a Deed of Accession?

The Deed of Accession is a document received by the investor upon funding their investment. It is a signed confirmation of registration of the investor's security (first charge) over the assets of the company with T & T Trustees Limited.

Simply put, the Security Trustee is made aware of the investor's investment, then – in the unlikely event of any default – they reclaim funds in accordance with the Deed of Accession.

## What is the exit for the investor?

Fixed Income Property Bonds repay their capital and interest on the date of maturity, although many of our investors choose to keep their capital invested with us beyond this initial term.

Exit strategies are secured by the Seventy Ninth Group prior to the acquisition of any target asset.

## What is a Security Trustee?

A Security Trustee is an independent entity which oversees and manages the security of the Real Estate Property Bonds we issue. They hold the first charge on behalf of investors until all investors are fully repaid.

## How does an investor rank (in the capital stack) if the developer defaults?

Fixed Income Property Bonds rank first in the event of any default, meaning funds raised from the liquidation of assets will first be used to repay holders of Fixed Income Property Bonds before any distribution to any other liabilities.



## What does the Security Trustee do?

The Security Trustee, specifically T & T Trustees Limited, audits the company on a quarterly basis to:

- Ensure investors are paid their interest and capital on time;
- Check the developments to assets are on track to meet the repayment terms of the investment;
- Make sure the company is solvent;
- Ensure our processes relating to Know Your Customer (KYC), Anti-Money Laundering (AML), Counter-Terrorist Financing (CTF) and Identification of Russian Assets are up to date;
- The Security Trustee is regulated by the Financial Services Commission (FSC) in Gibraltar.

## Are Fixed Income Property Bonds a form of alternative investment?

An alternative investment is any investment that is backed by any form of asset outside of cash, stocks and shares. In this case, Fixed Income Property Bonds are backed by property, which is an alternative asset class.

## If I invest today, when does my investment start?

The investment commences on the day the Seventy Ninth Group receives an investor's funds.

## What's the minimum investment?

There are two different minimum investments, dependent on the type of Fixed Income Property Bond an investor wishes to invest in. These are £10,000.00 GBP and £25,000.00 GBP.

## What do I receive when I invest?

When an investor transfers their funds and begins their investment with us, they receive a welcome pack, which includes their:

- Statement of Account – this specifies the date upon which the investment commenced, the dates the investor will receive their interest, and the date upon which the repayment of capital and

any outstanding interest is to be made;

- Certificate of Investment – this confirms that the client holds an investment; and
- Deed of Accession – this is detailed earlier in this document.

## What currencies are available for investment?

We denominate our Fixed Income Property Bonds in GBP, USD and EUR, as well as 25 other currencies.

A full list of currencies we accept is detailed earlier in this document.

## Where can I see the due diligence requirements?

The investment commences on the day the Seventy Ninth Group receives an investor's funds.

## Do you accept investors from around the world?

The Seventy Ninth Group accepts investors from most locations globally. We do, however, comply with global financial industry standards when it comes to risk rating the jurisdictions any potential investors are domiciled in. As such, there are some jurisdictions from which we do not accept investment.

## How long has the Seventy Ninth Group offered these investments?

The Seventy Ninth Group has raised capital for its projects by way of Fixed Income Property bonds since 2017, and has a track record of 100% of interest and capital repayments made across eight different projects and capital raises in that time. The owners of the Seventy Ninth Group, the Webster Family, have paid over £120 million back to private and institutional investors.

## How many investors does the Seventy Ninth Group have?

The Seventy Ninth Group currently has over 2,500 investors from 51 different countries around the world, and, to date, has a retention rate of 94% of investors reinvesting their capital after their initial investment term is complete.

## What type of assets do you acquire?

The Seventy Ninth Group generally deals in residential, commercial and leisure property. Additionally, we also deal in other sectors including natural resources and aviation. A full list of sectors we are active in is detailed earlier in this document.

## What experience does the Seventy Ninth Group have in property?

The Seventy Ninth Group is a globally respected, family-run asset management company that is renowned for its property developments in the UK.

Furthermore, the Seventy Ninth Group's Chairman, David Webster, was previously the UK's largest private landlord with a portfolio of over 800 properties.

## Can I speak with a member of the team?

The Seventy Ninth Group is always happy to meet clients in person and answer any questions they may have. Should you wish to arrange a meeting with one of our team, please contact us on +44 (0) 151 316 0392, or email us on [introducers@the79thgroup.co.uk](mailto:introducers@the79thgroup.co.uk).

## If I have a problem, can I contact the Seventy Ninth Group?

The Seventy Ninth Group considers client service to be a top priority and maintains communication via email and phone with clients throughout the term of their investment. However, if there is a problem, our client support team is on-hand to handle any queries you may have.

## How much has been repaid to investors?

Since using Fixed Income Property Bonds to raise its capital, the Seventy Ninth Group has repaid over £120m GBP in interest and capital to private and institutional investors.



### **How do you ensure there is sufficient equity in a development to repay investors?**

David Webster, Chairman of the Seventy Ninth Group, has built relationships over a period of 30 years. These relationships extend beyond the property industry into all kinds of sectors that work alongside it, from legal and accounting to estate agents and blue-chip property developers.

As a result of the relationships the Seventy Ninth Group has, opportunities can be sourced that offer lucrative assets at well beneath their market value, and with potential for development to further the equity within them. As such, we will always be able to make significant profits on assets purchased.

### **Is the Seventy Ninth Group financially regulated?**

No, the Seventy Ninth Group is not financially regulated. However, it does own and operate financially regulated entities, such as regulated funds and companies which are licensed to distribute financial products.

### **How does the Seventy Ninth Group adapt to a recession?**

Whilst most property companies are “running for cover”, the Seventy Ninth Group’s business model thrives in times of economic uncertainty, given it is able to acquire assets at a fraction of their value and take advantage of market conditions, delivering unrivalled returns to its investors.

### **Do high interest rates affect your business?**

No. Given that we work with investors, our interest rates are fixed, and there is plenty of profit margin in our projects to afford these particular interest rates.

If you have any questions or would like to speak to one of the team, please get in touch using the form provided or our contact details below.

## Head Office

The Seventy Ninth Group  
Southport Business Park  
Wight Moss Way  
Southport  
Merseyside  
PR8 4HQ  
United Kingdom

