SEVENTY NINTH™ GROUP

CM3 MULTI-ASSET
MONTHLY & BIANNUAL RETURN

Product Fact Sheet

About the Project

79th Commercial Three is a subsidiary of the Seventy Ninth Group, an award-winning asset management company headquartered in the United Kingdom.

79th Commercial Three is a property division dedicated to the acquisition, renovation and management of commercial office assets across the United Kingdom.

Following two years of turmoil in the commercial property market, caused by the COVID-19 pandemic and subsequent financial turbulence, multinational companies are now restructuring their workforces to homeworking, and disposing of their commercial offices at a significantly reduced price point, which aligns perfectly with our distressed acquisition model.

The Seventy Ninth Group has been presented with lucrative acquisition opportunities of commercial office properties, in which our strategy is to redesign and refurbish assets to accommodate multiple office units for SMEs (small to medium enterprises).

About the Seventy Ninth Group

- **Family-owned and managed** company
- Over **fifty years** of collective experience
- Thousands of **residential and commercial properties** delivered collectively over a period of thirty years
- More than **£20 million GBP** paid back to investors over the last 24 months
- **100% track record** on capital repayments and interest payments since our inception
- Over 27 currencies accepted for investments, including **GBP, EUR and USD**

This Product Fact Sheet should be read in conjunction with the **Information Memorandum** (available on request), which provides full details on risk factors.

Project Overview

Instrument
Fixed Income Real Estate Bond

Series A
Return: 12% Per Annum
Term: 1 year
Interest Schedule: Monthly
Minimum Investment: £25,000.00 GBP

Series B
Return: 15% Per Annum
Term: 1 year
Interest Schedule: Biannual
Minimum Investment: £25,000.00 GBP

Series C
Return: 15% Per Annum
Term: 1 year
Interest Schedule: Monthly
Minimum Investment: £100,000.00 GBP

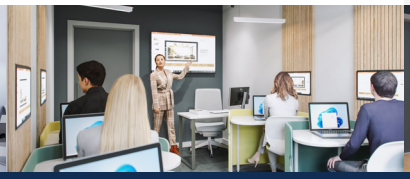
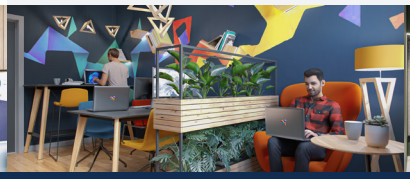
Series D
Return: 17% Per Annum
Term: 1 year
Interest Schedule: Annual
Minimum Investment: £100,000.00 GBP

Total Raise
£25,000,000.00 GBP

Security
Debenture over the Company and its assets

Security Trustee
T & T Management Services Ltd

Professional Advisors
McLintocks Xeinadin Group
jmw
Weightmans
FALCONER CHESTER HALL
Philip Seddon Associates

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