

WE SUPPORT



SEVENTY
NINTH™
GROUP

MULTI-ASSET

Product Information

79TH COMMERCIAL THREE LTD
MONTHLY, ANNUAL AND BIENNIAL RETURN



PRODUCT INFORMATION

Multi Asset

CM3

Monthly, Biannual & Annual Return



About Us

The Seventy Ninth Group is an award-winning, family-owned and operated asset management company headquartered in the United Kingdom, with thousands of residential and commercial properties delivered collectively into the UK property market over a period of thirty years.

Founded by David Webster – previously the UK's largest private landlord – 79th Commercial Three is a property division dedicated to the acquisition, renovation and management of commercial office assets across the United Kingdom.

Our target commercial assets are located in areas where there is significant deficit of flexible office supply for SMEs (small to medium enterprises), and our board's collective fifty years of experience and longstanding business relationships enable us to purchase these assets at significant price reductions and in a short space of time.



OUR BUSINESS MODEL

1

Project Targeted

Our investment team locates a distressed commercial asset and undertakes due diligence.

2

Capital Raised

Contracts are exchanged and funding for the project's acquisition and refurbishment is raised via loan notes.

3

Site Purchased

Funding is deployed to acquire the project and progress with its refurbishment.

4

Construction Begins

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

5

Project Completed

The project is sold or refinanced, and investors are repaid their capital.

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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.

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



McIntocks
Xeinadin Group



Philip Seddon
Associates

FALCONER
CHESTER
HALL



PRODUCT INFORMATION

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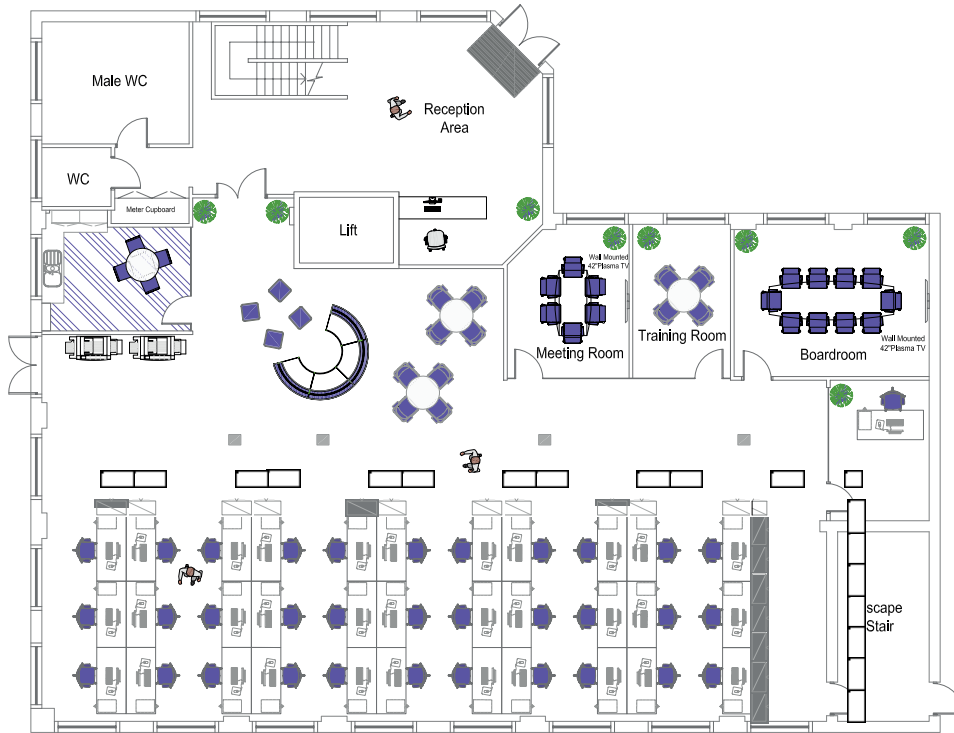
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Our Strategy At A Glance

Before



After



For illustrative purposes only

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Our Appointed Representatives

For us at Seventy Ninth Commercial, compliance is key.

Throughout all of our operations and activities in the commercial property sector, we ensure that we abide by all applicable industry regulations and codes across every jurisdiction we operate within. As such, we work with a variety of world-renowned, highly trusted and accredited international firms that help to ensure that our operations run as compliantly as possible.



Weightmans LLP
Solicitor

Established since 1827, **Weightmans LLP** is a Top 45 UK law firm supported by a team of over 1,300 staff. Their commitment to excellence has lead to widespread, international industry recognition and several achievements, awards and accreditations.



JMW Solicitors LLP
Solicitor

JMW is a Top 100 full-service law firm providing expert legal services and advice for both businesses and individuals. Established for over 40 years, **JMW** has offices in London, Manchester and Liverpool.



T & T Management Services Ltd
Security Trustee

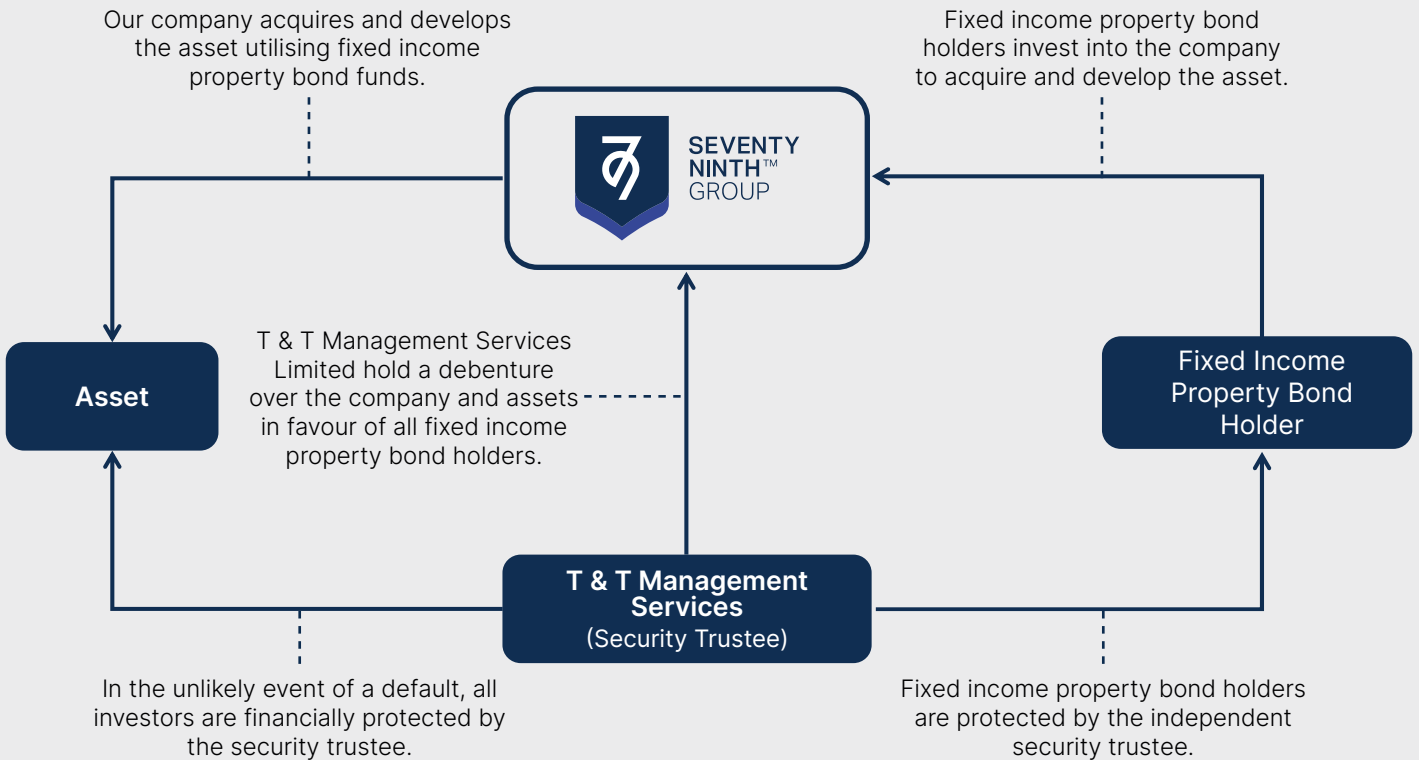
Licensed and regulated by the Financial Services Commission in Gibraltar, **T & T Management Services** has been an established professional provider of company management and trust services from Gibraltar for over 30 years.

Philip Seddon Associates

Philip Seddon Associates

Chartered Surveyor and Architect

Philip Seddon Associates is a private practice regulated by the Royal Institute of Chartered Surveyors (RICS), providing professional advice on all aspects of property and construction.



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The Investment Process

If you'd like to invest with us, simply follow the eight steps below.

Should you have any questions during this process, please do not hesitate to contact us. A member of our investment team will be more than happy to discuss any queries you may have.

- 1 Please complete the Application Form in full – including the self-certification pages – choosing one option from pages 15 and 16.
- 2 Kindly ensure that you provide the required identification documents, which are dependent on your country or jurisdiction. If you have any questions, please do not hesitate to contact us.
- 3 Your application form and supporting documents should be emailed to investments@the79thgroup.co.uk.
- 4 You will receive confirmation of your application via email, along with a telephone call to confirm the next steps of the process.
- 5 Once we have completed our Anti-Money Laundering checks, we will contact you to advise that you are eligible to invest, and provide payment instructions.
- 6 We will confirm the receipt of your investment funds via email, and your Investor Welcome Pack will be posted and emailed to you.
- 7 Your Investor Welcome Pack will include two Deed of Accession documents. You are required to sign and return one copy of the Deed of Accession and retain one copy for your records.
- 8 We will forward your signed Deed of Accession to our security trustee (T & T Management Services Limited), who will seal this document and return it in due course.



Our Accreditations

WE SUPPORT



UN Global Compact

The Seventy Ninth Group is a participant in the United Nations Global Compact, a set of principles focused on the areas of human rights, labour, the environment, and anti-corruption.



Green Mark

Our Level 1 Green Mark certification verifies that we are actively conducting our operations to internationally recognised environmental standards.



ISO 9001/14001

Our ISO certification in Quality Management and Environmental Management is a testament to our efficiency and compliance in each sector we operate in.



Forbes Business Council

An invitation-only organisation made up of respected business leaders, who are selected for the council based on the depth and diversity of their experience in leadership, management, customer engagement and growth.



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**SEVENTY
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CONTACT US

+44 (0) 151 316 0392

www.the79thgroup.co.uk

investments@the79thgroup.co.uk

Southport Business Park
Wight Moss Way
Southport
PR8 4HQ
United Kingdom

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