



Seventy Ninth Private Equity Fund Fact Sheet

Actively managing UK real estate looking for higher yield and capital growth



About the Fund

The award-winning asset management company, the Seventy Ninth Group (the Group), has launched its debut discretionary fund, Seventy Ninth Private Equity Fund (PEF).

The Seventy Ninth PEF specialises in investments across a variety of sectors within the UK property market. The Seventy Ninth Group has an impressive track record delivering highly attractive, unlevered risk adjusted returns and downside protection through asset collateralisation and equity upside.

The Group is leveraging its distinct competitive advantage with an established presence and long-standing captive relations in the small to mid-cap UK property market with the PEF.

Performance Target:

Target Returns of 8% per annum over a 5-year recommended holding period.

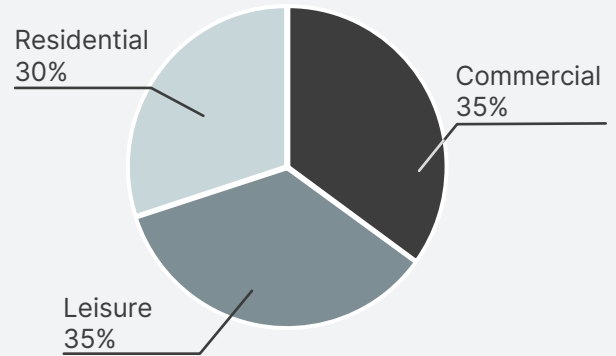
Investment Strategy:

- Achieve capital growth by investing in, and retaining, UK property assets in multiple real estate markets such as residential, commercial, and leisure. It is managed in house by our award-winning team with significant acquisition, asset management & development experience;
- Reduce volatility of returns by managing the risks associated with investing in unlisted equities;
- The fund focuses on special opportunities in asset-rich and a mix of 'core' and a 'core-plus' strategy;
- Depending on market conditions, the fund's stance is opportunistic, providing rescue financing and or/ acquire distressed assets;
- The team implements asset management initiatives to drive returns both short and long term regardless of market direction;
- Capital structure agnostic approach to structuring; asset liquidation value is always primary investment focus;
- ESG (Environmental, Social & Governance) & sustainability are incorporated into asset management & investment decisions.

Investment Methods¹:

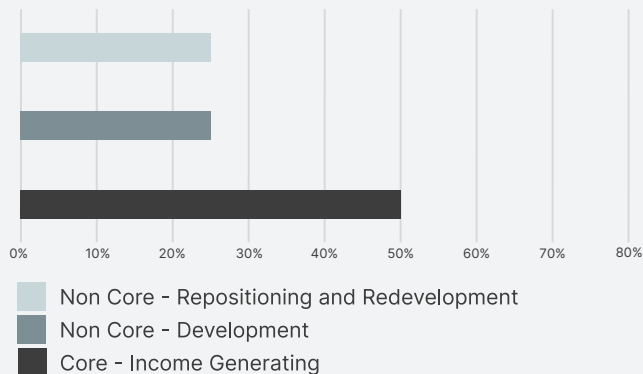
1. **Listed Instruments:** Innovative technology through ETI (Exchange Traded Instrument) listed on the Frankfurt Exchange in partnership with Altarius ETI.
2. **Direct:** Investing directly in the fund by subscribing to the fund participating shares via a fund subscription form.

Target Real Estate Sectors



Investment sectors allocation is at the discretion of the Investment Director and could be amended from time to time in accordance with the PPM. Allocation is subject to 70% of the fund's net asset value.

Investment Return Strategy



Investment Return Strategy is at the discretion of the Investment Director and could be amended from time to time in accordance with the PPM. Allocation is subject to 70% of the fund's net asset value.

*“We see things differently.
We see the ripples in the water.”*

David Webster, Chairman
The Seventy Ninth Group

Fund Summary

The following information is presented as a summary overview of the Fund's key terms only and is qualified in its entirety by reference to the Private Placement Memorandum and the section in this Memorandum titled "Principal Terms". Capitalised terms used but not otherwise defined herein have the meanings given to such terms in the section below titled.

Entity Legal name	The 79th Group Fund PCC Limited - Luxury Living Cell 1
Fund Regulated Status	Authorised by the Gibraltar Financial Services Commission (GFSC)
Fund Asset Class	Equity - Participating Shares
Term	At the discretion of the Investment Director
Management Fee	2% of the NAV per annum
Preferred Return (The Hurdle Rate)	8% per annum above the highwater mark
Performance Fee	20% of the profits above the hurdle rate on a share by share basis
Liquidity	Up to 30% of the Net Asset Value (NAV) may be invested in financial instruments that can be liquidated, in normal market conditions, within 3 months.
Minimum Ticket Size	£100,000 or £50,000*
Lock-in Period	Two years from each share subscription
Redemption	A notice of 183 days prior to the Dealing Day and is subject to a 2% fee of the Redemption Price
Currency	Sterling - GBP
ISIN	GI000A3C86L0

*If advised by a qualified financial advisor.

Investor Eligibility

- The Fund is only applicable to experienced investors who understand the characteristics of private equity.
- Investors will have a minimum investment horizon of two years.
- Investors seeking exposure to the UK property market to take advantage of unique opportunities arising with the prevailing economic environment are able to benefit from the experience and expertise of the Fund Managers.

Overview



Legal Entity

The 79th Group Fund PCC Limited



Asset Class

Real Estate and Private Equity



Fund Launch Date

15th November 2023



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Gibraltar



Fund Structure

Experienced Investor Fund (EIF)



Fund Type

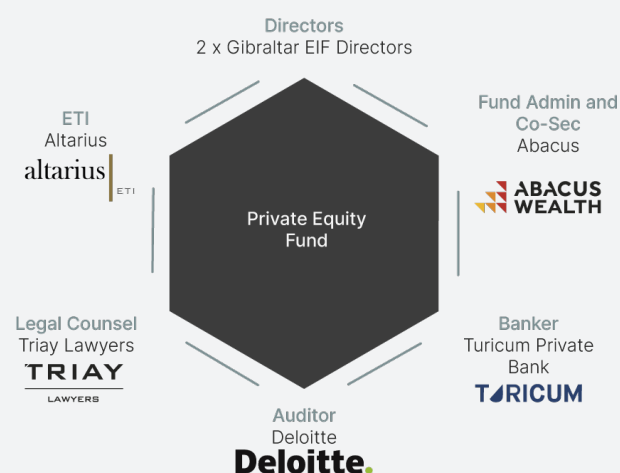
Open-Ended



Fund Size

£100,000,000.00 GBP

Strategic Partners



The Group - Historical Realisations²



Liverpool, United Kingdom

Description: A total of eighteen residential apartments purchased from Morris Homes, and then sold.

Asset Class: Residential
Strategy: Core - Income Generating
Security Type: Equity
Equity: 100%
Acquisition Price: £1,200,000
Realised Price: £2,500,000
Realised Gross MM³: 2.08x
Tenure: 14 Months



Liverpool, United Kingdom

Description: A total of fifteen residential apartments purchased and sold in a suburb of Liverpool, close to a stunning coastal nature reserve.

Asset Class: Residential
Strategy: Core - Income Generating
Security Type: Equity
Equity: 100%
Acquisition Price: £2,240,000
Realised Price: £4,100,000
Realised Gross MM³: 1.71x
Tenure: 16 Months



Liverpool, United Kingdom

Description: The building was purchased from a holdings company and sold to a premier league football player, with a 999 year rental covenant. The property was simultaneously purchased and sold.

Asset Class: Commercial
Strategy: Core - Income Generating
Security Type: Equity
Equity: 100%
Acquisition Price: £890,000
Realised Price: £960,000
Realised Gross MM³: 1.08x
Tenure: 3 days

Senior Investment Team



David Webster
Investment Director

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



Jake Webster
Investment and Portfolio Management

- Significant experience in deal structuring and portfolio management across the real estate and natural resources sectors.



Curtis Webster
Investor Relations and Capital Raising

- Oversees the Seventy Ninth Group's capital raising activities and portfolio management.



Yasmine Bessaih
Investment and Fund Management

- Responsible for developing and executing the Fund's investment strategy and performance, fundraising and providing personalised investment solutions to clients.

Board Advisors and Fund Directors



Natalie Bellis
Board Advisor

- CEO of the Group with extensive experience in leadership and operations across retail and financial services.
- Responsible for M&A and large-scale expansion projects at the group level.



Andy Cole CBE
Board Advisor

- Highly experienced tax professional.
- Held a wide range of senior posts throughout his career, including operational delivery management and strategy development.



Umesh Bhambhwani
EIF Director

- Experienced EIF Director.
- Provides services such as audit, accounting, tax.



George Felipes
EIF Director

- 33 years experience in the finance industry.
- Previously appointed as COO role at ABN Amro Bank NV in Gibraltar.

Target Projects



Luxury Lodge Parks
Type: Leisure
Location: United Kingdom



Office Space
Type: Commercial
Location: United Kingdom



Residential Properties
Type: Residential
Location: United Kingdom

Please Note:

1. We cannot recommend a particular investment method for you or a fund (or funds) in which to invest as this will depend on your individual circumstances. We do recommend that before making any investment decisions you take the time to understand all of the options available to you and if you're unsure which method is best for you, please seek professional financial advice.
2. It is important to note that as with all investments of this nature past performance is not a guide to future performance and the outcomes are not guaranteed.
3. $\text{Gross Money Multiple} = \text{Gross Acquisition Price} / \text{Gross Sale Price}$.

This document is intended to be a summary of the Fund, its structure and activities. It should be read subject to and in conjunction with the private placement memorandum issued by the Fund dated [15.11.2023] (the "PPM"). To the extent that there is any inconsistency between this document and the PPM, the PPM shall take precedence. You should not invest in the Fund unless you have received a copy of the PPM.

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