



SEVENTY
NINTH™
GROUP

LL6 MULTI-ASSET

Product Information

MONTHLY, QUARTERLY, BIENNIAL AND ANNUAL RETURNS

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About the Seventy Ninth Group

The **Seventy Ninth Group** is a family-owned asset management company with entrepreneurial spirit, offering a diverse range of regulated and unregulated investment opportunities across multiple industry sectors, including real estate and natural resources.

About Seventy Ninth Luxury Living

Seventy Ninth Luxury Living (a subsidiary of the Seventy Ninth Group) is a family-owned and managed property investment company based in the United Kingdom, with thousands of residential and commercial properties delivered collectively over a period of thirty years.

Founded by David Webster, previously the UK's largest private landlord, Seventy Ninth Luxury Living holds a unique and advantageous position in the UK property sector, specialising in the purchase and redevelopment of assets during times of economic uncertainty.

These assets are often sourced in undervalued areas of the UK property market, and our team's collective fifty years of experience and business relationships allows us to purchase these assets quickly and at an extremely low price point that our competitors fail to match. Each of these factors lead to much higher profit margins for both our stakeholders and our business.



Our Business Model



PROJECT TARGETED

Our experienced team locates a distressed asset and undertakes due diligence.



CAPITAL RAISED

Contracts are exchanged and funding for the project's acquisition and development is raised.



SITE PURCHASED

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



CONSTRUCTION BEGINS

Development and construction works on the project are undertaken by our team (if required).



PROJECT COMPLETED

The project is sold or refinanced and retained into our own portfolio.

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About the Project

Seventy Ninth Luxury Living Six 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 the few 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 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, 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.

Important Information

Seventy Ninth Partners Distribution is licensed by the Financial Services Commission in Mauritius (License Number GB23202434).

Seventy Ninth Private Equity Fund is Authorised and Regulated by the Gibraltar Financial Services Commission (ISIN: GI000A3C86L0).

79th Luxury Living ETI is supervised by the Financial Market Authority in Liechtenstein and listed on the Frankfurt Stock Exchange (ISIN: DE000A3G7838).

About the Seventy Ninth Group

- Family-owned and managed company
- Over **fifty years** of collective experience
- Operator of numerous **financially regulated** entities
- Thousands of **residential** and **commercial** properties delivered collectively over a period of thirty years
- More than **£120 million GBP** paid back to investors
- **100% track record** on capital repayments and interest payments since our inception
- Over 27 currencies accepted for investment, including **GBP, EUR and USD**



This Product Information document 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 Monthly Income

Annual Return: 12%

Term: 12 months

Interest Schedule: Monthly (1% per month)

Minimum Investment: £25,000.00



Series B Deferred Income

Annual Return: 15%

Term: 12 months

Interest Schedule: Biannual (7.5% every 6 months)

Minimum Investment: £25,000.00



Series C Enhanced Monthly Income

Annual Return: 15%

Term: 12 months

Interest Schedule: Monthly (1.25% per month)

Minimum Investment: £100,000.00



Series D Capital Growth

Annual Return: 17%

Term: 12 months

Interest Schedule: Annual

Minimum Investment: £100,000.00



Series E Bespoke

Annual Return: 18%

Term: 12 months

Interest Schedule: Quarterly (4.5% per quarter)

Minimum Investment: £250,000.00



Total Raise

£500,000,000.00



Security

Debenture over the Company and its assets



Security Trustee

T & T Trustees Limited



Professional Advisors

Deloitte.

jmw

EY
Building a better
working world

T&T
MANAGEMENT SERVICES

Weightmans

**FALCONER
CHESTER
HALL**

**wiener
boerse**

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Our Asset Pipeline

- A **£500,000,000.00 GBP** acquisition and development pipeline over the next two years
- Each holiday lodge has an **average occupancy of 75%**, delivering an **average rental return of 28% per annum**
- Holiday parks and lodges situated in **exclusive areas** and **holiday destinations** across **England, Wales** and **Scotland**

FINANCIAL TIMES

Private equity rides high on British staycation boom

Buyout interest and pandemic-fuelled demand for domestic breaks propel holiday park valuations

Britons stick with staycations even as flight bookings surge

Rising living costs and good weather help sustain demand for domestic breaks, say operators

EXPRESS

UK economy to receive a £3.2 billion boost as 11 million families take Easter staycations

Recession-resilient holiday parks booming thanks to Britons enjoying a staycation



“Following turbulent economic conditions over the last few years, we are expanding our acquisition plan in the holiday park sector. Holiday lodges continue to outperform other areas of the real estate sector, and are the best performing assets, especially in times of economic uncertainty we see today. We now invite our global network of investors to join us in this exciting industry.”

David Webster

Chairman of the Seventy Ninth Group

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Our Appointed Representatives

For us, compliance is key. Throughout all our operations and activities in the 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 highly accredited international firms that help to ensure that our operations run as compliantly as possible.



Deloitte LLP
SOLICITOR

One of the 'Big Four' accounting organisations, **Deloitte** is a multinational professional services network headquartered in London, with offices in more than 150 countries and territories around the world.



JMW Solicitors LLP
SOLICITOR

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



EY
SOLICITOR

One of the 'Big Four' accounting organisations, **EY** is one of the largest professional services networks in the world, providing consulting, assurance, tax and transaction services for their clients.



Weightmans LLP
SOLICITOR

Established since 1827, **Weightmans** are a top 45 UK law firm supported by a team of over 1300 staff. Their commitment to excellence has led to widespread, international industry recognition and several achievements, awards and accreditations.



MANAGEMENT SERVICES

T & T Trustees Limited
SECURITY TRUSTEE

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.



Falconer Chester Hall
CHARTERED SURVEYOR/ARCHITECT

Established in 1997, **Falconer Chester Hall** are award-winning architects, masterplanners and interior designers. Headquartered in Liverpool, the firm holds an international reputation for using creative design intelligence to deliver inspirational buildings that maximise the commercial potential of a site.



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The Investment Process

If you'd like to invest with us, simply follow the 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.
- 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 Trustees Limited), who will seal this document and return it in due course.



Our Accreditations and Achievements



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 AND ISO 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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79TH LUXURY LIVING SIX LTD is a Limited Company registered in England and Wales with company number 15402941 at the registered office address Southport Business Park, Wight Moss Way, Southport, England, PR8 4HQ.

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