

# Product Fact Sheet



## About the Project

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

Seventy Ninth Commercial 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 Commercial 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**  
Castle Trust & Management Services Ltd
- Professional Advisors**

