



An option to diversify a portion of your assets

Why should you consider
investing in London Bonds'
Secured Loan Notes?



LONDON BONDS



LONDON MARKET



Timeless



Resilient



Adaptable

A SHORT STORY

8.9M

London population size.

17.2%

London's GVA growth rate expected to rebound to 17.2% in 2021.

No. 2

London is ranked No. 2 in the Global Financial Centres Index.

£1 T

The economy of the Greater London metropolitan area generates £1 trillion a year.

65%

The percentage of home ownership in the UK.

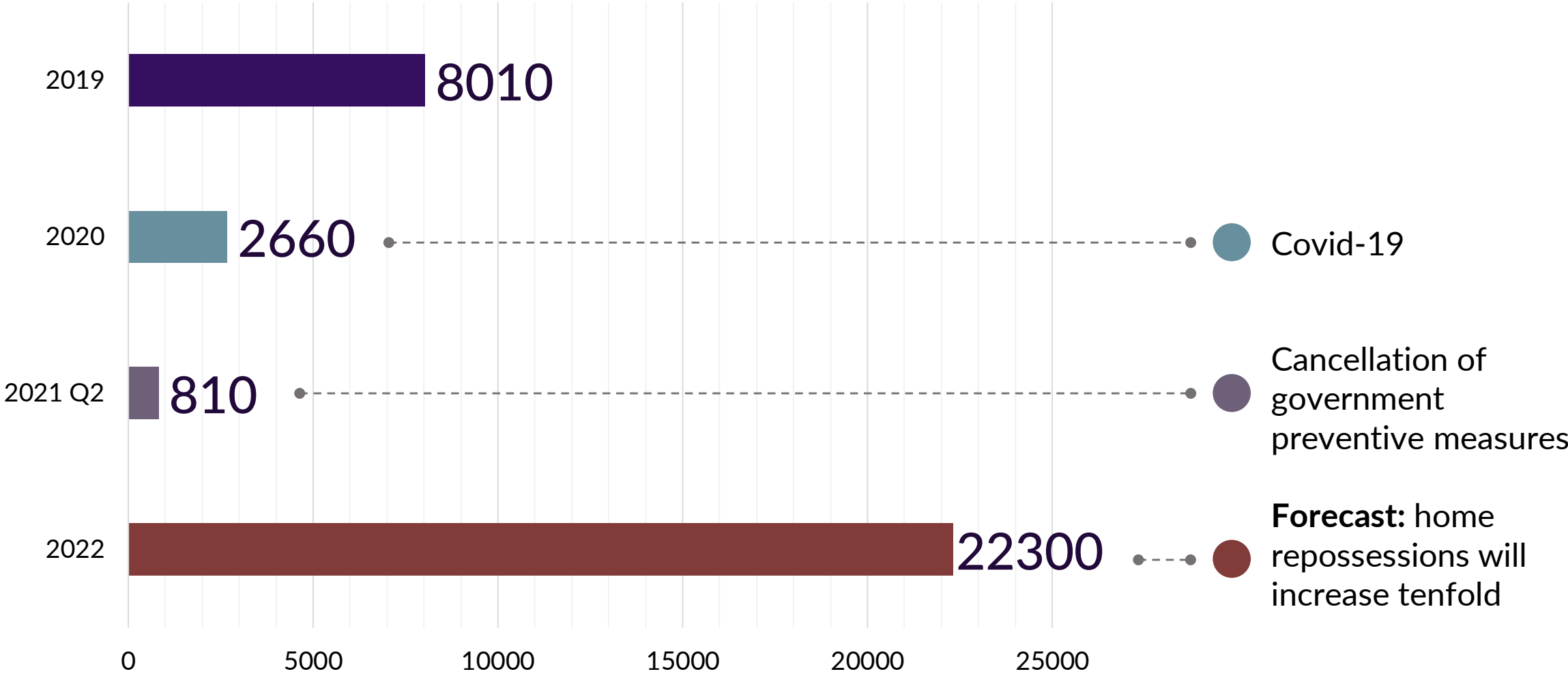
35%

Total proportion of the UK's gross disposable household income (GDHI) provided by London and the South East.

23%

London contributes 23% of the GDP of the entire UK.

REPOSSESSIONS



Source: UK finance

MAIN FEATURES

London Bonds identifies and purchases good discounted housing stock in London. The properties will always be purchased at a price significantly below the current market value and will therefore represent excellent investment opportunities.

Several opportunities available to create profit for the company:

Option 1

Quick sale

Option 2

Refurbish and Sale

Option 3

Refurbish and Refinance

“

London is the most liquid market and we expect the British capital to keep catching investors' attention. The market is heavily dependent on cross border money however most international funds traditionally looking into Europe have an office based in London. We expect the London investment market to bounce back quickly, especially as it was attractively priced before the pandemic.

”

Savills



BUSINESS MODEL

London Bonds was created to offer one of **the safest real estate investments possible.**

The key principles behind the business are as follows:

- ✓ Existing Properties in London are purchased
- ✓ These Properties have a Current Market Value
- ✓ The Current Market Value is not based upon future development plans, it is today's value
- ✓ Properties are at between 25% and 40% below the Current Market Value
- ✓ Properties are sold to investors at 10% below Current Market Value
- ✓ London Bonds makes quick profits between 15% and 30%
- ✓ With these profits London Bonds buys and sells more properties

TRACK RECORD

The team behind London Bonds has purchased 38 properties in and around London area for £6.2m and has sold them at a total value of £11.1m making a gross profit of £4.9m before costs over the last few years. The increasing availability of suitable distressed properties has driven the team to seek substantial funds to increase the purchasing power of London Bonds.



*Valuation correct at 1 August 2021 for all properties retained in our portfolio

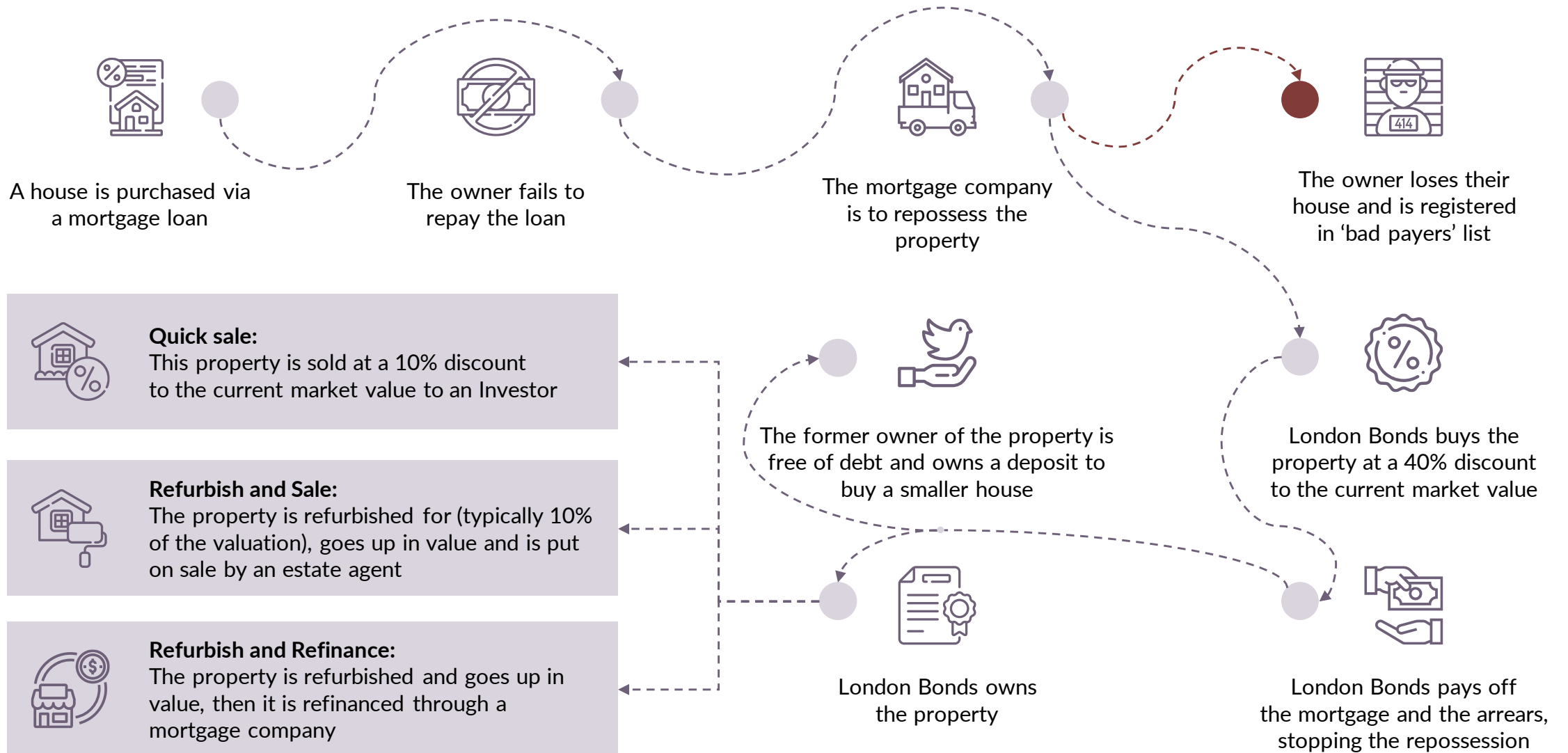
London Portfolio

Sale Price	Retained Value*
£5,779,500	£6,147,000
Purchase Price	Purchase Price
£3,802,500	£3,456,000
Gross Profit	Gross Profit
£1,997,000	£1,220,750

Home Counties Portfolio

Sale Price	Retained Value*
£2,593,750	£2,412,000
Purchase Price	Purchase Price
£1,373,000	£1,345,000
Gross Profit	Gross Profit
£,220,750	£1,067,000

INFOGRAPHIC





TOP 10 REASONS TO INVEST

- 1 Popular market
- 2 Robust level of demand
- 3 Attractive yield
- 4 Frequency of coupon
- 5 Multi-currency
- 6 Affordable minimum
- 7 Protection against inflation
- 8 Ethical investment
- 9 Security
- 10 Protection against market volatility

KEY TERMS ABOUT THE OFFER

Sector	Real Estate
Geographic focus	United Kingdom
Yield / ROI	10% (Income), 12% (Capital Growth)
Frequency	Quarterly (Income)
Min. investment	10 000
Term	3 years
Currency	GBP, EUR, USD
ISIN	No
Total amount	50 000 000

Security/guarantee

Investor security is the Company's priority. In the event of default, the Security Trustee will have the benefit of a fixed legal charge over all the assets of the company including any properties purchased and any funds on account.



LONDON BONDS

London Bonds is providing an extra level of security for all investors.



Let's schedule a meeting and assess how we manage to secure investors' assets.