



## RICHMOND

### COUPON ANNOUNCEMENT - 1 JANUARY 2023

#### **INTRODUCTION**

London Richmond and London Bonds is a real estate and investment group focusing on the purchase, refurbishment, letting and sale of residential properties in London. Our directors have been successfully investing in London property since 1998, transforming discounted properties into luxury homes and generating substantial profits. In 2019 our group established a number of investment products to allow investors to join with us and take advantage of the world's number one real estate investment market.

#### **COUPON ANNOUNCEMENT**

We are pleased to announce that the coupons for the 15 products below were paid in full on 30<sup>th</sup> December 2022. This is the 12<sup>th</sup> round of quarterly payments made by our group following the launch of our investment products in 2019. As the new year falls on a public holiday, these payments should arrive in our clients' accounts in the first few days of January 2023.

#### **PRODUCTS**

1. LB Income 3-Years 10% GBP
2. LB Income 3-Years 10% USD
3. LB Income 3-Years 10% EUR
4. LB Income 3-Years 12% EUR [250,000+]
5. LB Growth 3-Years 12% GBP
6. LB Growth 3-Years 12% USD
7. LB Growth 3-Years 12% EUR
8. LB2 Income 3-Years 10% ILS
9. LB2 Growth 3-Years 12% ILS
10. LR Income 15/3/25 10% GBP [ISIN: GB00BP6QQS66]
11. LR Income 15/3/25 10% USD [ISIN: GB00BN12D281]
12. LR Income 15/3/25 10% EUR [ISIN: GB00BN12D174]
13. LR Income 31/12/25 10% GBP [ISIN: GB00BJN52318]
14. LR Income 31/12/25 10% USD [ISIN: GB00BJN52425]
15. LR Income 31/12/25 10% EUR [ISIN: GB00BJN52532]

#### **MARKET UPDATE**

The London market remains resilient as GBP and interest rates have stabilised following the appointment of Rishi Sunak as the new prime minister on 25<sup>th</sup> October 2022. Interest rates have risen in the UK during 2022 from 0.25% to 3.5% making it harder for traditional investment houses to invest in the London market. This has been a great bonus for our group, as we achieve the majority of our funding from investors and our cost of capital has not increased. This has given us a huge competitive advantage, as we are now facing less competition from other investors and can cherry pick the best properties available.

## **RECENT PROPERTY PURCHASE**

In November 2022 we were able to purchase 21 Springfield Road in Wimbledon for £1.3m. Our sourcing team found this property on 8<sup>th</sup> November and after carrying out quick but substantial due diligence we were able to exchange contracts and purchase the property less than 72-hours later on 11<sup>th</sup> November. Following exchange of contracts we were offered £1.8m by a client of Foxtons Estate Agency and we had the potential to flip the property for a quick profit of £500,000. We decided not to take this offer because once we have completed the refurbishment the valuation of the property will be £3.0m. The refurbishment will be carried out by our own building company for around £600,000 and once completed the property will generate a profit in the region of £1m.

The example of 21 Springfield Road shows we are able to secure properties with significantly higher profits in this current market. Our strategy for 2023 will be to continue to purchase these type of properties with a target of achieving a minimum profit of £300,000 on each property we purchase. We are now looking to significantly increase the capital raised from our investors to take advantage of these opportunities, many of which we will not see again for years to come.

## **STOCK MARKET LISTING**

London Richmond is pleased to announce that our company will be listing on the stock exchange in January 2023 at a market valuation of £63.6m. Our group has been able to expand rapidly over the last 3-years, mainly due to the investments we have received from our current clients. We will be looking to repay this support by allowing our current clients to participate in our stock market listing on favourable terms in Q1-2023. Further details regarding this will be made available in January 2023.

We would like to take this opportunity to wish all our clients and their agents a Merry Xmas and a Happy New Year and we look forward to providing significant returns to all our investors in 2023 and beyond.

Yours sincerely,

*Andrew Thompson*

Andrew Thompson  
Founder and CEO