



## RICHMOND

London Richmond is a leading real estate investment company, offering qualified investors a fixed income of 10% per annum paid quarterly or 12% per annum paid on maturity. Investments are for 3 years and can be made in GBP, EUR and USD.

### Investing in London

London Richmond focuses on purchasing discounted residential property investments in London and the Home Counties. We deploy three different strategies – purchase and ‘flip’, purchase and refurbish for sale, and purchase and retain for letting – which gives us the flexibility to take on a huge range of properties in varying conditions and use them to generate very healthy profits.

We choose to invest in London because our strong industry relationships and in-depth knowledge of the market in this part of the country offer us opportunities to purchase investment properties at prices significantly below their market value. We also believe that there is more security to be found in London than in other parts of the UK, the city having been one of the world’s most sought-after property investment destinations for decades.

### Security

London Richmond is a UK limited company over which investors have a high level of investment security. Blue Water Capital have been appointed as Security Trustee and they will hold a legal charge over all the properties purchased by the company, on behalf of investors. This legal charge can be exercised by the Security Trustee acting solely in the interest of the investors in the event of default. This will result in the properties being sold and the net proceeds being returned to the investors. The cash raised from investors is used to fund real estate purchases and when each property is purchased the title deeds will be transferred into the name of London Richmond. When the property is sold or refinanced, the money is returned to London Richmond and the capital and profit is used to repay investors.

### London Real Estate Market

The reopening of the UK economy has been a huge boost to the capital as the country’s centre of retail and hospitality. And the fundamentals that underpin high prices in London and the Home Counties – low housing supply, high demand and international cachet – remain the same. Prices in this part of the UK are therefore most likely to maintain a stable upwards trajectory.

The UK’s furlough scheme finished towards the end of 2021, driving mortgage repossessions and distressed sales during 2022. This sector of the market is where London Richmond sources many of our investment purchases at significant discounts to their market value, so any expansion in this area is good news for us. Our aim is to shield distressed sellers from mortgage repossession (and its long-term financial repercussions) by stepping in with an offer for swift purchase. As the rate of distressed sales increases, London Richmond is seeking to raise additional funds to ensure that no good investment opportunity passes us by.

### Product Information

Issuer	London Richmond Limited
Interest	10% paid quarterly (income loan notes) 12% paid on maturity (capital growth loan notes)
Currency	GBP, EUR, USD
Minimum Investment	30,000 in each specified currency
Security Trustee	Blue Water Capital Limited
Maturity Date	3-years after the investment is made

The content of this promotion has not been approved by an authorized person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of their property or other assets invested.

DISCLAIMER: This promotion is exempt from the general restriction in section 21 of the Financial Services and Markets Act 2000 on the communication of invitations or inducements to engage in investment activity on the grounds that it is made solely to persons reasonably believed by London Richmond Limited to be (i) certified high net worth individuals (or associations thereof) (ii) certified or self-certified sophisticated investors (or associations thereof) (iii) investment professionals or (iv) high net worth companies or unincorporated associations, in each case within the meaning of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (“Eligible Recipients”). The requirements that must be met for an individual to fall into the above categories are set out in that Order and in the Information Memorandum which accompanies this promotion. This document contains information intended solely for Eligible Recipients and is confidential in nature and is not for distribution to the general public. Persons receiving this promotion who are not Eligible Recipients should not rely on it. The investment opportunity described in this promotion is only available to Eligible Recipients and no other person and applications from persons who are not Eligible Recipients will be rejected. The information presented here does not constitute investment advice and is not an invitation to invest nor does it constitute an offer of securities. This promotion contains only brief summary information and Eligible Recipients should read the corresponding Information Memorandum in full before making any investment decision. All invested capital is at risk. The investment opportunity described herein is not regulated by the Financial Conduct Authority (FCA) or any FCA authorised person and is not covered by the Financial Services Compensation Scheme. London Richmond Limited are not regulated or authorised by the FCA. Any individual who is in any doubt about the investment to which the promotion relates should consult an authorised person specialising in advising on unquoted debt investments.

London Richmond Limited, 6th Floor, 60 Gracechurch Street, London EC3V 0HR Company number: 12570866

Sales/Distribution Information: KNG International Advisors [Mex Office: +52 (998) 500-1627 | UK Office: +44 (207) 183-3787] [ | [Info@kngadvisors.co.uk | www.kngadvisors.co.uk]