

RICHMOND

London Richmond is a leading real estate investment and development company, offering qualified investors income loan notes paying 11% per annum, paid quarterly in arrears, with investments available from 10,000 in GBP, EUR and USD, issued under a structured loan note programme and supported by Prime Central London residential assets.



GBP ISIN – GB00BNNMBR77 | EUR ISIN – GB00BNNMBT91 | USD ISIN – GB00BNNMBS84

LONDON: A GLOBAL INVESTMENT HUB

London Richmond is a UK real estate investment and development company focused on luxury residential property within Prime Central London. The Company specialises in acquiring below market value assets in established and highly sought-after areas of the capital, targeting opportunities where value can be created through competitive purchase prices, property extensions and luxury refurbishments.

London stands at the centre of global wealth, culture and finance, making it one of the most desirable residential property markets in the world. Demand for Prime Central London housing is driven by international capital, domestic owner-occupiers and a chronic undersupply of high-quality homes, creating a market that has consistently attracted long-term investment through multiple economic cycles. Well-located residential assets continue to be sought after for both capital preservation and value creation opportunities.

TRACK RECORD AND EXPERIENCE

As at 1 January 2026, the London Richmond group has built a residential property portfolio valued at approximately £26 million, focused on Prime Central London locations. This portfolio has been developed with the support of the Company's investors and, in return, the Company has made 24 consecutive quarterly coupon payments to its valued investors.

The group's investment activity is concentrated in Prime Central London locations where value can be enhanced through disciplined execution and active development management. London Richmond focuses on seven established residential markets with strong long-term fundamentals, including Chelsea, South Kensington, Notting Hill, Hampstead, Fulham, Putney and Wimbledon. These locations benefit from sustained owner-occupier and tenant demand, excellent transport connectivity and constrained new housing supply, supporting long-term value retention.

London Richmond targets an average profit per property of approximately £750,000, reflecting a disciplined and repeatable approach to acquisition, development and sales. The Company maintains an extensive pipeline of opportunities and has the operational capability to acquire and develop

one new residential property per month, with a target of completing up to 12 Prime Central London residential projects during 2026, subject to market conditions and execution timelines. Proceeds from these Loan Notes are intended to support this acquisition process, in line with the strategy described in the Information Memorandum.

INVESTMENT STRATEGY

London Richmond's investment strategy is focused on identifying residential properties in Prime Central London that can be acquired at prices below prevailing market value and enhanced through targeted development. Properties are selected based on location, underlying demand, planning potential and the ability to add value through extensions, reconfiguration and high-quality refurbishment.

Following acquisition, the Company undertakes development works designed to reposition each asset at the top end of its local market. Upon completion, properties are either sold to realise development profit or retained where rental demand and pricing support longer-term income and capital appreciation. Capital is recycled through sales and refinancings to fund subsequent acquisitions, enabling the Company to operate a consistent and scalable development programme while retaining flexibility to adapt exit routes in response to market conditions.

KEY FACTS

Launch Date	1 February 2026
Closing Date	1 February 2027
Issuer	London Richmond Limited
Product Type	Loan Notes (Crest Enabled)
Interest	11% per annum paid quarterly
Currency	GBP, EUR, USD
Minimum Investment	10,000 in each currency
Maturity Date	31 July 2028

DISCLAIMER: The content of this promotion has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 ("FSMA"). Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing some or all of the capital invested. This promotion is exempt from the general restriction in section 21 of FSMA 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 Ltd to be: (i) certified high net worth individuals; (ii) certified or self-certified sophisticated investors; (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"). This document is confidential and intended solely for Eligible Recipients. It is not directed at, nor intended for distribution to, the general public. Persons who are not Eligible Recipients should not rely on this promotion. The information contained herein is for summary purposes only and does not constitute investment advice, an offer, or a solicitation to invest. This factsheet should be read in conjunction with the Information Memorandum and the Instrument, which together govern the terms of the investment. Prospective investors should read the Information Memorandum in full and seek independent professional advice before making any investment decision. The investment opportunity described is not regulated by the Financial Conduct Authority and is not covered by the Financial Services Compensation Scheme. London Richmond Ltd is not authorised or regulated by the Financial Conduct Authority.

info@kngadvisors.com | www.londonrichmond.com

London Richmond Limited. Registration Number: 12570866 Registered Office: Level 19 The Shard, London SE1 9SG