



## LONDON RICHMOND FINANCIAL RESULTS 31/3/24

### LONDON RICHMOND LIMITED

London Richmond is pleased to announce its financial results for the year ending 31 March 2024.

KEY HIGHLIGHTS	2024	2023	INCREASE
PROFIT:	£3.6m	£2.0m	76%
EBITDA:	£4.3m	£2.3m	87%
ASSETS:	£22.6m	£10.2m	123%
NET ASSETS:	£7.9m	£3.7m	112%



### FINANCIAL REVIEW

The company has surpassed expectations during the year with profit increasing by 76% to £3.6m and assets increasing by 123% to £22.6m. EBITDA has increased by 87% to £4.3m giving the company an implied valuation of £65m-£86m using a standard earnings multiple of 15-20. During the year, the company has also continued to pay all of the coupon and maturity payments due to investors, on time and in full.



### NEW INVESTMENT OPTIONS

The following investment options are available in EUR, USD, GBP, CHF, AED for our clients wanting to take advantage of our excellent financial performance:

#### INCOME LOAN NOTES

- 11% 2-YEAR INCOME LOAN NOTES (Minimum Investment of 30,000)
- 12% 3-YEAR INCOME LOAN NOTES (Minimum Investment of 250,000)
- 14% 2-YEAR INCOME LOAN NOTES (Minimum Investment of 500,000)

#### GROWTH LOAN NOTES

- 12% 3-YEAR GROWTH LOAN NOTES (Minimum Investment of 30,000)
- 14% 3-YEAR GROWTH LOAN NOTES (Minimum Investment of 250,000)

#### BONDS

- 12% 2-YEAR INCOME BONDS (Minimum Investment of 5,000)
- Bonds Convert to Shares after 2-years at a 20% Discount.



### FURTHER INFORMATION

Please contact your authorised representative or email [info@londonrichmond.co.uk](mailto:info@londonrichmond.co.uk) to submit your application.

# RICHMOND



## OUTLOOK FOR 2025

UK House Prices rose by 4.1% in 2024 and London continued to perform well by recording the biggest increase in £1m+ properties, with one in every 11 homes in the capital now valued at this level.

London Richmond specialises in buying £1m+ properties in the most desirable areas of London such as Notting Hill and Wimbledon. Our retained portfolio has expanded significantly over the last 12-months and is now valued at £28m.

Average rental prices increased by 11% in London during 2024 and we now achieve a rental yield of 7% on our completed properties. We expect House Prices in London to increase by 7% in 2025 in line with the 25-year average and if you add the expected capital growth with the expected rental income we should see our retained portfolio generating 14% profit this year, which is £4m.

London Richmond also make money in 2 other ways. Firstly, we purchase properties at 25% below market value and we have a strong pipeline of new properties ready to purchase. Secondly, we develop these properties into stunning family homes where we expect to achieve a further 25% development profit. Utilising rental income, capital growth, discounted properties and development profits, we aim to build our Real Estate Portfolio to £100m by 2027.

We would like to thank all our clients for their continued support, which has helped us to achieve record profits during the year. We try to provide the best service possible to our clients and we hope everyone is satisfied by the service they have received over the past 6-years.

Yours sincerely,

Andrew Thompson  
Chairman & Founder  
London Richmond

# RICHMOND



## IMPORTANT INFORMATION

This announcement is not itself an offer for the sale of any Loan Notes. Investors should not subscribe for any Loan Notes referred to in this announcement except on the basis of information in the programme investment memorandums which are available on request. This announcement does not constitute or form any offer or invitation to sell, or any solicitation of any offer to purchase any Loan Notes. Please seek your own accounting, financial and legal advice for your own particular needs and requirements before entering into any commitment. 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. The content of this promotion has not been approved by an authorised 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.