



RICHMOND

PRESENTATION
MAY 2025





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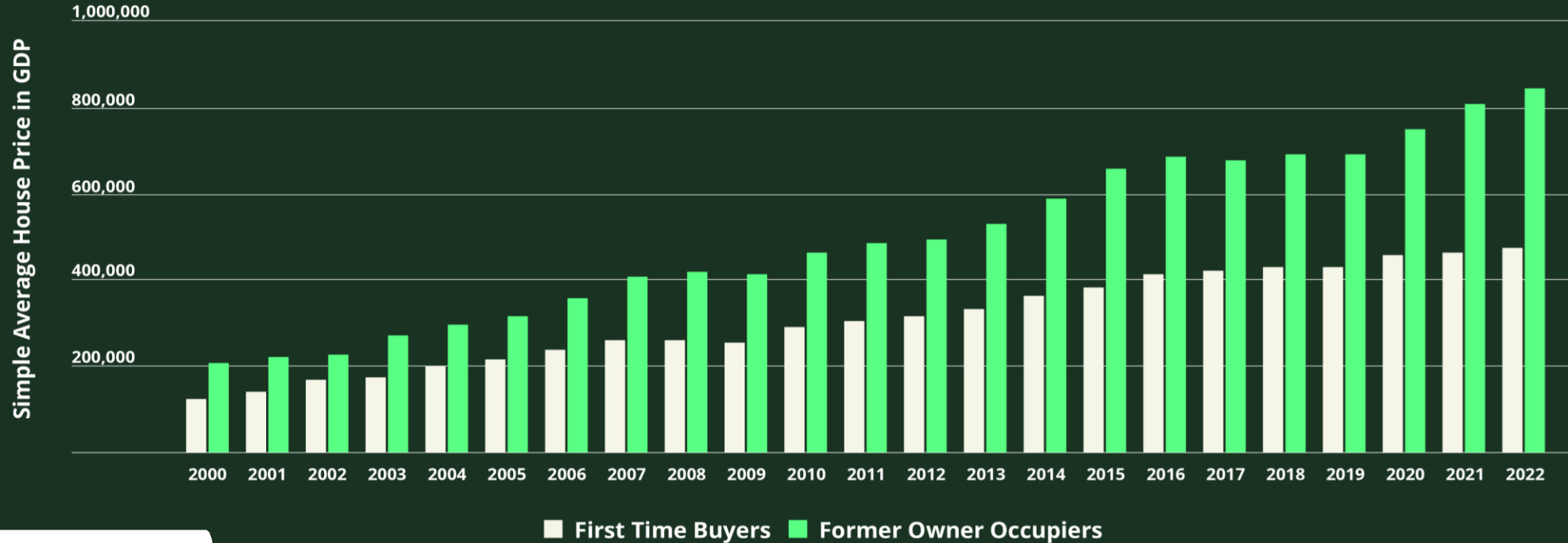
WELCOME

1. London Property Prices
2. Investment Strategy
3. Investment Zones in London
4. Completed Projects
5. Design Elements
6. Recent Acquisitions
7. Financial Statements
8. Debt Satisfaction History
9. Investment Products



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LONDON HOUSE PRICES HAVE QUADRUPLED SINCE 2000



[US invest £1.9 billion in London property in 2024](#)

**410% INCREASE FROM
£206,000 TO £846,000**



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INVESTMENT STRATEGY

WE BUY EXISTING PROPERTIES IN LONDON

**THESE PROPERTIES ARE 25%+
BELOW MARKETVALUE**

**MARKET VALUE IS BASED ON PROFESSIONAL
VALUATIONS, ZOOPLA AND RIGHTMOVE**

WE DEVELOP EACH PROPERTY WE PURCHASE

EACH DEVELOPMENT MAKES 25%+ PROFIT

**THE TOTAL RETURN WE ACHIEVE IS:
25%+25%=50%+RETURN PER ANNUM**

**FROM THIS 50%+ RETURN PER ANNUM WE
ARE ABLE TO PAY OUR INVESTORS 10-12%**

**WITH OUR REMAINING PROFITS WE ARE
ABLE TO BUY & DEVELOP MORE PROPERTIES**

WE HAVE BOUGHT 14 PROPERTIES IN 2024

LONDON INVESTMENT AREAS



NOTTING HILL



WIMBLEDON



CHISWICK



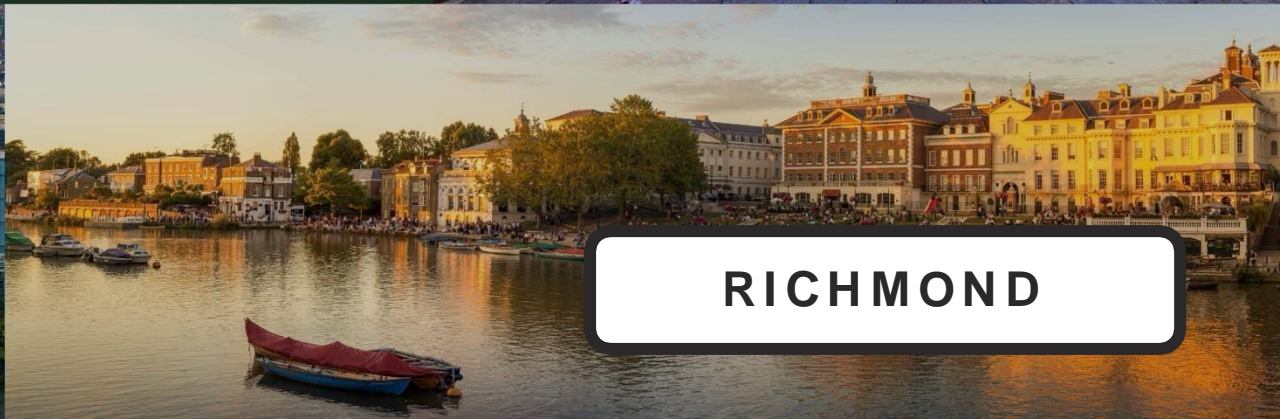
FULHAM



KENSINGTON & CHELSEA



BATTERSEA



RICHMOND



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Complete Project *21 Springfield Road*

Wimbledon, London SW19 7AL

PURCHASE PRICE: £1,300,000

MARKET VALUE: £1,900,000

DISCOUNT: 32%

REFURBISHMENT £600,000

VALUATION: £3,100,000

PROFIT: £1,200,000

TOTAL RETURN: 63%





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Complete Project 77 Dorothy Road

Putney, London SW15 2LA

PURCHASE PRICE: £1,500,000

MARKET VALUE: £2,000,000

DISCOUNT: 25%

REFURBISHMENT £500,000

VALUATION: £3,000,000

PROFIT: £1,000,000

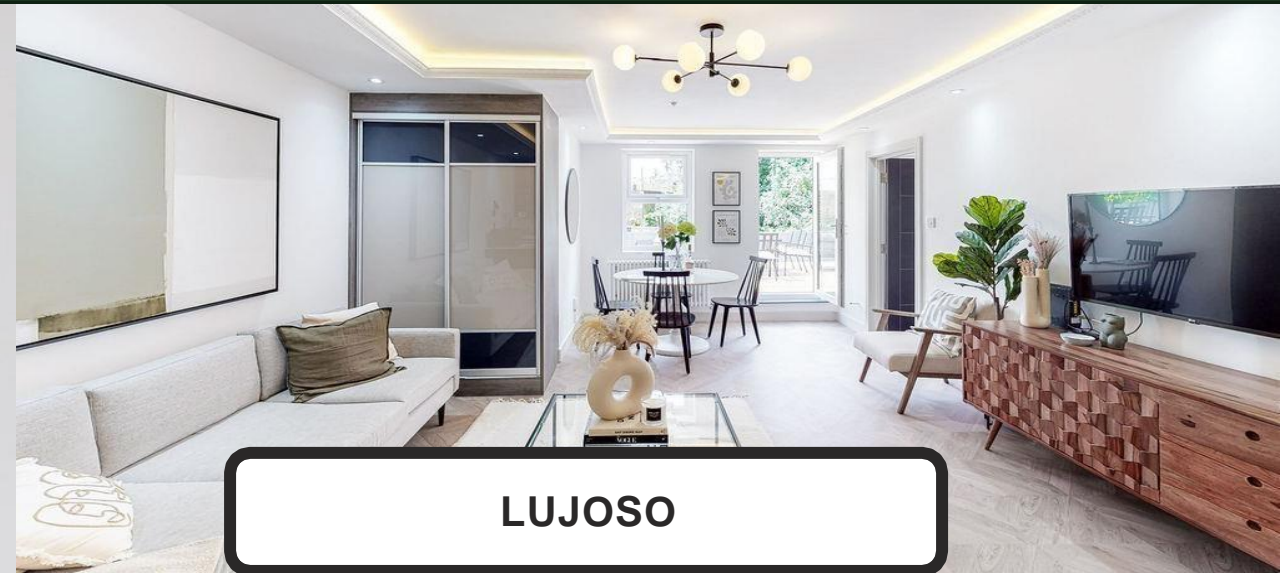
TOTAL RETURN: 50%



DESIGN ELEMENTS



MODERNO



LUJOSO



ENTRETENIDO



ATRAYENTE



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Purchased
October 2024

Recent Acquisition *28 Montserrat Road*

Putney, London SW15 2LA

PURCHASE PRICE:	£1,300,000
MARKET VALUE:	£1,900,000
DISCOUNT:	32%
REFURBISHMENT VALUATION:	£2,750,000
PROFIT:	£950,000
TOTAL RETURN:	53%





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Purchased
October 2024

Recent Acquisition 19 Sulgrave Road

Hammersmith, London SW15 2LA

PURCHASE PRICE:	£1,300,000
MARKET VALUE:	£1,800,000
DISCOUNT:	28%
REFURBISHMENT	£500,000
VALUATION:	£2,750,000
PROFIT:	£950,000
TOTAL RETURN:	53%



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WIMBLEDON PROJECT

1. PURCHASE PRICE £1.3M

2. DEVELOPMENT COSTS £600,000

3. CURRENT VALUATION £3.0M

4. PROFIT ACHIEVED £1.1M

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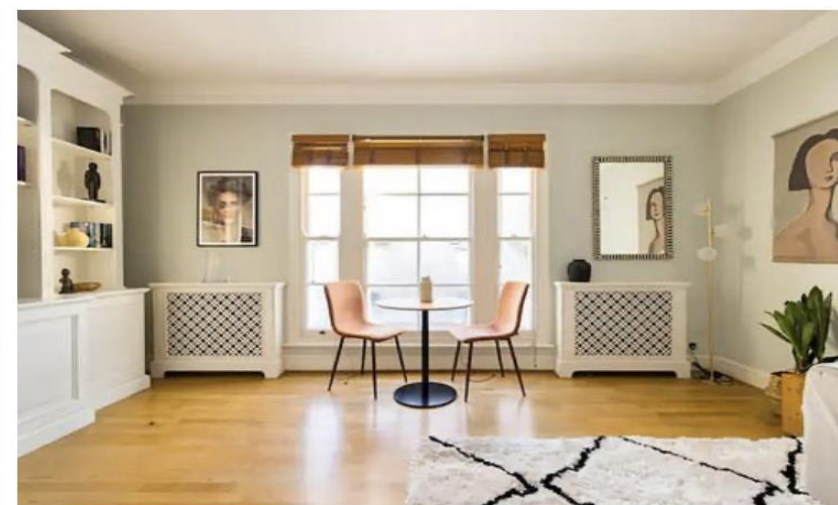
OUR PORTFOLIO



WIMBLEDON
SPRINGFIELD ROAD



BATTERSEA
DOROTHY ROAD



NOTTING HILL
LEDBURY ROAD



CHISWICK
GROVE PARK



WEST KENSINGTON
TURNEVILLE ROAD



WENTWORTH
DORMY HOUSE

Financial Performance



- We are listed on the MERJ - [Closing Summary - MERJ EXCHANGE](#)
- Company Valuation is £63.3m (forecast £150m by 2027)
- Share Price is £6.33 (forecast £15 by 2027) – 10m Shares
- 2022 Profit was £1.6m
- Profit is forecast to grow to £10m by 2027.
- Planned LSE Listing Date: **End of 2027.**

2023:

- **PROFIT:** £2.0m
- **EBITDA:** £2.3m
- **ASSETS:** £10.2m
- **NET ASSETS:** £3.7m

Financial Performance



- Financial Results to March 2024

	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% ↑

- Portfolio of Properties confirmed by Asserson Law Offices - March 2025



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INVESTMENT PRODUCTS

We have offered Investment Products since the company inception in 2019 TO PROFESIONAL INVESTORS

6 YEAR HISTORY OF DEBT SATISFACTION

We have a 100% record of paying client coupons on time and a 100% record of returning clients investment on time

An overview of the investment products we offer:

1. LOAN BONDS

2. SHARES

3. CONVERTIBLE BONDS

- Terms from 2 to 3 years
- Annual yield from 10 % to 14 %.
- Direct investments or via ISIN
- Not transferable
- Zero liquidity
- Secured Asset Backed Debt that sits UNDER Senior debt and ABOVE shareholders

**Debt Satisfaction Letters by Neville Registrars
LR Letter confirming coupon payments**



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Investment Products

LOAN NOTES 2 YEARS

11% ANNUAL

2 YEAR INVESTMENT

KEY FACTS

- **Launched:** 11 de mayo de 2024
- **Income:** 11% paid quarterly
- **Currency:** GBP, USD, EUR
- **Minimum Investment:** 30,000
- **Maturity:** 2 years after investment
- **Fechas de Pago de Cupones:**
 - 1 January
 - 1 April
 - 1 July
 - 1 October
- **Investment Option:** Direct
- [Factsheet](#)
- *Coupons can be increased with larger investments



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Investment Products

LOAN NOTES 3 YEARS:
10-12% ANNUAL

3 YEAR INVESTMENT

KEY FACTS

- **Income:** 10% paid quarterly
- **Capital growth:** 12% paid at maturity
- **Currencies:** GBP, USD, EUR
- **Minimum Investment:** 30,000
- **Maturity:** 3-years after investment

1 January

1 April

1 July

1 October

- **Investment Options:** Direct Or ISIN
GBP: GB00BLFHH903 - matures 31 January 2027
USD: GB00BLFH903 - matures 31 January 2027
EUR: GB00BN7K2072 - matures 31 January 2027
- **The Investment Platform** – accepts ISINs and other assets





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INCENTIVES

May and June

APPLICATIONS MUST BE RECEIVED BY JUNE 30

FUNDS MUST BE RECEIVED BY
JULY 15

PRODUCTION PERIOD

From 1 May to 30 June, the new incentives will be available

ADDITIONAL COMMISSION

According to Cumulative Production

30K USD: +0.5%.

75K USD: +0.75%.

150K USD: +1% \$150K USD: +1%

\$250K USD: +1.5%

\$500K USD+: +2%.

(All amounts in USD or equivalent in other currencies)



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