



LONDON RICHMOND COUPON ANNOUNCEMENT

15th February 2026

ISSUER: LONDON RICHMOND LIMITED

London Richmond is delighted to announce that the first monthly interest payments under its new 18-Month Income Loan Notes have been **paid in full and on time**.

This landmark payment, made on 15th February 2026, marks the beginning of a new chapter for London Richmond and its investors. Following 24 consecutive quarterly coupon payments since the Group's launch in 2019, we are proud to now also deliver monthly income to our growing investor base — a total track record of consistency and reliability that is unmatched in our sector.

48 ACHILLES ROAD — RECORD-BREAKING SALE

This month's coupon payment comes at a moment of exceptional momentum for the Company. We are pleased to confirm the successful sale of 48 Achilles Road, West Hampstead, at the full asking price of £2.6 million. The property sold within just 12 days of launch — confirmed by Knight Frank as their fastest sale of 2026.

Originally acquired for £1.3 million with approximately £600,000 invested in construction and refurbishment, this transaction delivered a gross profit of approximately £700,000 and a gross development margin of 37% on cost. This outcome provides clear, tangible evidence that London Richmond's acquisition-development-exit model delivers real value for investors.

£1.3m

PURCHASE PRICE

£700,000

GROSS PROFIT

£600,000

CONSTRUCTION WORKS

12 Days

TIME ON MARKET

£1.9m

TOTAL COST

37%

GROSS MARGIN

£2.6m

COMPLETED VALUE

RICHMOND



ACTIVE DEVELOPMENT PIPELINE

Following the successful sale of 48 Achilles Road, London Richmond is now entering one of the most active delivery phases in the Company's history. Three further developments are progressing through completion during the first half of 2026, with combined expected profits in excess of £2.8 million:

130 DAWES ROAD, FULHAM

Completion: February 2026. Acquired at a 26% discount to market value for £1.03 million, this property has been extended and reconfigured into a high-quality house with an additional apartment. With construction costs of approximately £500,000, the project is expected to achieve a gross development value of £2.25 million, generating an anticipated profit of approximately £720,000 — a gross return of 47% on cost.

19 SULGRAVE ROAD, HAMMERSMITH

Completion: March 2026. A substantial family home of over 3,500 sq ft in one of West London's most sought-after residential streets. Expected profit in excess of £1 million.

139 OLD BROMPTON ROAD, SOUTH KENSINGTON

Completion: July 2026. Located adjacent to a high-end development by the Reuben Brothers in one of London's most prestigious postcodes. An estimated profit of £1.15 million is anticipated on this project.

Each property is being delivered to London Richmond's signature specification, ensuring consistency across the portfolio and reinforcing our reputation for quality. The sale proceeds from 48 Achilles Road now flow back into the Group's capital recycling strategy, supporting ongoing coupon payments and reinvestment into the active pipeline.

130

DAWES ROAD

FULHAM

February 2026
Completion

£720,000
Expected Profit

19

SULGRAVE ROAD

HAMMERSMITH

March 2026
Completion

£1m
Expected Profit

139

OLD BROMPTON ROAD

SOUTH KENSINGTON

July 2026
Completion

£1.15m
Expected Profit

LOOKING AHEAD

London Richmond continues to accelerate the growth of its property portfolio and is entering one of the most productive periods in the Company's history. Four development projects are expected to complete during the first half of 2026, with combined projected profits in excess of £3.5 million. These completions, together with ongoing acquisitions, reinforce the strength and depth of the Group's development pipeline and its ability to generate consistent returns for investors.

RICHMOND



INVESTMENT PRODUCTS

The following investment products are available to our investors in EUR, USD, GBP, CHF and AED. For AED investments, the minimum investment is 5x the amount quoted below.:

MONTHLY INCOME LOAN NOTES

18% 18-MONTH INCOME LOAN NOTES MINIMUM 10,000

QUARTERLY INCOME LOAN NOTES

11% 2-YEAR INCOME LOAN NOTES MINIMUM 30,000

12% 3-YEAR INCOME LOAN NOTES MINIMUM 250,000

14% 2-YEAR INCOME LOAN NOTES MINIMUM 500,000

CAPITAL GROWTH LOAN NOTES

12% 3-YEAR GROWTH LOAN NOTES MINIMUM 30,000

14% 3-YEAR GROWTH LOAN NOTES MINIMUM 250,000

MARKET UPDATE

The London property market enters 2026 with strengthening fundamentals across both the sales and rental markets. The Bank of England reduced the base rate to 3.75% in December 2025, continuing the gradual shift towards a lower interest-rate environment that historically supports strong price growth in Prime Central London. Major lenders including HSBC, NatWest, Barclays, Nationwide and Halifax have cut mortgage rates in January 2026, with Nationwide now offering two-year fixed rates as low as 3.50% and five-year fixes from 3.74%. This renewed competition among lenders is driving improved affordability and restoring buyer confidence, particularly in the £1 million-plus segment where London Richmond operates.

JLL forecasts London house prices to rise 21.6% between 2025 and 2029, outpacing the national average. With 1.8 million UK households due to refinance mortgages this year — many onto significantly lower rates than their current deals — buyer confidence should continue to build through the spring selling season. International demand remains robust, particularly from the Middle East, North America and Europe, drawn by London's global connectivity, transparent legal framework and long-term stability.

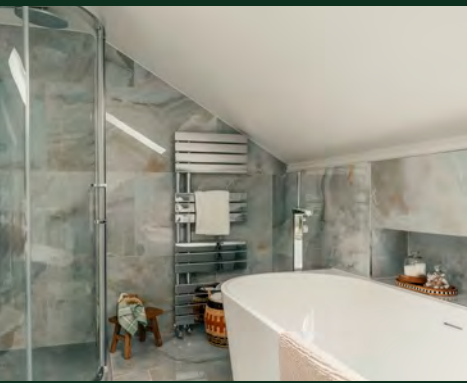
SUMMARY

We would like to sincerely thank all our investors for their continued trust and support. The delivery of this first monthly coupon payment is a proud moment for London Richmond and marks the beginning of what we believe will be a long and successful relationship with our monthly income investors. Together, we are building a leading real estate platform in London's most desirable postcodes, and we are excited about the opportunities that 2026 and beyond will deliver.

Yours sincerely,

Andrew Thompson
Chairman

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.

info@londonrichmond.co.uk | www.londonrichmond.com | +44 (0) 207 183 2150

London Richmond Limited. Registration Number: 12570866

Registered Office: Level 19, The Shard, London SE1 9SG