

# RICHMOND



# LONDON RICHMOND COUPON ANNOUNCEMENT

1<sup>st</sup> April 2026

## ISSUER: LONDON RICHMOND LIMITED

London Richmond is delighted to announce that all coupon payments due on 1<sup>st</sup> April 2026 under its Loan Notes and Bonds have once again been paid in full and on time.

This marks **25 consecutive quarterly coupon payments** since the launch of our group in 2019 — a track record of consistency, reliability and delivery that we are extremely proud of. Alongside the quarterly programme, the Company continues to deliver monthly interest payments under its 18-Month Income Loan Notes, further reinforcing London Richmond's commitment to investor returns across all product lines.

### 130 DAWES ROAD, FULHAM — COMPLETION ANNOUNCEMENT

This quarter's coupon payment coincides with the successful completion of 130 Dawes Road, Fulham — another milestone in London Richmond's active delivery programme. Originally acquired for £1.03 million at a 26% discount to market value, the 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. A full video walkthrough of the completed property is now available to investors via the London Richmond website.

£1.3m

PURCHASE PRICE

£720,000

GROSS PROFIT

£500,000

CONSTRUCTION WORKS

26%

DISCOUNT TO MARKET

£1.53m

TOTAL COST

47%

GROSS MARGIN

£2.25m

COMPLETED VALUE

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## ACTIVE DEVELOPMENT PIPELINE

Following the successful sale of 48 Achilles Road and the completion of 130 Dawes Road, London Richmond continues to progress through one of the most active delivery phases in the Company's history. Two further developments are advancing towards completion during 2026, with combined expected profits in excess of £2.15 million:

### 19 SULGRAVE ROAD, HAMMERSMITH

Completion: April 2026. A substantial family home of over 3,500 sq ft in one of West London's most sought-after residential streets. Now entering the final stages of its build programme, this project is expected to generate a 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. Proceeds from the Company's completed developments flow back into the Group's capital recycling strategy, supporting ongoing coupon payments and reinvestment into the active pipeline.

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SULGRAVE ROAD

HAMMERSMITH

April 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. Including the completed sale of 48 Achilles Road and the completion of 130 Dawes Road, the Group's development programme is expected to generate combined profits in excess of £3.5 million during the first half of 2026. These outcomes, together with ongoing acquisitions, reinforce the strength and depth of the Group's development pipeline and its ability to generate consistent returns for investors.

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## 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 Bank of England held its base rate at 3.75% at its March 2026 meeting, with the Monetary Policy Committee voting unanimously to maintain the current level. The decision reflects heightened uncertainty following the escalation of conflict in the Middle East, which has driven a significant increase in global energy and commodity prices. CPI inflation is now expected to reach between 3% and 3.5% over the coming quarters as higher energy costs feed through to household bills and business expenses.

Mortgage rates have risen in recent weeks in response to the changed outlook, with the cheapest two-year fixed rates now around 4.14% and five-year fixes from 4.24%. Prior to the conflict, markets had been pricing in further rate cuts during 2026; however, expectations have now shifted and rates may remain at current levels for longer. Despite this, housing market activity has remained broadly resilient, with buyer enquiries holding firm and transaction volumes supported by underlying demand in London's prime residential segment.

For Prime Central London, this environment continues to present opportunity. Analysts forecast modest price growth of 3–5% during 2026, with constrained supply of high-quality homes supporting values in established neighbourhoods. International demand remains robust, drawn by London's deep value relative to other global cities, its transparent legal framework and long-term stability. JLL continues to forecast London house prices rising 21.6% between 2025 and 2029, outpacing the national average.

## SUMMARY

We would like to sincerely thank all our investors for their continued trust and support. With 25 consecutive quarterly coupon payments now delivered alongside our new monthly income programme, the completion of 130 Dawes Road marking another successful project outcome, and a strong pipeline of developments progressing towards delivery, London Richmond is well positioned for a highly productive 2026. Together, we are building a leading real estate platform in London's most desirable postcodes, and we remain confident in the opportunities that lie ahead.

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## 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.

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