

RICHMOND



LONDON RICHMOND COUPON ANNOUNCEMENT

1st April 2025

ISSUER: LONDON RICHMOND LIMITED

The Issuer is pleased to announce that all coupon payments due on 1st April 2025 under the Loan Notes and Bonds have been paid in full and on time.

Our Loan Notes and Bonds were first issued in 2019 and over the last 6-years all 21 quarterly coupon payments have been paid in full and on time to our investors.

NEW INVESTMENT OPTIONS

The following investment options are available to clients in EUR, USD, GBP, CHF, AED:

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

GROWTH LOAN NOTES

- 12% 3-YEAR GROWTH LOAN NOTES MINIMUM 30,000
- 14% 3-YEAR GROWTH LOAN NOTES MINIMUM 250,000

BONDS

- 12% 2-YEAR INCOME BONDS MINIMUM 5,000
- Bonds Convert to Shares after 2-years at a 20% Discount.

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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 £1m+ properties in the most desirable areas of London such as Notting Hill and Wimbledon. Our retained portfolio has expanded significantly over the last year 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 retained portfolio. We expect House Prices in London to increase by 7% in 2025 in line with the 25-year moving 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 grow our London Real Estate portfolio to £28m, and we hope everyone has been satisfied by the service they have been provided with over the last 6-years.

Yours sincerely,

Andrew Thompson
Chairman & Founder
London Richmond

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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.