



RICHMOND

COMPANY
PRESENTATION
FEBRUARY 2026





WE ARE
PRIME LONDON
REAL ESTATE
DEVELOPERS

LONDON HAS
33 BOROUGHES
WITH 9M PEOPLE

WE INVEST IN THE
3 BEST BOROUGHES

RICHMOND

PRIME CENTRAL LONDON INVESTMENT AREAS

THE ROYAL
BOROUGH OF
KENSINGTON &
CHELSEA



THE LONDON
BOROUGH OF
HAMMERSMITH
& FULHAM



THE CITY OF
WESTMINSTER



OTHER PRIME
LONDON AREAS



NO.	PROPERTY ADDRESS	PRIME LOCATION	VALUATION	PURCHASE PRICE	CONSTRUCTION	GROSS PROFIT
1	FLAT 2, 25 GROVE	CHISWICK	£500,000	-£282,000	-£50,000	£168,000
2	81C LEDBURY	NOTTING HILL	£850,000	-£670,000	-£20,000	£160,000
3	77A DOROTHY	BATTERSEA	£750,000	-£325,000	-£100,000	£325,000
4	FLAT 1, 77 DOROTHY	BATTERSEA	£875,000	-£325,000	-£100,000	£450,000
5	FLAT 2, 77 DOROTHY	BATTERSEA	£825,000	-£325,000	-£100,000	£400,000
6	FLAT 3, 77 DOROTHY	BATTERSEA	£775,000	-£325,000	-£100,000	£350,000
7	36 TURNEVILLE	WEST KENSINGTON	£850,000	-£550,000	-£80,000	£220,000
8	21 SPRINGFIELD	WIMBLEDON	£3,000,000	-£1,300,000	-£600,000	£1,100,000
9	48 ACHILLES	WEST HAMPSTEAD	£2,600,000	-£1,315,000	-£600,000	£685,000
10	130A DAWES	FULHAM	£750,000	-£333,000	-£250,000	£167,000
11	130 DAWES	FULHAM	£1,500,000	-£667,000	-£250,000	£583,000
12	19 SULGRAVE	HAMMERSMITH	£3,200,000	-£1,300,000	-£595,000	£1,305,000
13	93A MOUNT VIEW	CROUCH END	£750,000	-£500,000	-£200,000	£50,000
14	139A OLD BROMPTON	SOUTH KENSINGTON	£750,000	-£360,000	-£120,000	£270,000
15	FLAT 1, 139 OLD BROMPTON	SOUTH KENSINGTON	£750,000	-£360,000	-£120,000	£270,000
16	FLAT 2, 139 OLD BROMPTON	SOUTH KENSINGTON	£750,000	-£360,000	-£120,000	£270,000
17	FLAT 3, 139 OLD BROMPTON	SOUTH KENSINGTON	£1,500,000	-£720,000	-£240,000	£540,000
18	28 MONTERRAT ROAD	PUTNEY	£3,600,000	-£1,300,000	-£800,000	£1,500,000
19	FLAT C, DORMY HOUSE	WENTWORTH	£1,500,000	-£1,050,000	-£100,000	£350,000
			£26,075,000	-£12,367,000	-£4,545,000	£9,163,000

WE ACQUIRE PROPERTIES IN PRIME LONDON AREAS

PROPERTIES PURCHASED BELOW MARKET VALUE BETWEEN £1M-£4M

PROPERTIES ARE DEVELOPED ADDING 25% VALUE

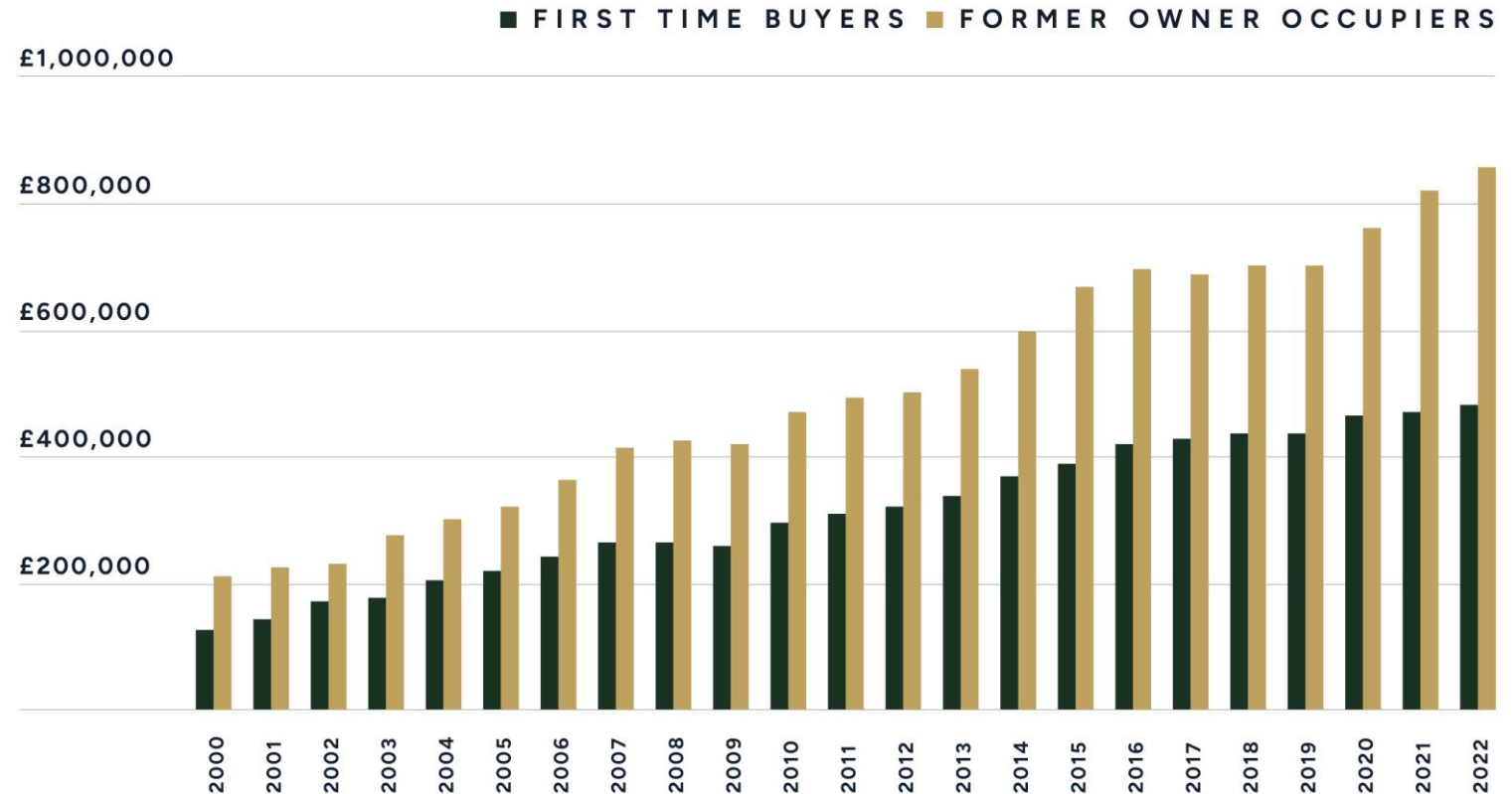
PROPERTIES ARE RENTED AT A YIELD AROUND 6% PER ANNUM

PROPERTIES APPRECIATE WITH GAINS AROUND 6% PER ANNUM

OUR INVESTMENT STRATEGY YIELDS EXCELLENT SECURE RETURNS

1. **£23.3 Billion Real Estate Investment Ranks London Number 1**
2. **London House Prices Increased More Than 4x Since 2000**
3. **High Demand Ensures Rental Yields of 6%+ Per Annum**
4. **Global Investment Hub Attracts Wealthy Buyers Worldwide**
5. **London Ranks in the top 3 Savills Resilient City Index 2024**

AVERAGE HOUSE PRICES IN GBP LONDON FROM 2000 TO 2022



Source: Statista 2023

4X
INCREASE FROM £206,000 TO £846,000

RICHMOND

RECENTLY COMPLETED PROJECTS



KENSINGTON
TURNEVILLE ROAD



NOTTING HILL
LEDBURY ROAD



CHISWICK
GROVE PARK



WIMBLEDON
SPRINGFIELD ROAD



BATTERSEA
DOROTHY ROAD



WEST HAMPSTEAD
ACHILLES ROAD



1. PURCHASE PRICE £1.3M

2. DEVELOPMENT COSTS £600,000



3. TOTAL COST £2.0M

4. COMPLETED VALUATION £3.0M



5. PROFIT ACHIEVED £1.1M





1. PURCHASE PRICE £1.315M

2. DEVELOPMENT COSTS £600,000

3. TOTAL COST £1.915M

4. COMPLETED VALUATION £2.6M



5. PROFIT ACHIEVED £685,000



The sale of 48 Achilles Road is a clear illustration of how London Richmond operates in practice. The Company focuses on acquiring well-located assets at the right price, deploying capital with discipline into quality-led developments, and delivering homes that meet the expectations of today's Prime London buyer. The property was placed on the market on 26th December 2025 and we achieved a full asking-price offer within just 12 days reflecting not only the underlying strength of the West Hampstead market, but the consistency and precision of our execution. Knight Frank confirmed that this was their fastest sale of 2026, providing independent validation of both the asset quality and the delivery strategy. This outcome demonstrates to investors that London Richmond's model works in real terms: capital is deployed efficiently, value is created through controlled development, and returns are realised within clearly defined timeframes. As we progress through 2026, this project sits alongside a number of developments moving through completion, reinforcing confidence in the portfolio, the capital recycling strategy, and the wider market environment in which London Richmond operates.



18 MONTH LOAN NOTES
18% INTEREST
(1% PER MONTH)

INVEST IN GBP, USD, EUR, AED,
CHF

MINIMUM INVESTMENT OF
10,000 IN GBP, USD, EUR, CHF
AND 50,000 IN AED

2-YEAR LOAN NOTES
22% INTEREST
(2.75% PER QUARTER)

INVEST IN GBP, USD, EUR, AED,
CHF

MINIMUM INVESTMENT OF
10,000 IN GBP, USD, EUR, CHF
AND 50,000 IN AED

3-YEAR LOAN NOTES
36% INTEREST
(CAPITAL GROWTH)

INVEST IN GBP, USD, EUR, AED,
CHF

MINIMUM INVESTMENT OF
10,000 IN GBP, USD, EUR, CHF
AND 50,000 IN AED

INVESTMENT SECURITY

PRIME CENTRAL LONDON

Investments go into Prime London Property, the World's No.1 Real Estate Destination (£23.3bn)

ASSET BACKED SECURITY

Investments are backed by Prime London Real Estate, making them very secure

CHARGE OVER THE PROPERTY

London Richmond takes a legal charge over the properties to provide a high level of protection to investors

PORTFOLIO SIZE

London Richmond's properties are valued at £26m and the portfolio is increasing every year.

TRACK RECORD

We have a successful 6-year track record of developing properties in Prime London. We have paid all interest payments and maturity payments on time over this period.



RICHMOND

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