



Welcome to London Richmond's Intelligence Update. London Richmond is a premier real estate investment group specialising in the acquisition and development of luxury residential properties in London. Since 1998, our experienced directors have transformed prime assets into high-end homes, delivering strong and consistent results in the Prime Central London market.

48 Achilles Road – Sold Within 12 Days

We are delighted to confirm the sale of 48 Achilles Road, West Hampstead, at the **full asking price of £2.6 million**. The property was placed on the market on 26 December 2025 and received a full asking-price offer from a cash buyer within 12 days. Contracts were exchanged on 29 January 2026 with the completion date due on 20 February 2026. Knight Frank confirmed this was their fastest sale of 2026, a remarkable outcome that validates London Richmond's business model and delivers clear, realised value for the Company and its investors.

Monthly Coupon Payments to Commence

Following the successful launch of our recent 18-month investment product paying 1% per month interest, we are pleased to confirm the first monthly interest payments will begin on 15th February 2026. We recognise that many investors value regular income and flexibility, and are delighted to be offering such a competitive investment

product. We are also happy to discuss transitioning existing investors into the new monthly product should they wish to do so. Investments are available from 10,000 in GBP, EUR, USD, and CHF and 50,000 in AED. For further information please contact London Richmond.

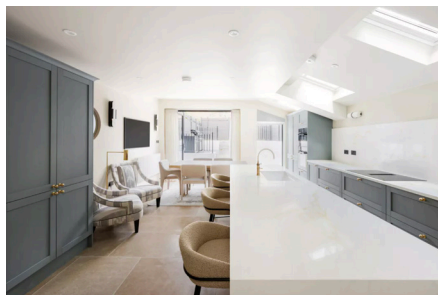
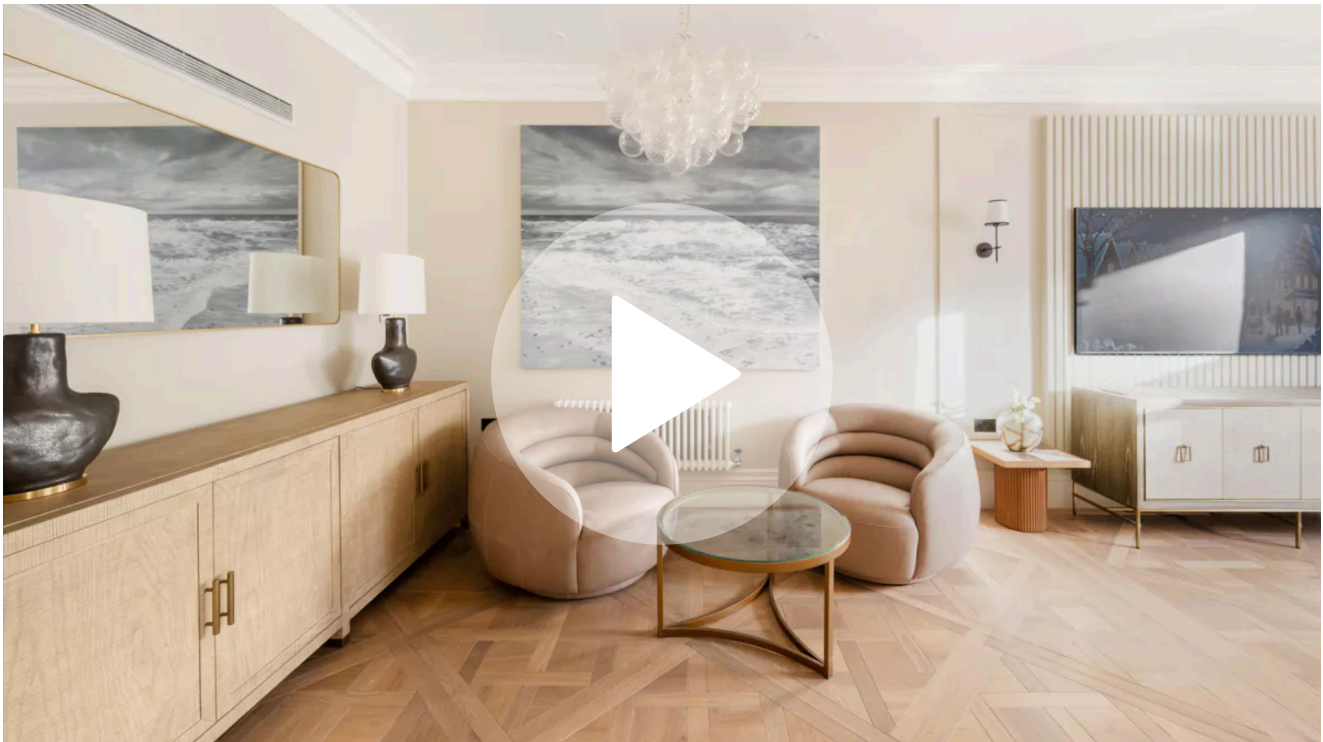
Construction Updates – Delivery Phase in Focus

Following the successful completion and sale of 48 Achilles, London Richmond is commencing one of the most active delivery phases in the Company's history. 130 Dawes Road, Fulham is scheduled for completion on 9 February 2026, with an expected gross profit of approximately £500,000. In April, 19 Sulgrave Road, Hammersmith is due to complete; this substantial family home of over 3,500 sq ft is expected to generate a profit in excess of £1 million.

Looking ahead to summer 2026, 139 Old Brompton Road, South Kensington is scheduled for completion, adjacent to a high-end development by the Reuben Brothers. An estimated profit of £1.15 million is anticipated on this project. The delivery of these four projects underlines the commitment of the management team to disciplined execution and the continued growth of London Richmond's portfolio. Each property is being delivered to our signature specification, ensuring consistency across the portfolio and reinforcing our reputation for quality.

Recent Sale – 48 Achilles Road, West Hampstead

Click the video below to see our flagship property development at 48 Achilles Road in West Hampstead.



£1.3m
PURCHASE PRICE

£600,000
CONSTRUCTION WORKS

£1.9m
TOTAL COST

£2.6m
COMPLETED VALUE

£700,000
GROSS PROFIT

12 Days
TIME ON MARKET

37%
GROSS MARGIN

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. Achieving a full asking-price sale within just 12 days reflects 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.



A Record Start to 2026

The UK housing market has begun the year with surprising momentum. According to Rightmove, average asking prices jumped 2.8% in January 2026 to £368,031—the largest January increase on record and the biggest monthly rise since June 2015. Buyer demand surged 57% in the two weeks following Christmas, while new listings increased by 81%, signalling renewed confidence after the post-Budget uncertainty that dampened the final quarter of 2025.

Major lenders including HSBC, NatWest, Barclays, Nationwide and Halifax have cut rates in January 2026, with Nationwide now offering two-year fixed rates as low as 3.50% and five-year fixes from 3.74%

Mortgage Price War Intensifies

A competitive lending environment is supporting this activity. Major lenders including HSBC, NatWest, Barclays, Nationwide and Halifax have cut rates in January 2026, with Nationwide now offering two-year fixed rates as low as 3.50% and five-year fixes from 3.74%. The average two-year fixed rate has fallen to 4.29%, down from 5.03% a year ago—the lowest since before the disruptive 2022 mini-Budget. With the Bank of England's base rate at 3.75% following December's cut, and economists forecasting a further reduction to around 3.25% by year-end, mortgage affordability should continue to improve.

Why This Matters for Investors

First-time buyers have been the driving force of the market, accounting for 39% of all purchases in 2025—with 384,000 first-time buyer mortgage completions in the 12 months

to September 2025, the highest level since the Global Financial Crisis. This cohort accounted for 50% of all London sales last year, fundamentally reshaping demand patterns in the capital.

For Prime Central London specifically, the market is now presenting some of the most attractive buying opportunities seen in many years. Pricing across core prime neighbourhoods has become increasingly selective, creating genuine value for buyers able to move decisively on well-located, high-quality assets. As borrowing costs ease and buyer confidence returns, demand is re-concentrating around best-in-class homes, while the supply of new prime stock remains structurally constrained. At the same time, prime rental demand continues to strengthen, with rents now approximately 35% above pre-pandemic levels and yields approaching 4.8%, providing investors with robust income alongside capital appreciation potential. For experienced operators with strong sourcing capabilities, Prime Central London is offering compelling entry points where pricing, quality and long-term fundamentals align — a dynamic that historically precedes periods of sustained outperformance.

Conclusion

The combination of falling borrowing costs, improved mortgage availability and a decade of price correction in Prime Central London creates favourable conditions for our investment strategy. While the broader London market is expected to remain relatively flat in 2026, the fundamentals for well-located, high-quality residential assets are strengthening. With 1.8 million 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.

SPOTLIGHT ON... FULHAM



Following the successful sale of 48 Achilles Road, London Richmond’s focus now turns to another high-conviction development within the portfolio: 130 Dawes Road, Fulham. Scheduled for completion on 9 February 2026, the project reflects the same disciplined acquisition and execution strategy that delivered a strong realised outcome in West Hampstead, and places the spotlight on one of South West London’s most established prime residential neighbourhoods.

Fulham remains a highly attractive investment location, combining riverside appeal, strong residential character and resilient long-term demand. Its Victorian and Edwardian streetscape provides architectural consistency and enduring appeal, while riverside developments along the Thames add a contemporary dimension that continues to attract families, professionals and long-term owner-occupiers.

Its Victorian and Edwardian streetscape provides architectural consistency and enduring appeal

Location is a key strength. Positioned between Parsons Green and Fulham Broadway, residents benefit from excellent retail and dining along Fulham Road and New Kings Road, access to well-regarded schools and green open spaces, and strong transport connectivity. Underground and Overground services provide efficient access to the West End, the City and wider London.

From an investment perspective, Fulham benefits from a structural imbalance between supply and demand. According to Rightmove, average property prices now exceed £1.2 million, with semi-detached homes achieving over £4.7 million, reflecting sustained demand for high-quality homes in a constrained market.

130 Dawes Road sits at the heart of this environment. Acquired for £1.03 million at a 26% discount to market value, the property is being 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 around £720,000 — a gross return of 47% on cost.

130 Dawes Road, Fulham, SW6 7EF

Purchase Price:	£1.03 million
Market Value at Purchase:	£1.25 million
Discount on Market Value:	26%
Construction Costs:	£500,000
Expected Value on Completion:	£2.25 million
Gross Profit:	£720,000
Gross Return:	47%

£1.2m+
Average property price
in Fulham



£4.7m+
Average semi-detached
property price in Fulham



Active Development Pipeline

As we move through the first quarter of 2026, London Richmond is completing one of the most active delivery phases in the Company’s history. Following the sale of 48 Achilles Road, attention now turns to 130 Dawes Road, Fulham, which is due for completion on 9 February 2026. Purchased at a 26% discount to market value, this project is expected to deliver a gross profit of approximately £720,000.

In April, 19 Sulgrave Road, Hammersmith is due to complete; this substantial family home of over 3,500 sq ft is expected

to generate a profit in excess of £1 million. Looking ahead to summer 2026, 139 Old Brompton Road, South Kensington is scheduled for completion, adjacent to a high-end development by the Reuben Brothers. An estimated profit of £1.15 million is anticipated on this project. The delivery of these projects underlines the commitment of the management team to disciplined execution and the continued growth of London Richmond’s portfolio. Each property is being delivered to our signature specification, ensuring consistency across the portfolio and reinforcing our reputation for quality.

<p>130 DAWES ROAD</p> <hr style="width: 20%; margin: 0 auto;"/> <p>LOCATION: Fulham COMPLETION: 9 February 2026 EXPECTED PROFIT: £720,000</p>	<p>19 SULGRAVE ROAD</p> <hr style="width: 20%; margin: 0 auto;"/> <p>LOCATION: Hammersmith COMPLETION: 31 March 2026 EXPECTED PROFIT: £1 million</p>	<p>139 OLD BROMPTON ROAD</p> <hr style="width: 20%; margin: 0 auto;"/> <p>LOCATION: South Kensington COMPLETION: 30 June 2026 EXPECTED PROFIT: £1.15 million</p>
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Follow progress via our secure portal at www.londonrichmond.com/construction

Property 1:	48 Achilles Road	West Hampstead	Password: AchillesLR7
Property 2:	130 Dawes Road	Fulham	Password: DawesLK7
Property 3:	19 Sulgrave Road	Hammersmith	Password: SulgraveLC7
Property 4:	139 Old Brompton Road	South Kensington	Password: BromptonLH7

Summary

The sale of 48 Achilles Road at full asking price within 12 days marks a significant milestone for London Richmond, confirming that our business model delivers consistent, realised value for investors. It demonstrates that London Richmond’s disciplined approach to acquisition, development and exit delivers real value at every stage. A 37% gross development margin on cost, achieved within a six-month construction programme followed by a 12-day sale, underlines the efficiency with which the Company converts capital into realised returns. The sale proceeds now flow back into the Group’s capital recycling strategy, supporting ongoing coupon servicing and reinvestment into the active pipeline. For investors, this outcome provides tangible evidence that the London Richmond model continues to deliver consistent and meaningful results across changing market conditions.

<p>12 Days</p> <hr style="width: 20%; margin: 0 auto;"/> <p>48 ACHILLES ROAD WEST HAMPSTEAD</p> <p>Confirmed by Knight Frank as their fastest sale in 2026.</p>	<p>21.6%</p> <hr style="width: 20%; margin: 0 auto;"/> <p>PREDICTED LONDON PRICE GROWTH</p> <p>JLL forecasts London house prices to rise 21.6% between 2025–2029, outpacing the national average.</p>	<p>3.7%</p> <hr style="width: 20%; margin: 0 auto;"/> <p>FIVE-YEAR FIXED RATES</p> <p>Major lenders are now offering five-year fixed mortgage products as low as 3.7%, supporting buyer confidence.</p>
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