

Loan Note Application Form



RICHMOND



RICHMOND

Important Note

This Application Form incorporates by reference the Information Memorandum ("IM") published by London Richmond a limited company registered in England and Wales with registered number 12570866 whose registered office is at 6th Floor 60 Gracechurch Street, London, EC3V 0HR (the "Company") in connection with the issue of up to 10,000,000 ("Securities"), and the Terms and Conditions of Application attached. Unless otherwise stated or as the context shall otherwise require, defined terms and expressions used in this Application Form have the meanings ascribed to them in the IM.

Before You Invest

Before completing this Application Form, you should carefully review and understand the IM and the Instrument. Remember that the proposal is NOT suitable for everyone, the information in the offer documents does NOT constitute tax, legal or investment advice and you should seek your own independent advice. This Offer set out in the Information Memorandum is exclusively directed at persons who are:

- 'Investment professionals' within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm)
- Certified as a 'high net worth investor' in accordance with Article 48 of FinProm
- Certified as a 'sophisticated investor' in accordance with Article 50 of FinProm
- Self-certified as a 'sophisticated investor' in accordance with Article 50A of FinProm

Minimum Investment

- The minimum investment is £30,000 and thereafter in multiples of £1,000
- The minimum investment is €30,000 and thereafter in multiples of €1,000
- The minimum investment is \$30,000 and thereafter in multiples of \$1,000

Instructions for Completing the Application Form

Before completing this Application Form, please carefully review the IM paying particular attention to the section headed "Risk Factors".

1. Please complete the Application Form in type or use block capitals (save for your signature) in black/blue permanent ink and sign any changes you make. Do not erase any text or use whiteout.
2. Read the acknowledgements and representations in the Application Form. If you have any questions on how to complete the application form, please contact info@londonrichmond.co.uk
3. Execute and date the Application Form.
4. Deliver or send the:
 - Application Form (completed, executed and dated);
 - Any relevant certified identification documents;
 - A bank statement showing an amount greater than the investment being made;
 - Your investor certificate confirming you are either an investment professional, a certified high net worth investor, a certified sophisticated investor or a self-certified sophisticated investor;
 - If you are certified as a "sophisticated investor" in accordance with Article 50 of FinProm you must provide a copy of your written certification (in addition to the prescribed statement) signed by an authorised person stating that you are sufficiently knowledgeable to understand the risks associated with the investment.

To: **London Richmond Ltd, 6th Floor, 60 Gracechurch Street, London EC3V 0HR**

Or email your scanned documents to: info@londonrichmond.co.uk

Please note your application will not be processed until the relevant anti-money laundering checks have been completed.

5. Keep a copy of the completed Application Form for your records.

The Company may decide, in its absolute discretion, to accept or reject the Application Form and will notify you of its decision.



RICHMOND

Investor Application

PLEASE READ THE INFORMATION MEMORANDUM CAREFULLY, PAYING PARTICULAR ATTENTION TO THE SECTION HEADED "RISK FACTORS" PRIOR TO COMPLETING THIS APPLICATION FORM.

1. Personal Details

Title (Mr/Mrs/Miss/Dr/Other): MR

Date of Birth: 19/10/1983

Forename(s): FABIO

Surname(s): MATTIOLI

Gender: MALE

Nationality: ITALIAN

Permanent Address: Ancon, CONDANDO DEL REY ED PH ROKAS TO 7 PI 1 AP 1-D

,Ciudad de Panamá, Panamá.

Postcode: 7095

Email: fmattioli83@gmail.com

Telephone: (home or mobile) +52 998 184 4404

2. Documentation

Applicants must provide **THREE documents** to complete the application.

Please provide **ONE document** confirming **personal photographic identification**.

Passport

Driving Licence

Please provide **ONE document** confirming **proof of address, dated within the last 3-months**.

Utility bill (not a mobile phone bill)

Bank Statement (not a credit card statement)

Driving Licence (if not used for photographic Identification)

Rental/Tenancy Agreement

Please provide **ONE document** confirming **proof of funds, dated within the last 3-months**.

Bank Statement showing an amount greater than the investment being made

For Non-UK resident investors, please ensure your documents are translated into English and certified.



RICHMOND

Non-Personal Applications

Investing Entity Name:

Entity Registration Number (If applicable):

Registered Entity Address:

Identification Required for Non-Personal Applications

Please provide the following additional information

- a). For Companies, please provide a Certificate of Incorporation and Identification details of **one Director** (as detailed in Section 2)
- b). For Trusts, please provide a certified copy of the Trust Deed and Identification details of **one Trustee** (as detailed in Section 2)

Subscription Details

Please tick one option to indicate which Series of Loan Notes you wish to subscribe for:

Two Year Income Loan Note 11% (GBP)

Two Year Income Loan Note 11% (USD)

Two Year Income Loan Note 11% (EUR)

Note: An enhanced rate of 14%pa has been agreed on this Loan Note application

Please state the amount you wish to invest in the Company:

Amount in figures (please include currency) 150,000.00 USD

Amount in words (please include currency) ONE HUNDRED AND FIFTY THOUSAND US DOLLARS



RICHMOND

3. Bank Details

Your investment will require payments of interest and capital to be made to you. Please provide the details of the bank account you wish these payments to be made to. You can provide these later if you prefer.

Account Name: Fabio Mattioli

Bank Name: BANESCO, S.A.

Account Number (UK): 201001445053

Sort Code (UK):

IBAN (International only):

Swift (International only): BANSPAPAXXX

Bank: BANESCO, S.A.

Address Bank: Ave. Aquilino de la Guardia y Calle 47, Torre Banesco, Panama



RICHMOND

4. Acknowledgements and Representations

I confirm that I am 18 years of age or older, and personally possess sufficient knowledge and experience in financial and business matters (including experience with investments of a similar nature to an investment in the Company for the Securities) to be capable of evaluating the merits and risks of an investment in the Company. I acknowledge that the Company is not providing advice on this investment and confirm that I have taken such independent advice (including from a Financial Intermediary) that I deem necessary or desirable.

- a) I confirm that I have read and understood the Information Memorandum (and in particular the section headed "Risk Factors" and the terms and conditions of application for the Instrument set out therein). I confirm that, in making my application, I am relying solely on the information contained in the Investor Documentation and my own enquiries, and not on any information or representation in relation to the proposal.
- b) I agree and undertake, if my application is accepted, to observe, perform and be bound by the terms and conditions set out in the Investor Documentation.
- c) I confirm that I wish to invest on the basis of an assessment that I have sufficient experience and knowledge to make my own investment decisions and that I understand the risks involved in relation to the Company.

I am aware that investor compensation may not be open to me if that I lose money I invest in the Company.

I confirm that I have read and understood the sections headed "Important Notice" and "Risk Factors" in the Information Memorandum and that I understand the risks involved in making an investment in the Company.

- d) I acknowledge that this Application Form is not transferable or assignable.
- e) I confirm my agreement that this Application Form be governed by and construed in accordance with the laws of England and Wales and that the courts of England and Wales shall have exclusive jurisdiction to hear and determine any suit, action or proceedings and to settle any disputes which may arise out of or in connection with this Application Form and, for such purposes, I irrevocably submit to the jurisdiction of such courts. In addition, I irrevocably waive any objection which I might now or hereafter have to the courts of England and Wales being nominated as the forum to hear and determine any such suit, action or proceedings and to settle any such disputes, and agree not to claim that any such court is not a convenient or appropriate forum.
- f) I agree that the foregoing representations, warranties, agreements and acknowledgments shall survive the date of my investment in the Company and this Application Form shall be binding upon and inure to the benefit of all parties and their successors and permitted assignees.
- g) I agree that any term or provision of this Application Form which is invalid or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms or provisions of this Application Form or affecting the validity or enforceability of any of the terms or provisions of this Application Form in any other jurisdiction.
- h) I undertake to notify the Company immediately if there are ever any relevant circumstances of which the Company should be aware in relation to my classification as a high net worth, sophisticated investor or restricted investor or the appropriateness or suitability of the investment for me.
- i) I confirm that if the application is made on behalf of a company or trust, that I have the authority to enter into contracts for such legal entity.



RICHMOND

- I confirm that I have read and understood the Information Memorandum (and in particular the section headed "Risk Factors").
- I confirm that I understand the risks involved I have taken such independent advice (including from a Financial Intermediary) that I deem necessary or desirable.
- I confirm that I have read and understood the terms and conditions of application for the Instrument.
- I confirm that I am **not** resident in the UK.

Applicant

Investor Signature:  Firmado por:
6A20CF6FBB564C9...

Print Name: Fabio Mattioli

Date: 8/18/2025

Where requested, by completing and signing this application form, you confirm that your identity may be verified by electronic means such as the use of data held by specialised data agencies.

GDPR

By signing this Application Form I give consent for personal data included in the application form to be processed by the Company and its related companies and agents.

INVESTED CAPITAL IS AT RISK. Investors may lose some or all of their original investment. Past performance and return illustrations are not a reliable indicator of future performance.



RICHMOND

Investor Certification

PLEASE SELECT THE INVESTOR CATEGORY THAT APPLIES TO YOU.

A CERTIFIED SOPHISTICATED INVESTOR

A certified sophisticated investor is an individual:

- 1) who has a written certificate signed within the last 36 months by a firm confirming he/she has been assessed by a FCA authorised firm as sufficiently knowledgeable to understand the risks associated with engaging in investment activity in speculative illiquid securities; and
- 2) who has signed, within the period of twelve months ending with the day on which the communication is made, a statement in the following terms:

CERTIFIED SOPHISTICATED INVESTOR STATEMENT

I make this statement so that I am able to receive promotions which are exempt from the restriction on financial promotion in the Financial Services and Markets Act 2000. The exemption relates to certified sophisticated investors and I declare that I qualify as such in relation to investments in non-readily realisable securities and speculative illiquid securities. I accept that the contents of promotions and other material that I receive may not have been approved by an authorised person and that their content may not therefore be subject to controls which would apply if the promotion were made or approved by an authorised person.

I accept that the investments to which the promotions will relate may expose me to a significant risk of losing all of the money or other property invested.

I am aware that it is open to me to seek advice from an authorised person who specialises in advising on non-readily realisable securities and speculative illiquid securities.

Print Name:

Investor Signature:

Date:

Please enclose a copy of the written certificate signed within the last 36 months by a firm confirming you have been assessed by a FCA authorised firm as sufficiently knowledgeable to understand the risks associated with engaging in investment activity in speculative illiquid securities.



RICHMOND

STATEMENT FOR SELF-CERTIFIED SOPHISTICATED INVESTOR

Note: Before signing the Certificate below, it is vital that you have read and understood the Information Memorandum as a whole.

Provided that you meet the criteria set out in the Certificate below, please sign and date the Certificate and return it with your Application Form and remittance in accordance with the terms of the Information Memorandum and subject to the Terms and Conditions.

I declare that I am a self-certified sophisticated investor for the purposes of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005.

I understand that this means:

- (a) I can receive financial promotions that may not have been approved by a person authorised by the Financial Conduct Authority;
- (b) the content of such financial promotions may not conform to rules issued by the Financial Conduct Authority;
- (c) by signing this statement I may lose significant rights;
- (d) I may have no right to complain to either of the following:
 - (i) the Financial Conduct Authority; or
 - (ii) the Financial Ombudsman Scheme;
- (e) I may have no right to seek compensation from the Financial Services Compensation Scheme.

I am a self-certified sophisticated investor because at least one of the following applies:

- (a) I am a member of a network or syndicate of business angels and have been so for at least the last six months prior to the date below;
- (b) I have made more than one investment in an unlisted company in the two years prior to the date below;
- (c) I am working, or have worked in the two years prior to the date below, in a professional capacity in the private equity sector, or in the provision of finance for small and medium enterprises;
- (d) I am currently, or have been in the two years prior to the date below, a director of a company with an annual turn-over of at least £1 million.

I accept that I can lose my property and other assets from making investment decisions based on financial promotions.

I am aware that it is open to me to seek advice from someone who specialises in advising on investments.

Print Name:

Investor Signature:

Date:

Please enclose a copy of the written certificate signed within the last 36 months by a firm confirming you have been assessed by a FCA authorised firm as sufficiently knowledgeable to understand the risks associated with engaging in investment activity in speculative illiquid securities.



RICHMOND

STATEMENT FOR HIGH NET WORTH INVESTOR

Note: Before signing the Certificate below, it is vital that you have read and understood the Information Memorandum as a whole.

Provided that you meet the criteria set out in the Certificate below, please sign and date the Certificate and return it with your Application Form and remittance in accordance with the terms of the Information Memorandum and subject to the Terms and Conditions.

I declare that I am a certified high net worth individual for the purposes of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005.

I understand that this means:

- (a) I can receive financial promotions that may not have been approved by a person authorised by the Financial Conduct Authority;
- (b) the content of such financial promotions may not conform to rules issued by the Financial Conduct Authority;
- (c) **by signing this statement I may lose significant rights;**
- (d) I may have no right to complain to either of the following:
 - (i) the Financial Conduct Authority; or
 - (ii) the Financial Ombudsman Scheme;
- (e) I may have no right to seek compensation from the Financial Services Compensation Scheme.

I am a certified high net worth individual **because of at least one of the following applies:**

- (a) I had, during the financial year immediately preceding the date below, an annual income to the value of £100,000 or more;
- (b) I held, throughout the financial year immediately preceding the date below, net assets to the value of £250,000 or more.

Net assets for these purposes do not include:

- (i) the property which is my primary residence or any loan secured on that residence;
- (ii) any rights of mine under a qualifying contract of insurance within the meaning of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001; or
- (iii) any benefits (in the form of pensions or otherwise) which are payable on the termination of my service or on my death or retirement and to which I am (or my dependants are), or may be, entitled.

I accept that I can lose my property and other assets from making investment decisions based on financial promotions.

I am aware that it is open to me to seek advice from someone who specialises in advising on investments.

Print Name: Fabio Mattioli

Investor Signature:

Firmado por:

Date: 8/18/2025

6A20CF6FBB564C9...

NOMINATION OF WISHES FOR LOAN NOTE DEATH BENEFITS


To the Directors of **London Richmond Limited**, herein referred to as **“The Company”**.

In the event of my death, it is my wish that any lump sum payable from the loan note are paid to the persons noted below, in the proportions shown.

Name	Address	Relationship	Proportion
Diana Juana Constantina Volini	Ave. Bonampak, edificio Sky Cancun Residences, T2-1204, Cancun, Quintana Roo, Mexico. CP 77500	MOTHER	50%
Alba Lucia Rivas Loaiza	Ave. Bonampak, edificio Sky Cancun Residences, T1-504, Cancun, Quintana Roo, Mexico. CP 77500	COUPLE	50%
			%
			%
		TOTAL	100%

I understand that while my wishes will be taken into account, they will not be binding on the company, who have the duty to apply benefits in accordance with the discretionary powers under existing trusts or wills. I understand this document may not completely cover the transfer in the event of probate, particularly as it may conflict with my will.

Please note the company will only act on the instructions of the administrator of the estate.

Signed:	Firmado por:  6A20CF6FBB564C9...
PRINT NAME:	Fabio Mattioli
Date of Birth:	19-Oct-1983
Date:	8/18/2025

Important Notice:

In the event of the death of the investment holder and one of the designated beneficiaries, all rights, benefits, and amounts related to this investment shall be allocated in 100% to the surviving beneficiary, in accordance with the current designation registered with the Company. This provision shall prevail over any prior instructions that may exist regarding the distribution of such assets.

Certificate Of Completion

Envelope Id: E6306040-D591-4407-9C0A-AA3950C8CA54
 Subject: Complete with Docusign: Fabio Mattioli - London Richmond App y Beneficiary Form
 Source Envelope:
 Document Pages: 11
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Applications KNG
 Mz 2, SM 11
 Mz 2, SM 11
 Cancun, WA 77500
 applications@kngadvisors.co.uk
 IP Address: 2800:200:ece0:b

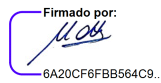
Record Tracking

Status: Original
 8/15/2025 11:55:32 AM
 Holder: Applications KNG
 applications@kngadvisors.co.uk
 Location: DocuSign

Signer Events

Fabio Mattioli
 fmattioli83@gmail.com
 Security Level: Email, Account Authentication
 (None)

Signature



Signature Adoption: Uploaded Signature Image
 Using IP Address: 190.14.214.58

Timestamp

Sent: 8/15/2025 11:59:59 AM
 Resent: 8/18/2025 4:50:17 AM
 Viewed: 8/18/2025 8:56:36 PM
 Signed: 8/18/2025 9:02:14 PM

Electronic Record and Signature Disclosure:

Accepted: 8/18/2025 8:56:36 PM
 ID: fb0b851e-f111-4fe7-a34d-6afedbb9e27c

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Neil Emberson
 n.emberson@kngadvisors.co.uk
 KNG International Advisors
 Security Level: Email, Account Authentication
 (None)



Sent: 8/15/2025 12:00:00 PM
 Viewed: 8/15/2025 12:40:25 PM

Electronic Record and Signature Disclosure:

Accepted: 8/18/2025 12:52:27 PM
 ID: dd962375-0dc8-48c8-b84e-60f0b9fd22f7

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Event	Status	Timestamp
Envelope Sent	Hashed/Encrypted	8/15/2025 12:00:00 PM
Envelope Updated	Security Checked	8/18/2025 2:26:26 PM
Envelope Updated	Security Checked	8/18/2025 2:26:26 PM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	8/18/2025 8:56:36 PM
Signing Complete	Security Checked	8/18/2025 9:02:14 PM
Completed	Security Checked	8/18/2025 9:02:14 PM

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, KNG International Advisors (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact KNG International Advisors:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: applications@kngadvisors.co.uk

To advise KNG International Advisors of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at applications@kngadvisors.co.uk and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from KNG International Advisors

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to applications@kngadvisors.co.uk and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with KNG International Advisors

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to applications@kngadvisors.co.uk and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify KNG International Advisors as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by KNG International Advisors during the course of your relationship with KNG International Advisors.