

Subject: RE: Albani Limited [ref: _00Db0K8yP._500Sk0RBhDP:ref]
Date: 21/02/2025 10:25
From: Mimi Wilson <Mimi.Wilson@fca.org.uk>
To: Albani <aa@albani.finance>
Copy: Connect <Connect@fca.org.uk>

Dear Anthony,

Thank you for your email.

I do not require anything further from yourself and will therefore be closing my case.

Please note the cancellation form is now with our cancellation team to process. You will receive an update by the relevant team in due course.

Regards,

Mimi

From: Albani <aa@albani.finance>
Sent: Thursday, February 20, 2025 11:02 AM
To: Mimi Wilson <Mimi.Wilson@fca.org.uk>
Cc: Connect <Connect@fca.org.uk>
Subject: Albani Limited [ref: _00Db0K8yP._500Sk0RBhDP:ref]

Dear Mimi

I refer to your email below dated 07.02.25 and attached letter of the same date which necessitated my review of our authorisation.

With the assistance of professional advisors I have considered what Beverley Coles said in her email of 12.12.24 with reference to exclusions in the FCA Handbook and specifically PERG 4.5.

I am at fault for not realizing, at the very earliest date (and apologize for this), that the exclusions of regulated activities referred to in the Handbook relate to the activities of my firm.

Accordingly, today I have applied to the FCA to cancel Albani Limited's authorisation on the following grounds (when deregulated Albani will, of course, adhere to FCA regulations surrounding financial promotions, referral practices, and commission disclosure):

- we do not carry out, advise, arrange, or manage any regulated activity.
- we do not introduce customers to a mortgage lender or advisor.
- we do not advertise lender or broker financial services and do not engage in any financial promotions on their behalf.
- we do not receive any payment or reward from lenders or brokers.

Beverley Coles, Hana Ashraf, and yourself have done your best to assist me and I thank you all for that.

Kind regards

Anthony Apponyi
Chief Executive (and Founder)