The mortgage works

Limited Company Landlords
Profiling the Market

Q3 2025

Limited Company Buy to Let borrowing profile

Limited company landlords are far more likely to use borrowing to support their lettings business than those operating as individuals (68% vs 54%). They also hold a greater number of Buy-to-Let loans on average (9.1 vs 5.6). Looking ahead, 48% of limited company landlords plan to remortgage or complete a product transfer within the next 12 months, with almost two-thirds (64%) intending to do so through a limited company structure.

68% borrow to fund their rental portfolio

32% have borrowing on all their properties

9.1 Average # Buy to Let loans held

£0.9M Average amount owed

53% Typical LTV

48% Expect to remortgage or make a product transfer on at least one property in the next 12 months

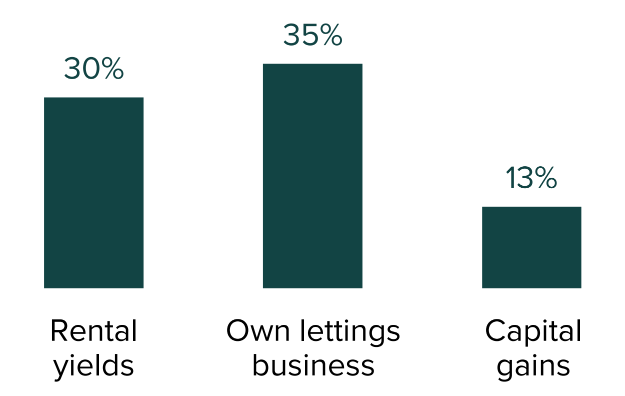
64% The share of remortgages and product transfers that Limited Companies will account for in the next 12 months

Limited Company market dynamics

Confidence levels in Q3 2025 are broadly similar between limited company landlords and those operating as individuals. However, limited company landlords are more likely to plan property purchases over the next 12 months (18% compared with 7% of individual landlords).

Limited Company landlord confidence

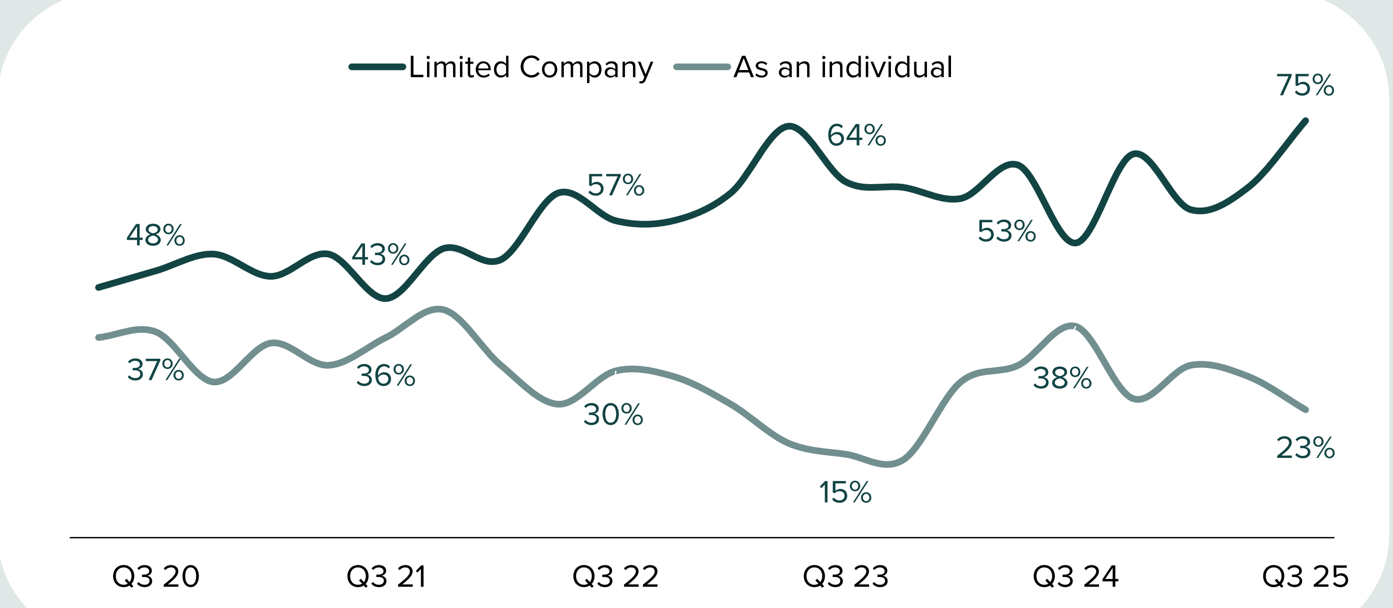
Rating prospects in next 3 months as 'good/very good'



18% Intend to buy in the next 12 months

42% Intend to sell in the next 12 months

Intent to purchase in a Limited Company (for all landlords looking to buy):



Limited Company landlord rental portfolio structure

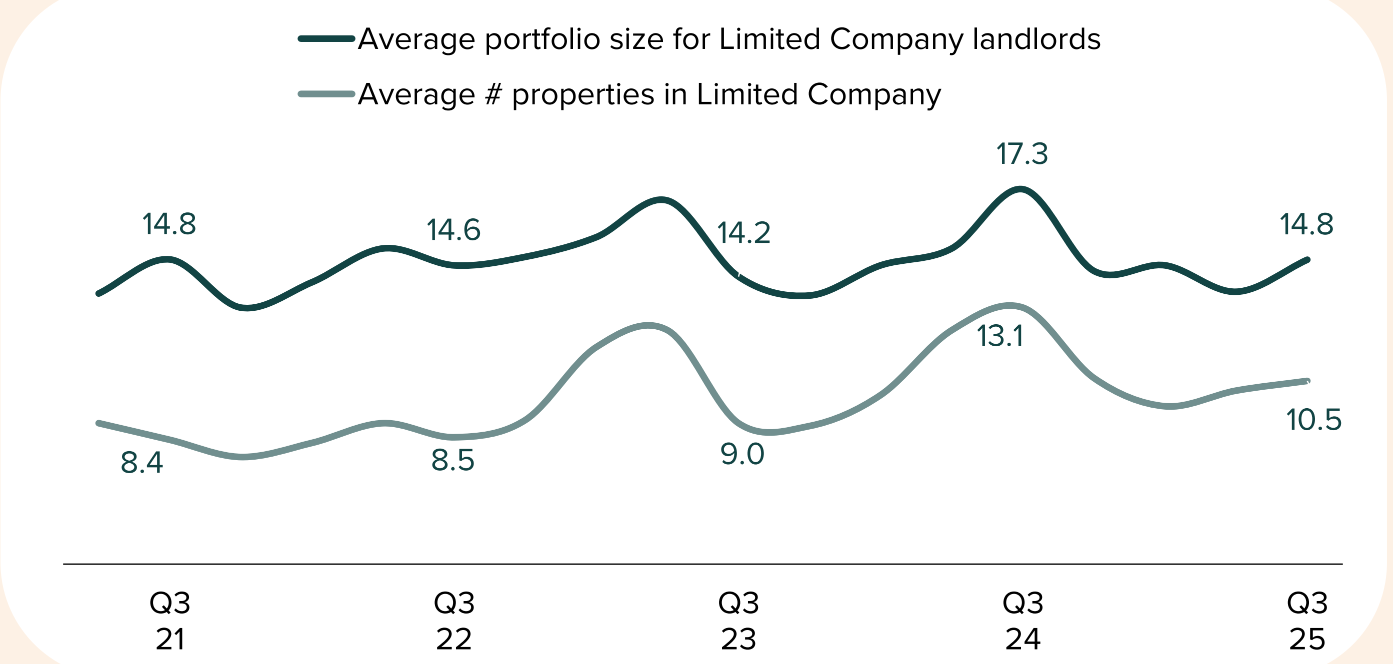
Just over a third (37%) of limited company landlords hold all their properties within a business structure, while the remaining 63% have a mix of personally and company-held assets. On average, limited company landlords manage portfolios almost three times larger than those operating as individuals (16.5 properties vs 5.0)

37% Hold all their rental properties in a Limited Company

71% Share of Ltd Company landlords' properties that are incorporated

(63% have a mix of individually held & Limited Company)

Property ownership structure (number of properties)



Limited Company landlord portfolio financials

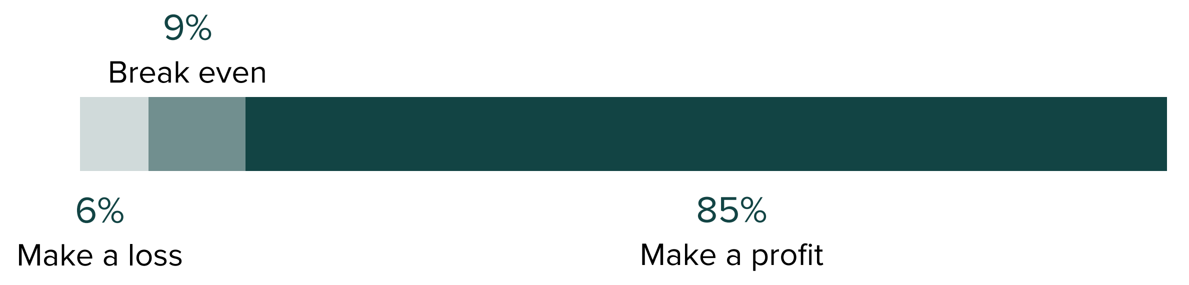
Limited company landlords manage significantly higher-value portfolios, averaging £3.2 million versus £1.8 million for individual landlords. Their annual gross rental income is also higher (£157k against £79k), though both groups report similar levels of achieved yield and profitability.

£3.2M Average portfolio value

£157k Average annual gross rental income

6.8% Typical yield

Profitability



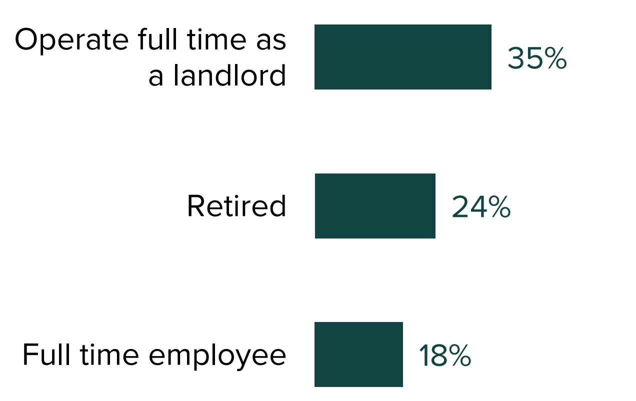
Limited Company landlord profile

The average limited company landlord is 61 years old - three years younger than the typical private landlord. Consequently, they are less likely to be retired and more likely to be active full-time in property letting (24% compared with 44% of individual landlords).

19.2 Average years letting

61 Average age

Employment Status



Source: Pegasus Insight Landlord Trends Research Q3 2025 (fieldwork took place 19 Sep – 10 Oct 2025)

Pegasus Insight

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