The mortgage works

Limited Company Landlords
Profiling the Market

Q2 2026

Limited Company buy to let borrowing profile

Compared to those operating as an individual, a significantly higher proportion of Limited Company landlords use borrowing to fund their lettings business (64% vs. 48%). They also hold a greater number of buy to let loans on average (8.7 vs. 4.3). Over the next 12 months, 53% expect to remortgage or take a product transfer, with two-thirds (67%) planning to do so within a Limited Company structure.

64% borrow to fund their rental portfolio

28% have borrowing on all their properties

8.7 Average # of buy to let loans held

£1.1M Average amount owed

55% Typical LTV

53% Expect to remortgage or make a product transfer on at least one property in the next 12 months

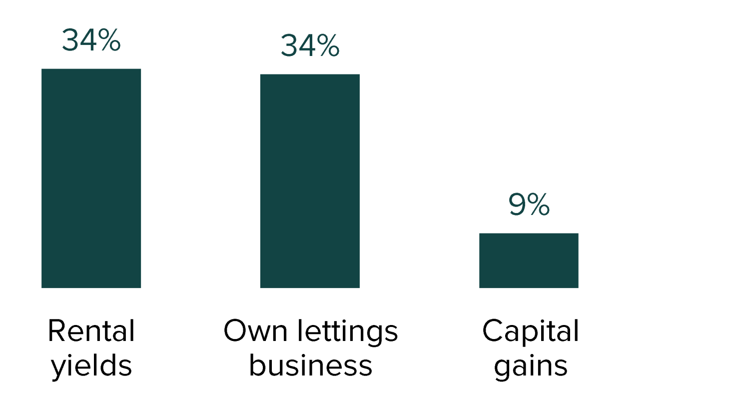
67% The share of remortgages and product transfers that Limited Companies will account for in the next 12 months

Limited Company market dynamics

Just 9% of Limited Company landlords rate the prospects for capital gains as 'good' or 'very good', half the proportion recorded among individual landlords (18%). However, they remain significantly more active investors, with 14% planning to purchase property in the next 12 months, compared with only 4% of landlords operating as individuals.

Limited Company landlord confidence

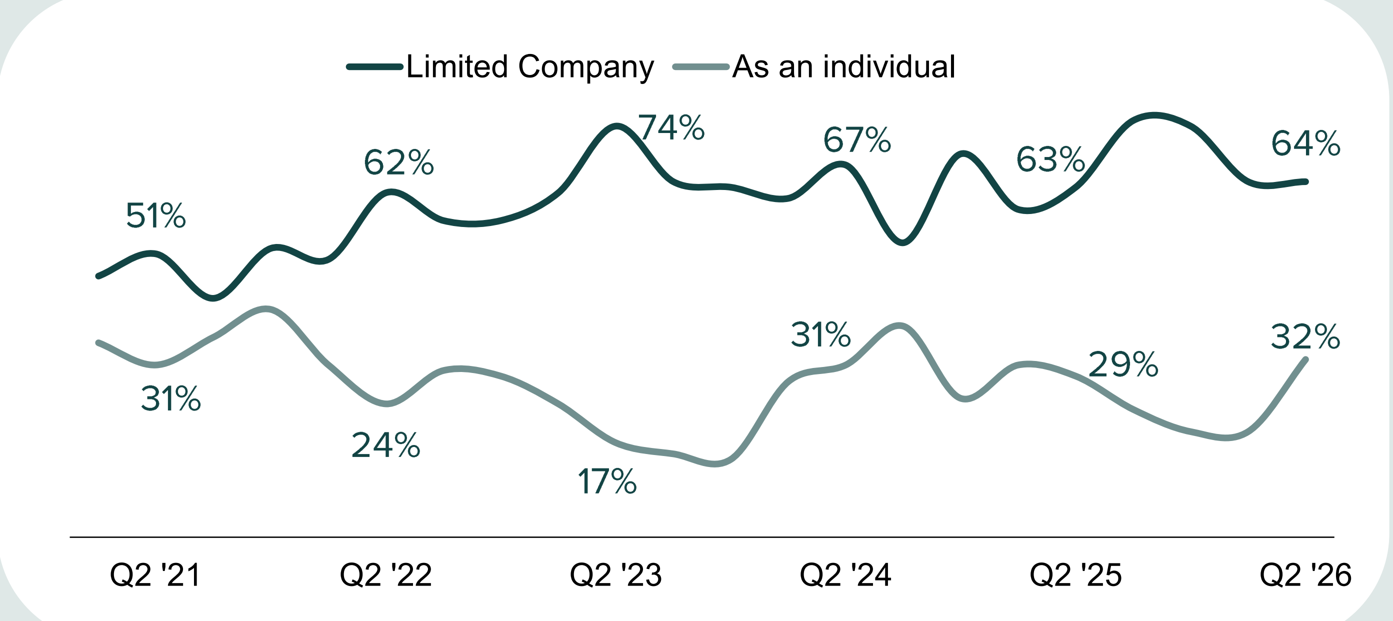
Rating prospects in next 3 months as 'good/very good'



14% Intend to buy in the next 12 months

47% 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

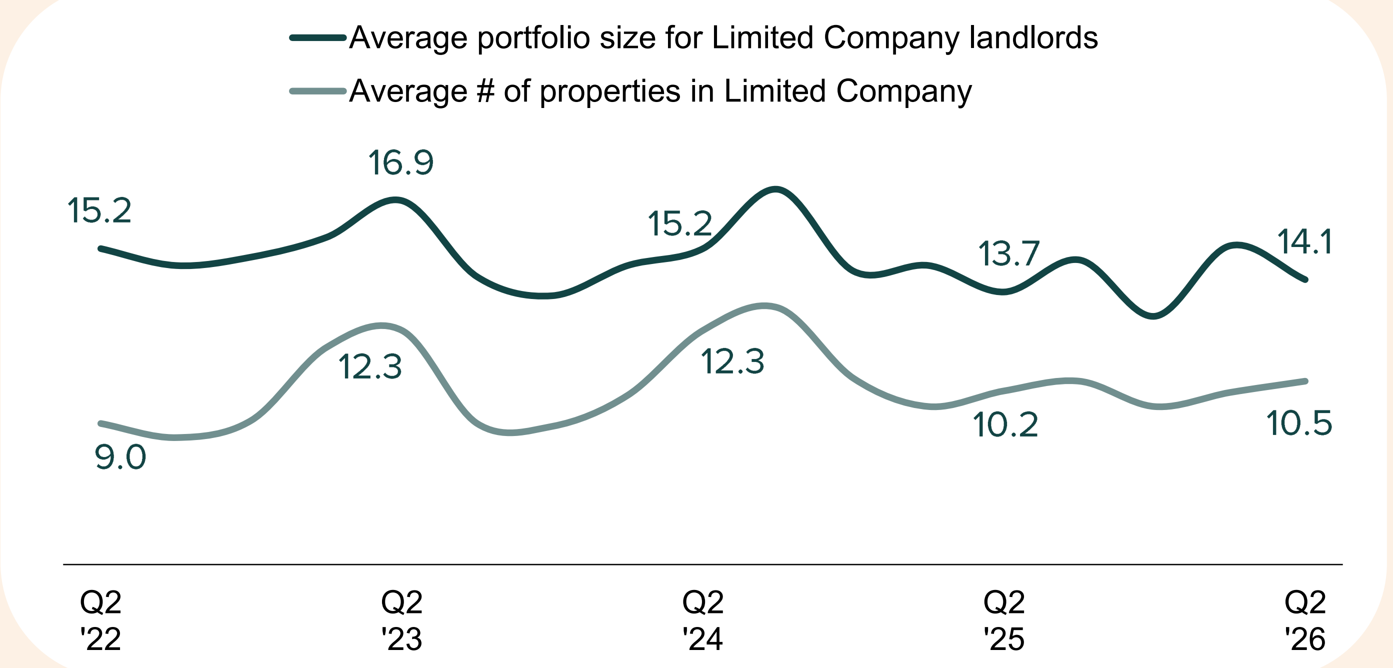
38% of Limited Company landlords hold their entire portfolio within a business structure, while the majority (62%) own a combination of incorporated and personally held properties. On average, Limited Company landlords manage portfolios almost three times the size of those operating as an individual, while around three quarters of their portfolio is incorporated.

38% Hold all their rental properties in a Limited Company

74% Share of Limited Company landlords' properties that are incorporated

(62% have a mix of individually held & Limited Company)

Property ownership structure (number of properties)



Limited Company landlord portfolio financials

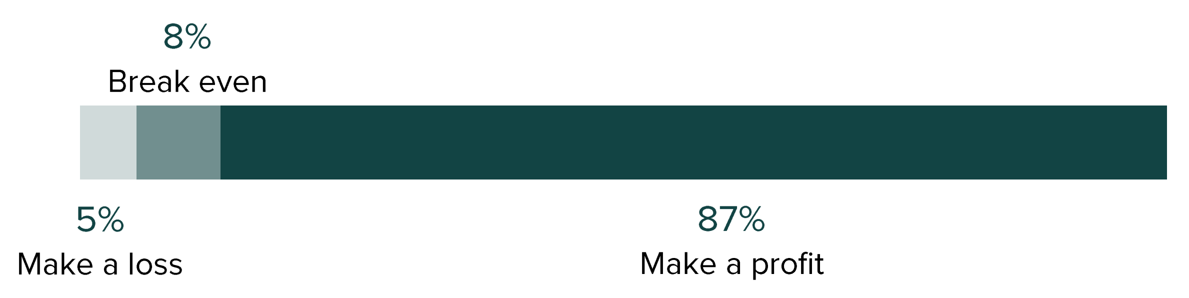
Limited Company landlords tend to operate at a significantly larger scale, with average portfolio values of £3.3million, compared with £1.4million among individual landlords. As a result, they generate a much higher average annual gross rental income (£170k vs. £64k). However, average rental yields are the same for both groups (6.5%), and profitability levels remain relatively similar, with 87% of Limited Company landlords making a profit, compared with 90% of individual landlords.

£3.3M Average portfolio value

£170k Average annual gross rental income

6.5% Typical yield

Profitability



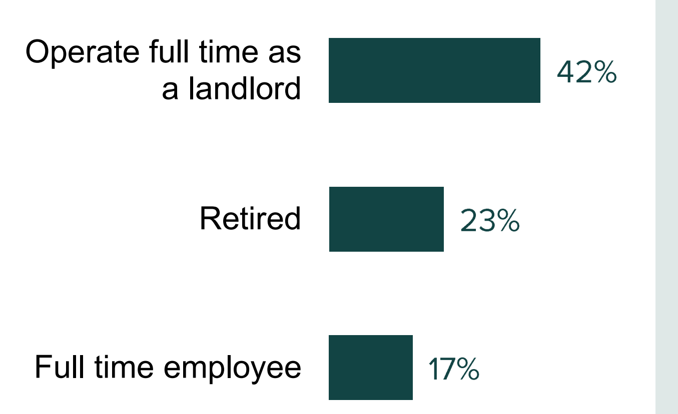
Limited Company landlord profile

At 61 years old, the typical Limited Company landlord is 4 years younger than the average individual landlord. They are also more than twice as likely to work full-time as a landlord (42% vs. 17%), while a smaller proportion are retired (23% vs. 56%).

19.0 Average years letting

61 Average age

Employment Status



Source: Pegasus Insight Landlord Trends Research Q2 2026 (fieldwork took place 21 June 2026 – 10 July 2026)

Pegasus Insight

T2307