

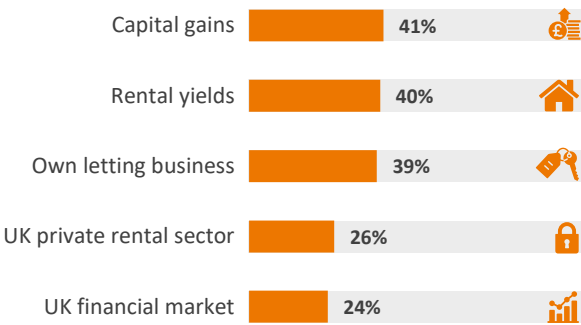
East Midlands

Landlords Outlook & Confidence

Confidence amongst landlords with property in the East Midlands has increased significantly vs. Q1 '20 across the 5 key optimism indicators. However this reading has fallen on some measures vs. Q4 '20, particularly for rental yields (-9%pts).

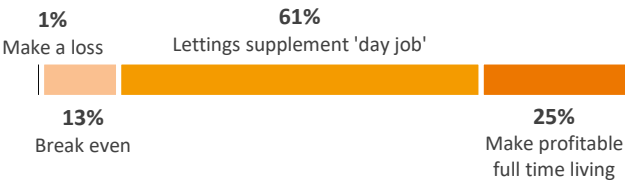
Despite this quarterly decline in confidence, rental yields continue to be above average in this region (6.3% vs. 6.0%) and profitability remains resilient, with 86% of landlords making a profit. Perceptions of increasing tenant demand also remain stable and broadly in line with the national average, at 33%. However, the incidence of voids rose to 39% (+2%pts vs. Q4) and is now the joint highest across all regions (although the typical void duration declined significantly to 70 days, down 34 days from Q4).

Expectations for the next 3 months rated as good/very good (%)



Landlords Balance Sheet

Profitability



Financials



Problems Experienced



PRS Dynamics



6.9

Properties in the average portfolio



33%

Report increasing tenant demand



10%

Bought a property in the last 3 months



12%

Sold a property in the last 3 months

BTL Dynamics



£333,000

Total average amount owed through BTL mortgage borrowing



5.1

Average number of BTL loans held

the mortgage works