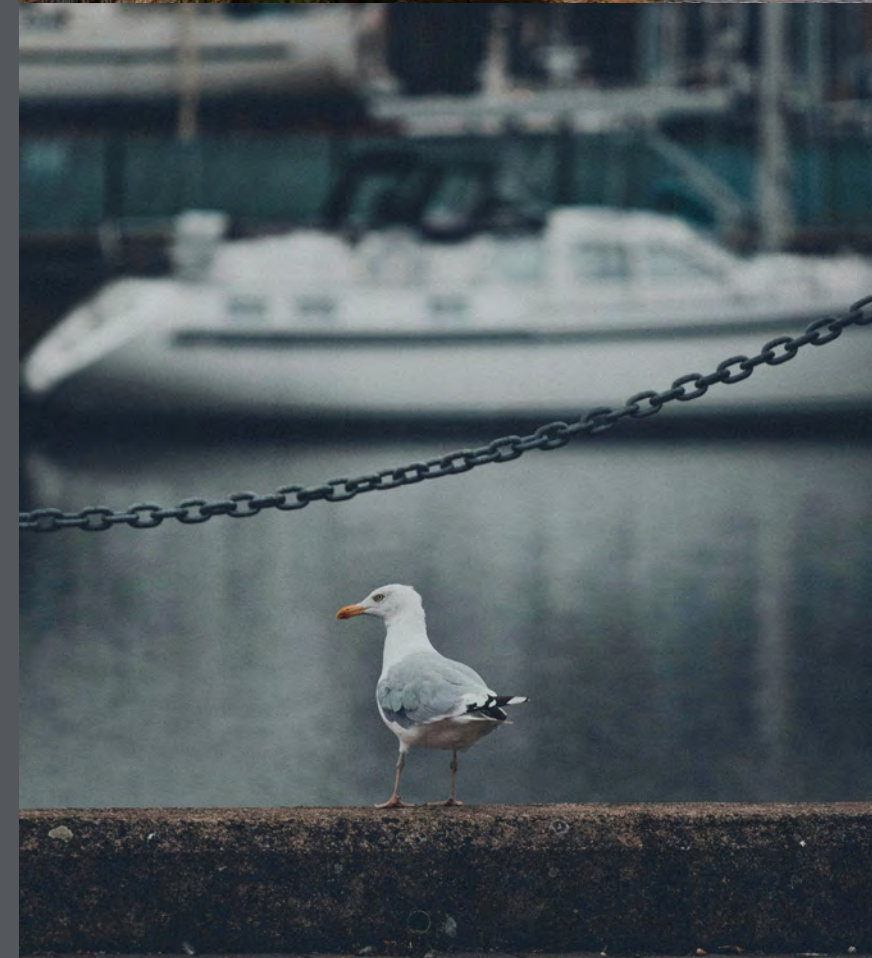


The FLAGSHIP PORTFOLIO

A REGIONAL RESIDENTIAL
PORTFOLIO

bfl Bromford
Flagship
LiveWest

RAPLEYS



EAST
ANGLIA
FOCUS

336
RESIDENTIAL
UNITS

2
COMMERCIAL
GROUND RENTS

STRONG
MIX

INVESTMENT HIGHLIGHTS

336

336 private tenanted residential units and **2 commercial ground rents** spread across East Anglia, predominantly located in Norfolk and Suffolk.



Focused geographic clustering with **84% of the portfolio** located in the **6 core towns** of Thetford, Brandon, Norwich, Bury St Edmunds, Ipswich and Lowestoft.



Strong family housing mix with **71%** of the portfolio comprising houses or bungalows.



Low void rate with just three empty properties as of 25th June 2026.

£3.976m

Gross rent of £3.976m per annum inclusive of voids. Rental growth potential.



High EPC compliance with **90%** of the properties achieving EPC C or higher.

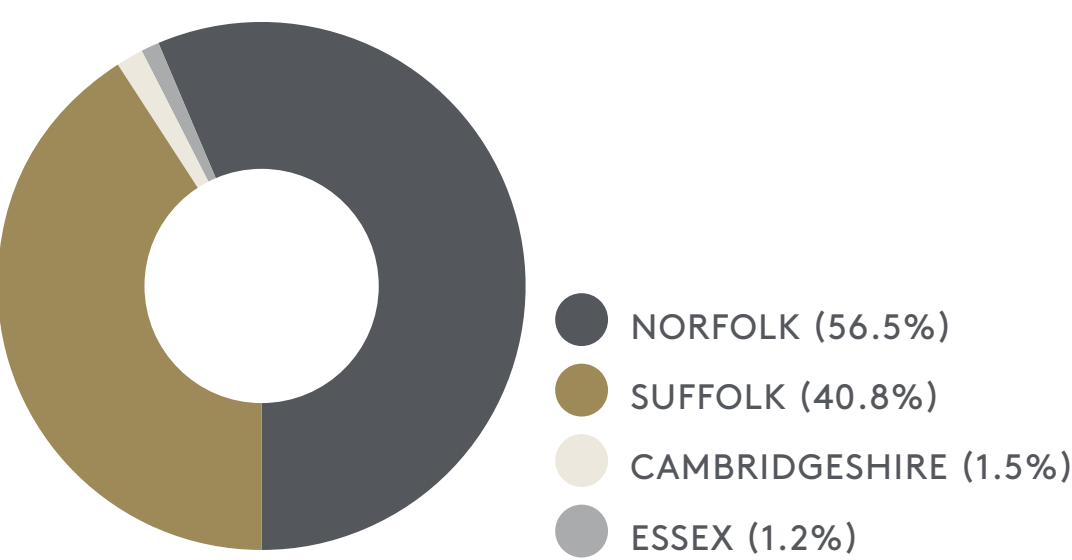


Strong covenant strength with **57 properties** in Thetford and Brandon (17% of the portfolio) let to the US Government to house military personnel and contractors based at RAF Lakenheath and RAF Mildenhall.

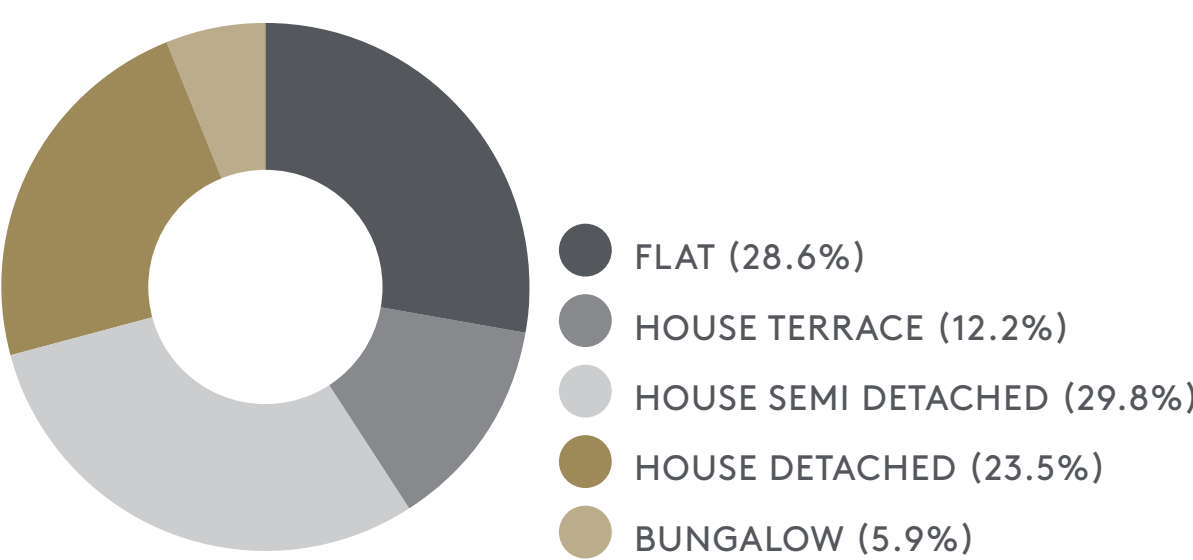
PORTFOLIO SUMMARY

The Flagship Portfolio comprises 336 private tenanted residential properties and 2 commercial ground rents situated in 17 towns and cities across East Anglia. 71% of the properties are houses and bungalows. The portfolio offers an incoming purchaser a mature, well managed, stable rental income with a strong diversified mix of properties and potential for rental growth.

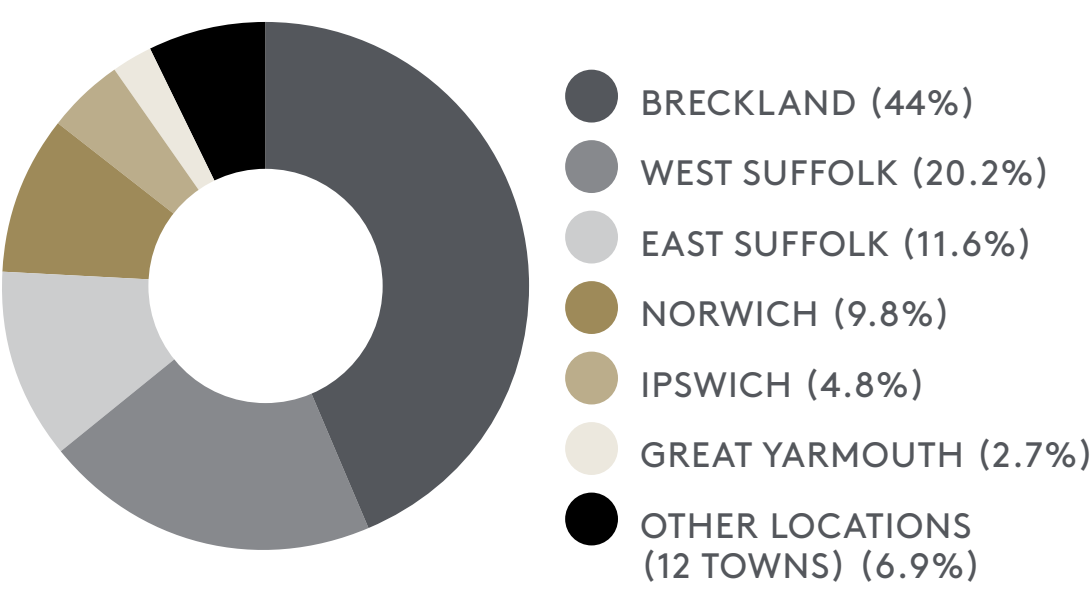
PROPERTIES BY COUNTY



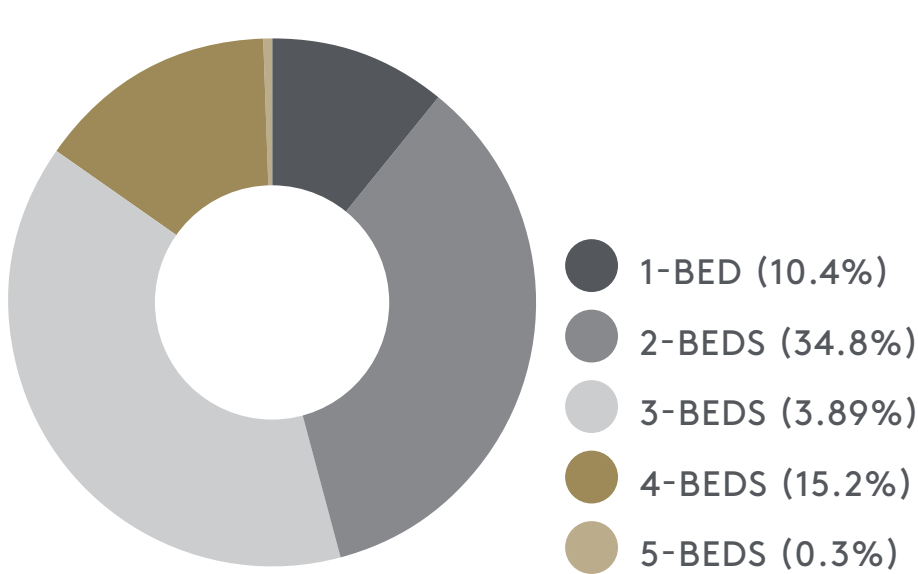
TYPE OF PROPERTY



PROPERTIES BY LOCAL AUTHORITY



NUMBER OF BEDROOMS



RESIDENTIAL UNITS				
Location	No. Units	Bedrooms	Rent PCM	Rent PA
Beccles	1	3	£1,035	£12,420
Brandon	42	2, 3, 4, 5	£39,855	£478,260
Bungay	12	2	£8,840	£106,080
Bury St Edmunds	27	2, 3, 4	£24,900	£298,800
Cambridge	5	2, 3	£5,405	£64,860
Colchester	4	3, 4	£5,185	£62,220
Dereham	3	2, 3	£2,270	£27,240
Great Yarmouth	9	2, 3	£6,530	£78,360
Haverhill	6	2	£4,860	£58,320
Ipswich	22	1, 2, 3, 4	£16,022	£192,258
Lowestoft	20	1, 2, 3, 4	£12,400	£148,800
Newmarket	1	2	£1,200	£14,400
North Walsham	3	2	£2,050	£24,600
Norwich	35	1, 2, 4	£26,470	£317,640
Swaffham	1	2	£575	£6,900
Thetford	137	1, 2, 3, 4	£168,320	£2,019,840
Woodbridge	8	1, 2	£5,460	£65,520
Total	336		£331,377	£3,976,518

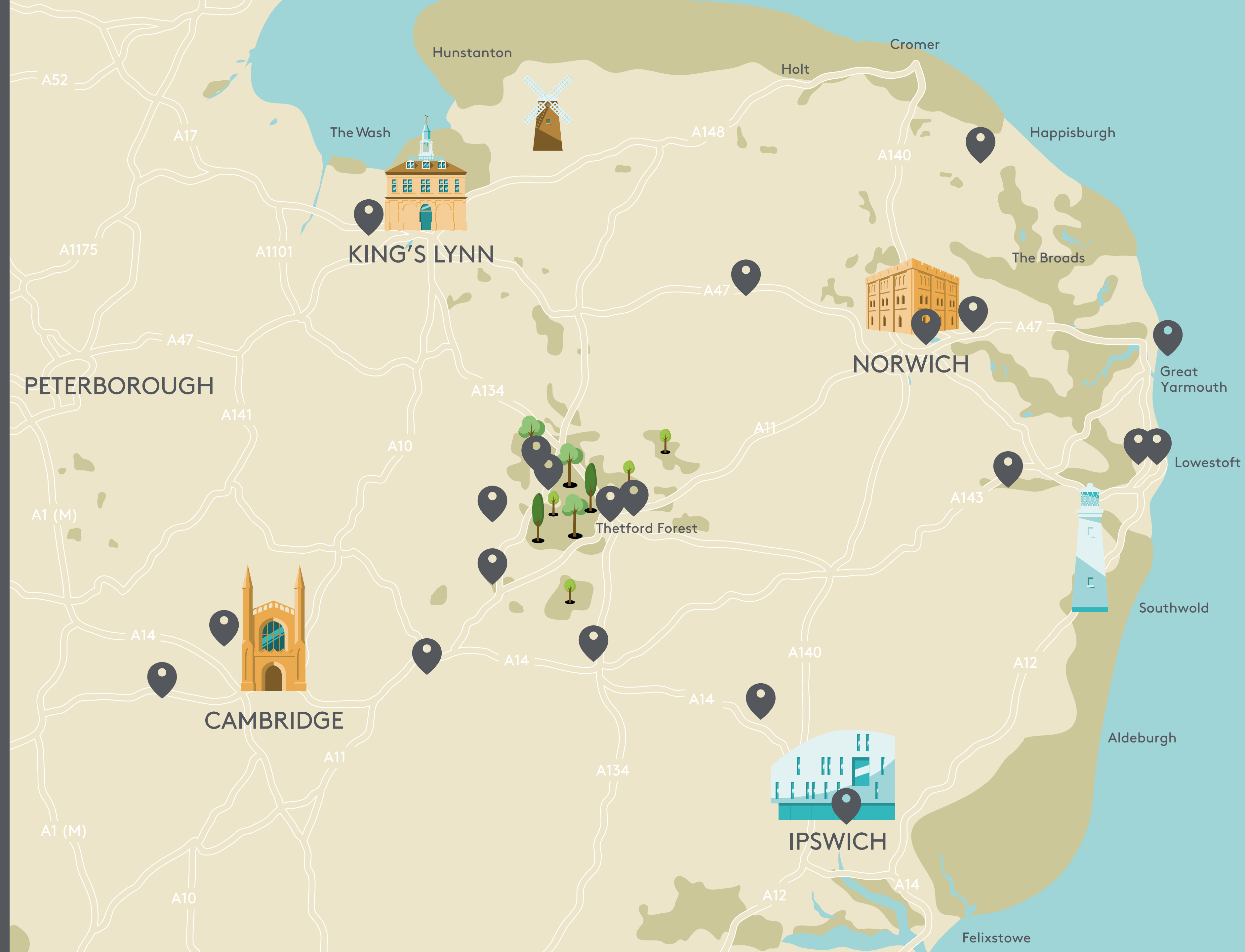
COMMERCIAL GROUND RENTS		
Location	No. Units	Rent PA
Ipswich	2	£100

LOCATIONS

The portfolio is located in East Anglia and is spread across 12 local authorities. It is predominantly located in the counties of Norfolk and Suffolk, with a further 5 properties in Cambridgeshire and 4 in Essex.

86% of the portfolio is located in 6 main clusters in Thetford, Brandon, Norwich, Bury St Edmunds, Ipswich and Lowestoft. Thetford, a Breckland market town with strong links to local employment and the nearby air bases, is the largest cluster at 41% of the portfolio.

The balance of the portfolio is spread across 11 further settlements across the operating area providing diversity and wide market exposure.



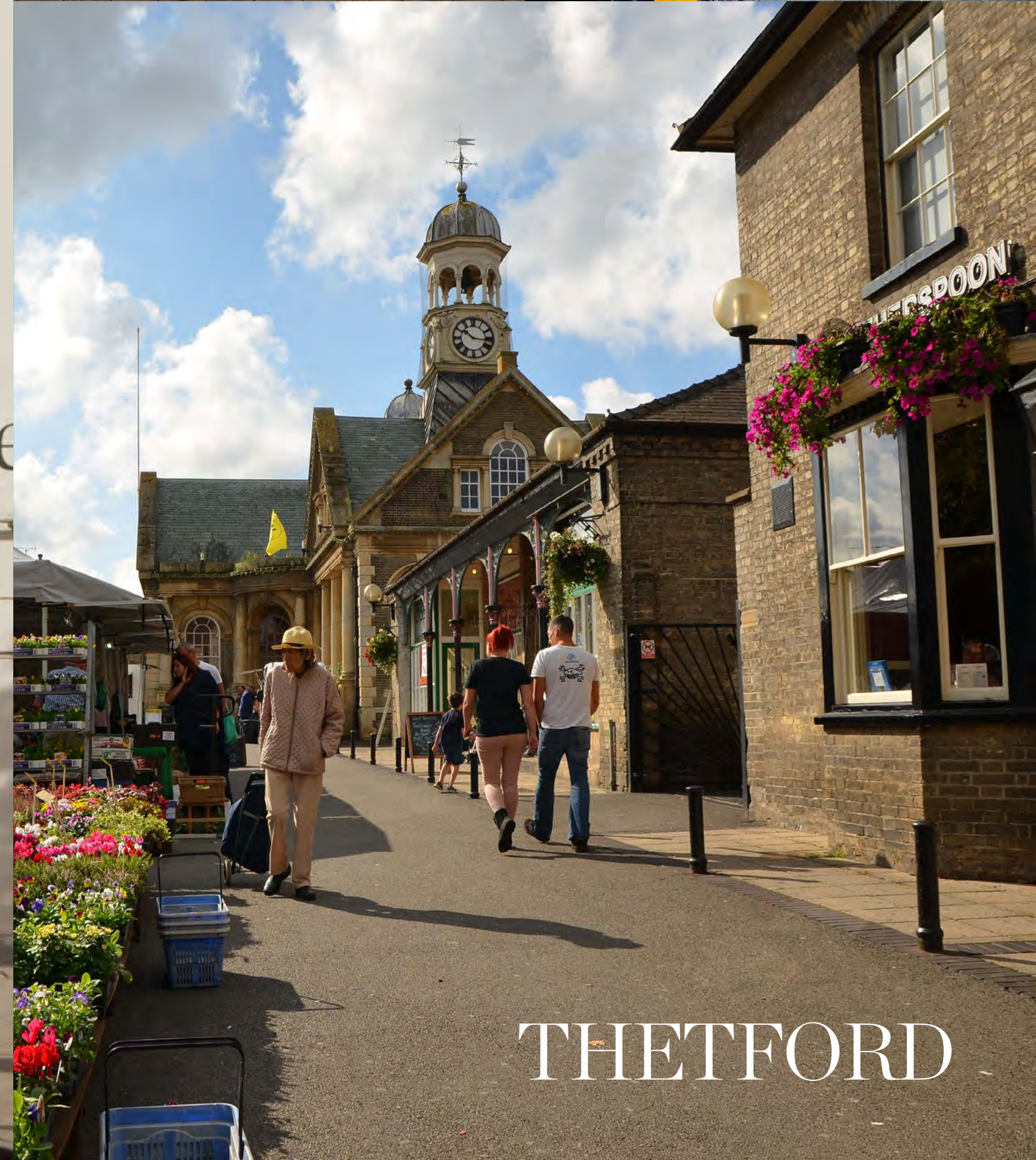
THETFORD

Thetford is the portfolio’s largest concentration, accounting for approximately 41% of all properties. Positioned on the A11 corridor between Norwich and Cambridge, the town benefits from strong connectivity and sustained rental demand driven by local employment and the nearby RAF bases at Lakenheath and Mildenhall.

The holdings are predominantly three and four-bedroom family houses, providing exposure to one of the strongest performing segments of the regional rental market and supporting long-term occupancy and income stability.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
1 Bed House	1	£540	£6,480
2 Bed House	3	£677	£24,360
3 Bed House	92	£1,210	£1,336,560
4 Bed House	41	£1,326	£652,440
TOTAL	137		£2,019,840





THETFORD

BRANDON

Brandon is a well-established market town adjoining Thetford, benefiting from strong transport links and continued demand from families, military personnel and contractors. Together with Thetford, it forms a significant and highly efficient management cluster within the portfolio.

The accommodation is largely made up of two, three and four-bedroom houses, reflecting the area’s family-oriented tenant profile and strong rental fundamentals.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
2 Bed House	15	£828	£129,180 (2 Voids)
3 Bed House	21	£1,001	£252,300
4 Bed House	5	£1,243	£74,580
5 Bed House	1	£1,850	£22,200
TOTAL	42		£478,260





BRANDON

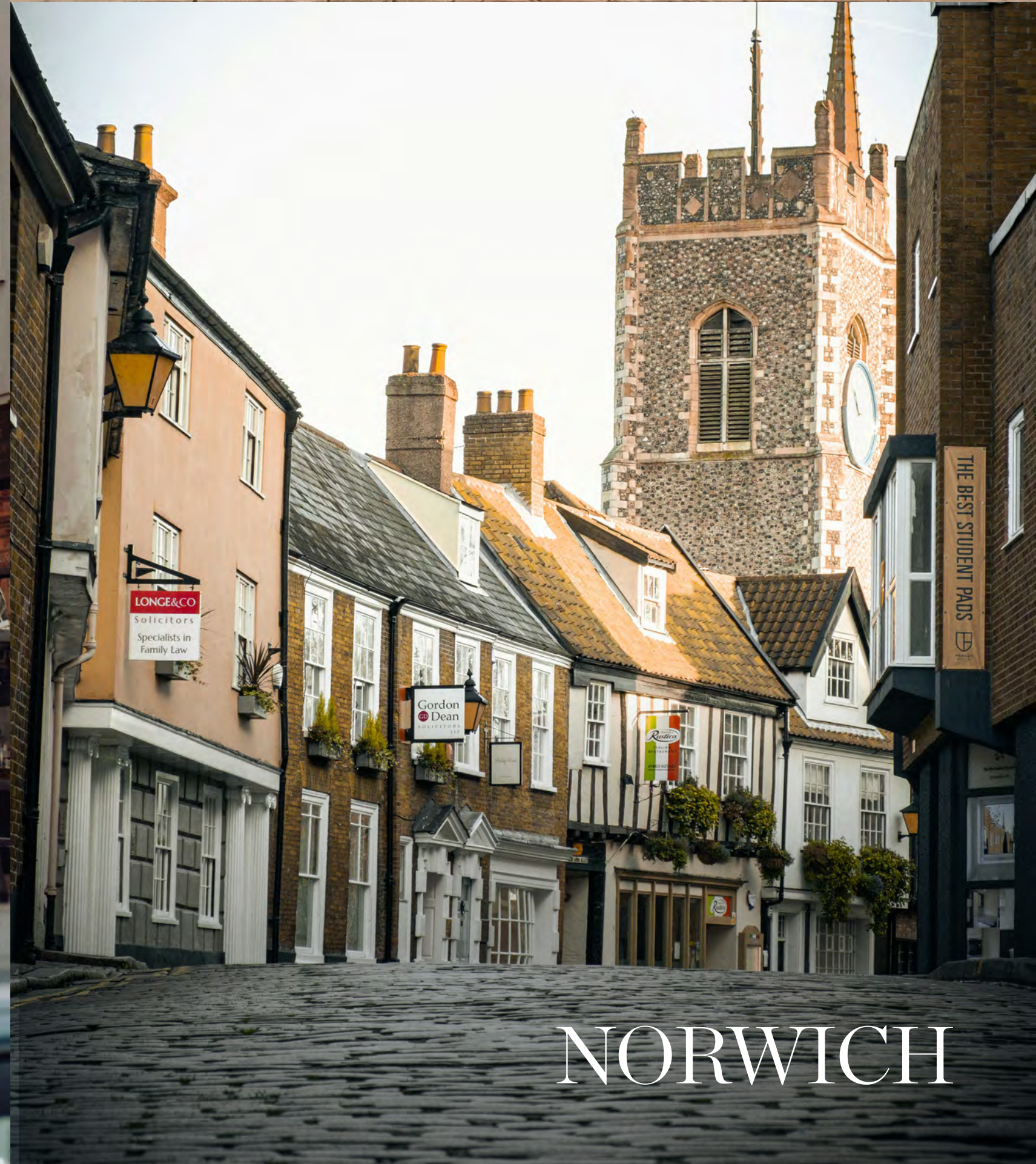
NORWICH

Norwich is the economic and administrative centre of Norfolk, supported by a diverse employment base, two universities and direct rail links to London. The city continues to be one of the strongest residential and rental markets in East Anglia.

The portfolio’s Norwich assets are primarily one and two-bedroom flats, appealing to professionals, students and smaller households seeking well-located urban accommodation.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
1 Bed Flat	6	£671	£48,300
2 Bed Flat	26	£737	£229,920
2 Bed House	2	£918	£22,020
4 Bed House	1	£1,450	£17,400
TOTAL	35		£317,640





NORWICH

BURY ST EDMUNDS

Bury St Edmunds is one of Suffolk’s most desirable market towns, combining a strong local economy with excellent transport links and an attractive living environment. Demand is supported by local employment and the nearby US military presence.

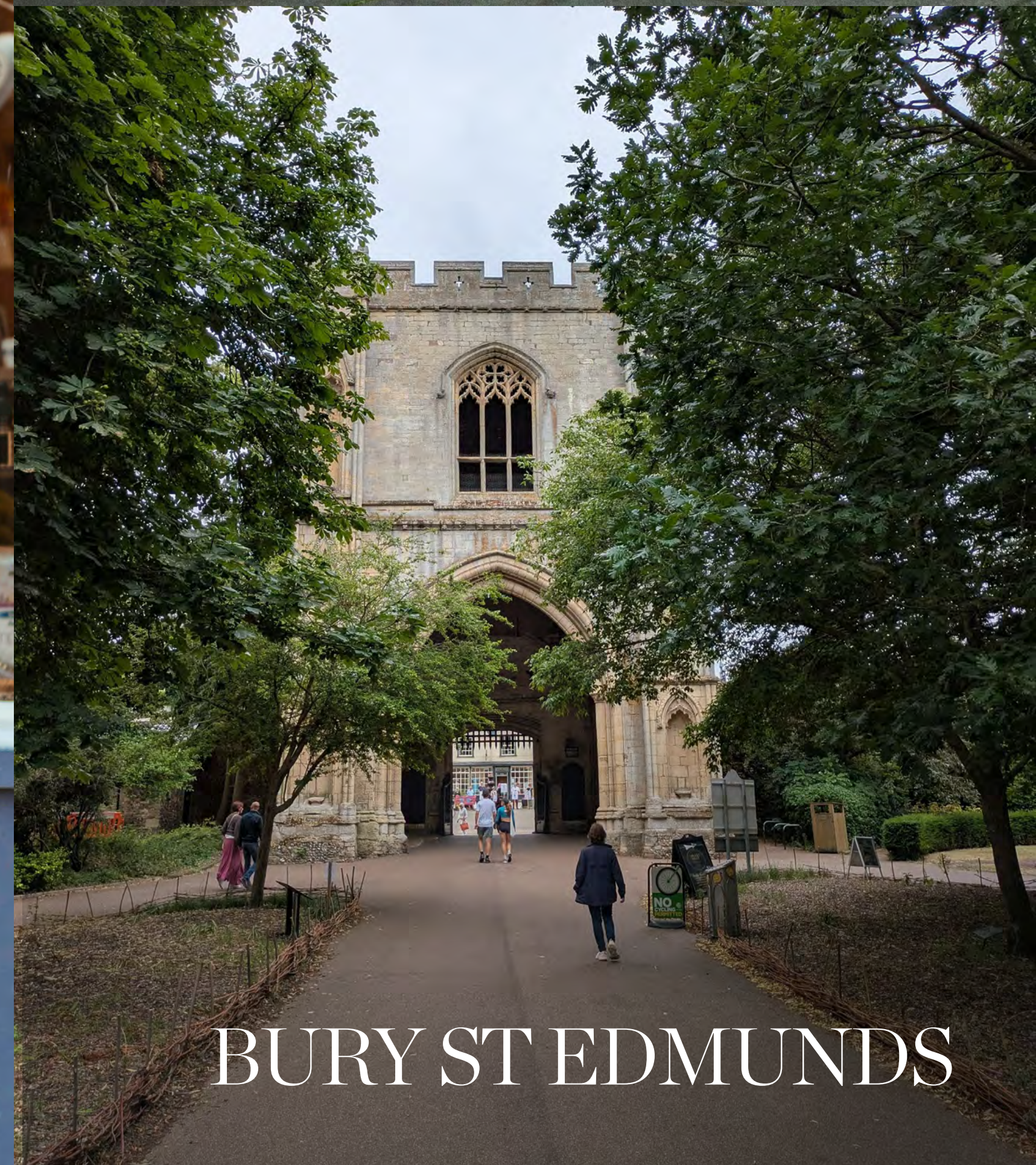
The portfolio comprises two and three-bedroom apartments, offering exposure to a broad tenant base including professionals, couples and smaller households.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
2 Bed Flat	18	£907	£195,840
3 Bed Flat	6	£1,003	£72,180
3 Bed House	2	£883	£21,180
4 Bed House	1	£800	£9,600
TOTAL	27		£298,800





MORNING



BURY ST EDMUNDS

IPSWICH

As Suffolk’s county town, Ipswich is a major commercial and transport hub with direct rail services to London. Ongoing regeneration and affordability relative to the South East continue to support a resilient rental market.

The holdings comprise a mix of flats and family houses, providing a diverse income profile and exposure to a wide range of occupiers.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
1 Bed Flat	11	£612	£80,778
2 Bed Flat	4	£739	£35,460
2 Bed House	4	£798	£38,280
3 Bed House	2	£958	£22,980
4 Bed House	1	£1,230	£14,760
TOTAL	22		£192,258





IPSWICH

LOWESTOFT

Lowestoft is an established coastal centre benefiting from investment in the offshore energy and maritime sectors. Regeneration initiatives and employment growth continue to support residential demand across the town.

The portfolio includes a mix of one and two-bedroom properties together with family houses, providing a balanced and diversified rental offering.

Unit Type	No. Units	Av. Rent PCM (Excl Voids)	Total PA
1 Bed Flat	8	£585	£56,160
1 Bed Maisonette	3	£553	£19,920
2 Bed Flat	1	£710	£8,520
2 Bed House	6	£674	£48,540
3 Bed House	1	£630	£7,560
4 Bed House	1	£675	£8,100
TOTAL	20		£148,800





LOWESTOFT

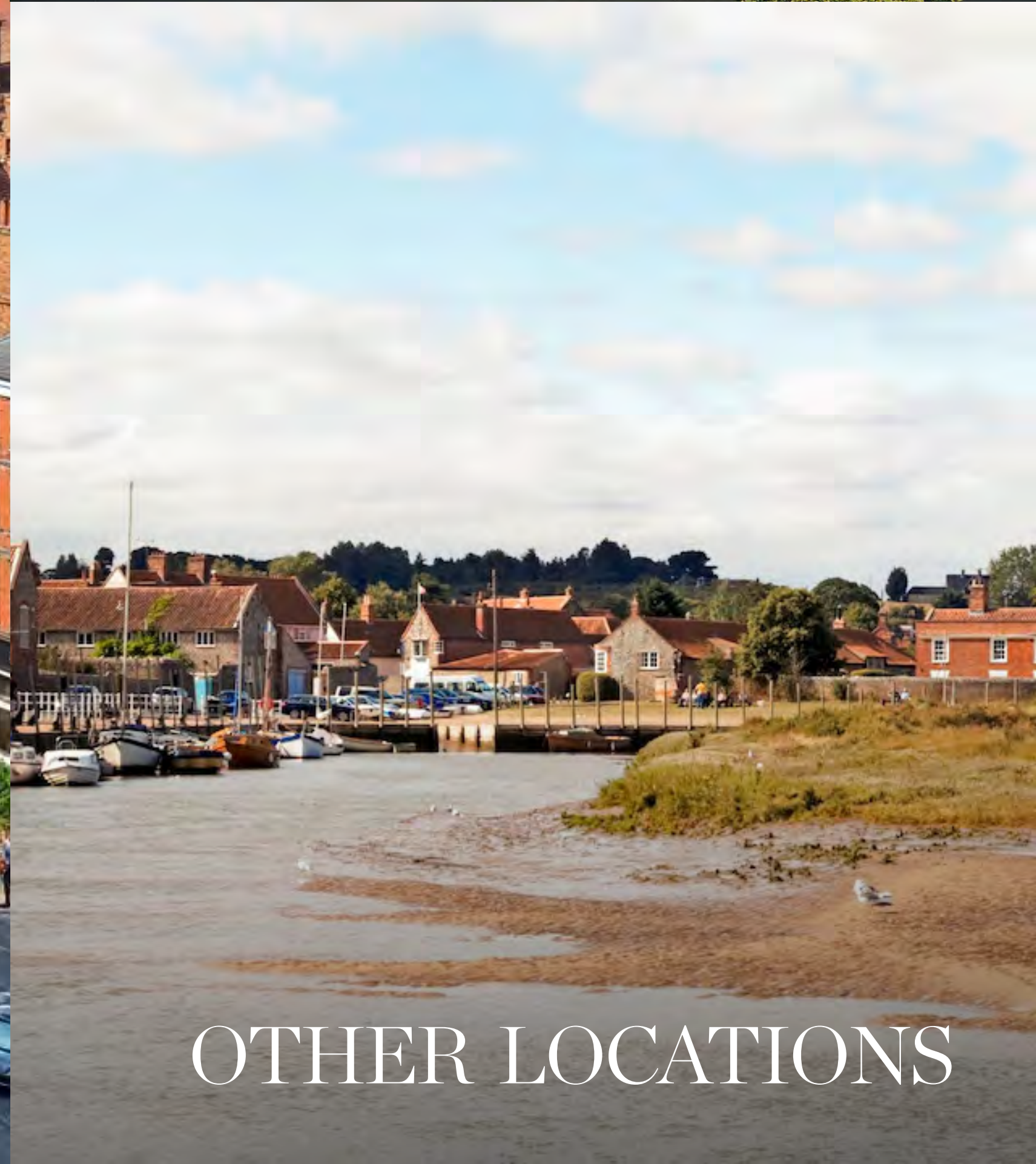
OTHER LOCATIONS

The remaining properties are spread across a number of established East Anglian towns including Cambridge, Colchester, Newmarket, Woodbridge, Great Yarmouth and Haverhill.

These assets provide valuable geographic diversification and comprise a varied mix of houses, bungalows and apartments, broadening the portfolio’s tenant base and income profile.

Town	No. Units	Av. Rent PCM (Excl Voids)	Total PA
Beccles	1	£1,035	£12,420
Bungay	12	£737	£106,080
Cambridge	5	£1,081	£64,860
Colchester	4	£1,296	£62,220
Dereham	3	£757	£27,240
Great Yarmouth	9	£726	£78,360
Haverhill	6	£810	£58,320
Newmarket	1	£1,200	£14,400
North Walsham	3	£683	£24,600
Swaffham	1	£575	£6,900
Woodbridge	8	£683	£65,520
TOTAL	53		£520,920





OTHER LOCATIONS



ADDITIONAL INFORMATION

SALE STRUCTURE

The portfolio is to be sold as a collection of individual units in a single lot. It will not comprise a corporate sale.

VIEWINGS

Given the size of the portfolio and the geographical spread of the units, it is not envisaged that viewings will be undertaken until the later shortlisted stages of the sales process.

DATA ROOM

A comprehensive data room can be found by registering at www.flagship-portfolio.com.

TECHNICAL DUE DILIGENCE

A full stock condition survey has been carried out by Savills' technical team and is provided in the data room with reliance for purchasers.

EPCs

EPCs are available for all units. 90% of properties achieve EPC C or above.

FIRE SAFETY

Fire Risk Assessments have been undertaken for all relevant units.



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