# Prime Yield Guide – August 2026

Knight Frank Intelligence

*This yield guide is for indicative purposes only and was prepared on 28th August 2026.*

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*Yields are reflective of an optimum sized income-focussed transactions of prime, stabilised institutional-grade assets. Yields are provided on a Net Initial Yield (NIY) basis assuming a rack rented property.*

| SECTOR | | AUG-25 | MAR-26 | APR-26 | MAY-26 | JUN-26 | JUL-26 | AUG-26 |
|---|---|---|---|---|---|---|---|---|
| Student Property | Prime London - Direct Let | 4.25% | 4.50% | 4.50% | 4.75% | 4.75% | 4.75% | 4.75% |
| | Prime Regional - Direct Let | 5.00% - 5.25% | 5.25% - 5.50% | 5.25% - 5.50% | 5.50% - 5.75% | 5.50% - 5.75% | 5.50% - 5.75% | 5.50% - 5.75% |
| | Prime London - 25 yr lease, Annual RPI | 4.00% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% |
| | Prime Regional - 25 yr lease, Annual RPI | 4.25% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% |
| Co-Living | Prime London | 4.25% + | 4.25% - 4.50% | 4.25% - 4.50% | 4.50% | 4.50% | 4.50% | 4.50% |
| | Prime Regional | 5.00% + | 5.00% - 5.25% | 5.00% - 5.25% | 5.25% | 5.25% | 5.25% | 5.25% |
| Build to Rent | Zone 1 London Prime | 3.90% + | 3.90% - 4.00% | 3.90% - 4.00% | 4.00% - 4.10% | 4.00% - 4.10% | 4.00% - 4.10% | 4.00% - 4.10% |
| | Zone 2 London Prime | 4.00% + | 4.00% - 4.15% | 4.00% - 4.15% | 4.15% - 4.30% | 4.15% - 4.30% | 4.15% - 4.30% | 4.15% - 4.30% |
| | Zones 3-4 London Prime | 4.15% + | 4.15% - 4.30% | 4.15% - 4.30% | 4.30% - 4.50% | 4.30% - 4.50% | 4.30% - 4.50% | 4.30% - 4.50% |
| | Greater London Prime | 4.25% + | 4.25% - 4.50% | 4.25% - 4.50% | 4.50% | 4.50% | 4.50% | 4.50% |
| | South East Prime | 4.25% + | 4.25% - 4.50% | 4.25% - 4.50% | 4.50% | 4.50% | 4.50% | 4.50% |
| | Tier 1 Regional Cities | 4.50% | 4.50% | 4.50% | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% |
| | Tier 2 Regional Cities | 4.75% + | 4.75% - 5.00% | 4.75% - 5.00% | 4.90% - 5.00% | 4.90% - 5.00% | 4.90% - 5.00% | 4.90% - 5.00% |
| | South East – Single Family Housing | 4.00% + | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% |
| | Regional – Single Family Housing | 4.50% + | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% | 4.50% - 4.75% |
| Seniors Housing | Prime South East | 5.25% + | 5.50% + | 5.50% + | 5.75% | 5.75% | 5.75% | 5.75% |

*The Yield Guide is valid as at the date of publication and has been prepared during a period of heightened geopolitical tension stemming from the Middle East conflict. As a result, investor sentiment may change rapidly. Our current assessment is that investors remain cautious, with sentiment subject to swift shifts amid the evolving market environment.*

*Your partners in property.*

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*We like questions. If you would like some property advice , or want more information about our research, we would love to hear from you.*


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