

# Prime Yield Guide – December 2025

Knight Frank Intelligence

*This yield guide is for indicative purposes only  
and was prepared on 17<sup>th</sup> December 2025.*



*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 |                  |                                          | DEC-24        | JUL-25        | AUG-25        | SEPT-25       | OCT-25        | NOV-25        | DEC-25        | 1 MONTH CHANGE | MARKET SENTIMENT |
|--------|------------------|------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|------------------|
|        | Student Property | Prime London - Direct Let                | 4.25%         | 4.25%         | 4.25%         | 4.25%         | 4.25%         | 4.50%         | 4.50%         |                | STABLE           |
|        |                  | Prime Regional - Direct Let              | 5.00% - 5.25% | 5.00% - 5.25% | 5.00% - 5.25% | 5.00% - 5.25% | 5.00% - 5.25% | 5.25% - 5.50% | 5.25% - 5.50% |                | STABLE           |
|        |                  | Prime London - 25 yr lease, Annual RPI   | 4.25%         | 4.00%         | 4.00%         | 4.00%         | 4.00%         | 4.00%         | 4.00%         |                | STABLE           |
|        |                  | Prime Regional - 25 yr lease, Annual RPI | 4.50%         | 4.25%         | 4.25%         | 4.25%         | 4.25%         | 4.25%         | 4.25%         |                | STABLE           |
|        | Co-Living        | Prime London                             | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       |                | STABLE           |
|        |                  | Prime Regional                           | 5.00% +       | 5.00% +       | 5.00% +       | 5.00% +       | 5.00% +       | 5.00% +       | 5.00% +       |                | STABLE           |
|        | Build to Rent    | Zone 1 London Prime                      | 3.90% +       | 3.90% +       | 3.90% +       | 3.90% +       | 3.90% +       | 3.90% +       | 3.90% +       |                | STABLE           |
|        |                  | Zone 2 London Prime                      | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       |                | STABLE           |
|        |                  | Zones 3-4 London Prime                   | 4.15% +       | 4.15% +       | 4.15% +       | 4.15% +       | 4.15% +       | 4.15% +       | 4.15% +       |                | STABLE           |
|        |                  | Greater London Prime                     | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       |                | STABLE           |
|        |                  | South East Prime                         | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       | 4.25% +       |                | STABLE           |
|        |                  | Tier 1 Regional Cities                   | 4.50%         | 4.50%         | 4.50%         | 4.50%         | 4.50%         | 4.50%         | 4.50%         |                | STABLE           |
|        |                  | Tier 2 Regional Cities                   | 4.75% +       | 4.75% +       | 4.75% +       | 4.75% +       | 4.75% +       | 4.75% +       | 4.75% +       |                | STABLE           |
|        |                  | South East – Single Family Housing       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       | 4.00% +       |                | POSITIVE         |
|        | Seniors Housing  | Regional – Single Family Housing         | 4.50% +       | 4.50% +       | 4.50% +       | 4.50% +       | 4.50% +       | 4.50% +       | 4.50% +       |                | POSITIVE         |
|        |                  | Prime South East                         | 5.25% +       | 5.25% +       | 5.25% +       | 5.25% +       | 5.25% +       | 5.25% +       | 5.25% +       |                | NEGATIVE         |

*Your partners in property.*

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## KEY RESEARCH



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- Life Sciences
- Income Strips
- Ground Rents
- Trading assets
- Expert Witness
- IPOs

## KEY CONTACTS VALUATIONS / RESEARCH

*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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