

Prime Yield Guide – June 2026

Knight Frank Intelligence

*This yield guide is for indicative purposes only
and was prepared on 24th June 2026.*



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

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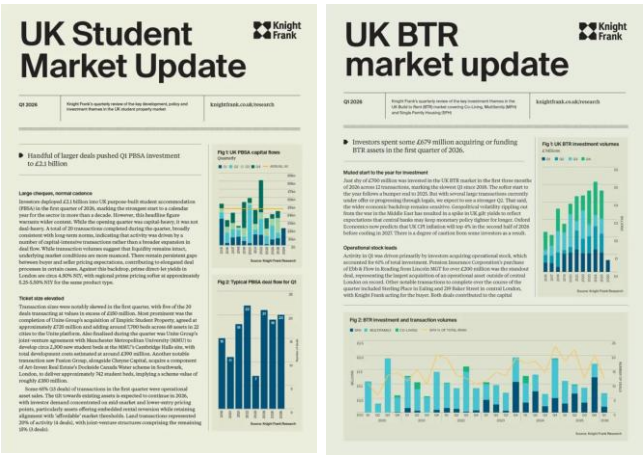
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KEY CONTACTS VALUATIONS / RESEARCH

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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