





Prime Yield Guide – March 2026

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 31st March 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		MAR-25	OCT-25	NOV-25	DEC-25	JAN-26	FEB-26	MAR-26	MARKET SENTIMENT	
	Student Property	Prime London - Direct Let	4.25%	4.25%	4.50%	4.50%	4.50%	4.50%	4.50%	STABLE
		Prime Regional - Direct Let	5.00% - 5.25%	5.00% - 5.25%	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%	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% - 4.25%	STABLE
		Prime Regional - 25 yr lease, Annual RPI	4.50% +	4.25%	4.25%	4.25%	4.25%	4.25%	4.25% - 4.50%	STABLE
	Co-Living	Prime London	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% - 4.50%	STABLE
		Prime Regional	5.00%	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	5.00% - 5.25%	STABLE
	Build to Rent	Zone 1 London Prime	3.90%	3.90% +	3.90% +	3.90% +	3.90% +	3.90% +	3.90% - 4.00%	STABLE
		Zone 2 London Prime	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% - 4.15%	STABLE
		Zones 3-4 London Prime	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% - 4.30%	STABLE
		Greater London Prime	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% - 4.50%	STABLE
		South East Prime	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% - 4.50%	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% - 5.00%	STABLE
		South East – Single Family Housing	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% - 4.25%	POSITIVE
Regional – Single Family Housing	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% - 4.75%	POSITIVE		
	Seniors Housing	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.50%	5.50%	5.50%	STABLE

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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