

Sector	Mar-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Change	Market Sentiment
High Street Retail										
Bond Street	2.25%	2.50% - 2.75%	2.50% - 2.75%	2.50% - 2.75%	2.50% - 2.75%	2.50% - 2.75%	2.50% - 2.75%	2.50% - 2.75%		NEGATIVE
Oxford Street	2.50%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%		NEGATIVE
Prime Shops (Bath, Brighton, Cambridge, Glasgow, Oxford)	4.50% - 4.75%	5.00% +	5.00% - 5.25%	5.25%	5.25%	5.25%	5.50%	5.50%		NEGATIVE
Regional Cities	5.00% - 5.25%	5.50% +	5.50% +	5.50% - 5.75%	5.50% - 5.75%	5.50% - 5.75%	5.50% - 5.75%	5.50% - 5.75%		NEGATIVE
Good Secondary (Truro, Leamington Spa, Colchester etc)	6.50% +	7.00%	7.00%	7.25%	7.50%	7.50%	7.50%	7.50%		NEGATIVE
Secondary / Tertiary	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++		NEGATIVE
Shopping Centres										
Regional Scheme	5.25%	5.50%	5.50%	5.50%	5.75%	5.75%	6.00%	6.00%		NEGATIVE
Sub-Regional Scheme	6.50%	6.75%	6.75%	6.75%	7.00%	7.00%	7.25%	7.25%		NEGATIVE
Local Scheme (successful)	8.50%	8.50% +	8.50% +	8.50% +	8.75%	8.75%	8.75%	8.75%		NEGATIVE
Local Scheme (challenged)	10.00%	10.50%	10.50%	10.50%	11.00%	11.00%	11.50%	11.50%		NEGATIVE
Neighbourhood Scheme (assumes <25% of income from supermarket)	8.00%	8.50%	8.50%	8.50%	8.75%	8.75%	9.00%	9.00%		NEGATIVE
Out of Town Retail										
Open A1/Fashion Parks	5.50% +	6.25%	6.25%	6.50%	6.50%	6.50%	6.50%	6.50%		NEGATIVE
Secondary Open A1 Parks	6.75% +	7.75%	7.75%	8.00%	8.00%	8.00%	8.00%	8.00%		NEGATIVE
Bulky Goods Parks	6.00% +	6.25%	6.25%	6.50%	6.50%	6.50%	6.50%	6.50%		STABLE
Secondary Bulky Goods Parks	7.50% +	7.75%	7.75%	8.00%	8.00%	8.00%	8.00%	8.00%		NEGATIVE
Solus Open A1 (15 yrs)	5.00% +	5.50%	5.75%	6.00%	6.00%	6.00%	6.00%	6.00%		STABLE
Solus Bulky (c.50,000 sq ft let to strong covenant for 15 yrs)	5.50%	6.00%	6.25%	6.50%	6.50%	6.50%	6.50%	6.50%		STABLE
Leisure										
Leisure Parks	5.25%	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +		NEGATIVE
Good Secondary Leisure Parks	6.25%	6.25%	6.25% +	6.25% +	6.25% +	6.25% +	6.25% +	6.25%	-	STABLE
Secondary Leisure Parks	7.25%	7.25%	7.25% +	7.25% +	7.25% +	7.25% +	7.25% +	7.75%	+0.50%	STABLE
Specialist Sectors										
Dept. Stores Prime (with fixed uplifts IV) [exc John Lewis]	8.00%	8.00%	8.50%	8.50%	8.50%	8.50%	9.00%	9.00%		NEGATIVE
Car Showrooms (20 yrs with fixed uplifts & dealer covenant)	4.50%	4.50%	4.50%	4.50%	4.75%	4.75%	4.75%	4.75%		NEGATIVE
Budget Hotels London (Fixed / RPI uplifts 20 yr+ term, Strong Covenant)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		STABLE
Budget Hotels Regional (Fixed / RPI uplifts 20 yr+ term, Strong Covenant)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		STABLE
Student Accommodation (Prime London - Direct Let)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		STABLE
Student Accommodation (Prime Regional - Direct Let)	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -		STABLE
Student Accommodation (Prime London - 25 yr lease, Annual RPI)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		STABLE
Student Accommodation (Prime Regional - 25 yr lease, Annual RPI)	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%		STABLE
Healthcare (Elderly Care, 30 yr lease, indexed linked reviews)	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.50%	-0.25%	STABLE
Foodstores										
Annual RPI increases (IV) (25 year income)	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -		POSITIVE
Open market reviews	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -		POSITIVE
Warehouse & Industrial Space										
Prime Distribution/Warehousing (20 year income (NIY with fixed uplifts))	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		POSITIVE
Prime Distribution/Warehousing (15 year income)	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%		POSITIVE
Secondary Distribution (10 year income)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		POSITIVE
SE Estate (exc London & Heathrow)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		POSITIVE
Good Modern RoUK Estate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%		POSITIVE
Secondary Estates	5.75% +	6.00% +	6.00% +	6.00% +	6.00% +	6.00% +	6.00% +	6.00% +		STABLE
Offices										
City Prime	4.25% - 4.50%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00%	4.00%	4.00%		POSITIVE
West End: Prime (Mayfair & St James's)	3.50% +	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%		POSITIVE
West End: Non-core (Soho & Fitzrovia)	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%	4.00% - 4.25%		POSITIVE
Major Regional Cities	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%		POSITIVE
SE Towns	5.00%	5.00%	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	-	POSITIVE
SE Business Parks	5.00%	5.00%	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	5.00%	-	STABLE
Bonds & Rates										
Libor 3 mth (11/03/2020)	0.85%	0.77%	0.76%	0.80%	0.78%	0.80%	0.76%	0.38%		
Base rate (11/03/2020)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.25%		
5 year swap rates (11/03/2020)	1.31%	0.69%	0.57%	0.86%	0.88%	0.86%	0.70%	0.51%		
10 yr gilts redemption yield (11/03/2020)	1.26%	0.53%	0.37%	0.71%	0.69%	0.72%	0.50%	0.23%		

Based on **rack rented** properties and disregards bond type transactions.

This yield guide is for indicative purposes only and was prepared on 12 March 2020.

This yield guide was prepared during the COVID-19 (Coronavirus) outbreak.

The outbreak of the COVID-19 (Coronavirus), since January 2020, has impacted global financial markets. Whilst we have not currently observed any material changes to current market conditions, the situation is rapidly evolving.

In the UK, property markets continue to function normally, with transactions providing an adequate volume of market evidence upon which to base opinions of value.

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