# Prime Yield Guide – February 2024

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 19<sup>th</sup> February 2024.



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

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	SECTOR		FEB-23	SEPT-23	OCT-23	NOV-23	DEC-23	JAN-24	FEB-24	1 MONTH CHANGE	MARKET SENTIMENT
	Student Property	Prime London - Direct Let	3.75% - 4.00%	4.00% - 4.25%	4.25%	4.25%	4.25%	4.25%	4.25%		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%	5.00% - 5.25%	5.00% - 5.25%		STABLE
		Prime London - 25 yr lease, Annual RPI	4.00% - 4.25%	4.00% +	4.00% +	4.25%	4.25% +	4.25% +	4.25% +		NEGATIVE
		Prime Regional - 25 yr lease, Annual RPI	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.50%	4.50% +	4.50% +	4.50% +		NEGATIVE
ۺۺ	Co-Living	Prime London	4.00%	4.00% +	4.25%	4.25%	4.25%	4.25%	4.25%		STABLE
		Prime Regional	4.75%	4.75% +	5.00%	5.00%	5.00%	5.00%	5.00%		STABLE
	Build to Rent	Zone 1 London Prime	3.25% +	3.75%	3.75% +	3.90%	3.90%	3.90%	3.90%		STABLE
		Zone 2 London Prime	3.50%	3.90%	4.00%	4.00% +	4.00% +	4.00% +	4.00% +		STABLE
		Zones 3-4 London Prime	3.50% +	4.00%	4.00% +	4.15% +	4.15% +	4.15% +	4.15% +		STABLE
		Greater London Prime	3.75% +	4.10%	4.10% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		South East Prime	3.75% - 4.00%	4.10%	4.10% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		Tier 1 Regional Cities	4.00%	4.25%	4.35%	4.50% -	4.50%	4.50%	4.50%		STABLE
		Tier 2 Regional Cities	4.25% - 4.50%	4.50% +	4.65%	4.75% +	4.75% +	4.75% +	4.75% +		STABLE
		South East – Single Family Housing	3.75% +	4.00%	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +		STABLE
		Regional – Single Family Housing	4.00% - 4.25%	4.50%	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +		STABLE
Ŝ	Seniors Housing	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +		STABLE

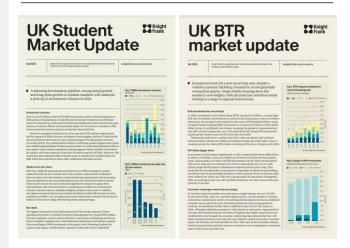
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### KEY RESEARCH



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Knight Frank Research looks at the latest investment and development trends in the UK Student & BTR sector in Q4 2023

## 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.



Kitty De Conto

Associate – Valuation & Advisory – Build to Rent
+44 20 7861 1652
Kitty.DeConto@knightfrank.com



David Shapland

Partner – Valuation & Advisory - Head of Build to Rent +44 20 7861 5455

David.Shapland@KnightFrank.com



Partner – Valuation & Advisory - Head of Student +44 20 7861 5332 Neil.Armstrong@KnightFrank.com



Partner – Valuation & Advisory – Student Property +44 20 7861 1277 Sarah.Jones@KnightFrank.com

Sarah Jones



Partner – Valuation & Advisory - Head of Seniors Housing +44 20 7861 1656 Peter.Youngs@KnightFrank.com



Oliver Knight

Partner – Research - Head of Residential Development +44 20 7861 5134
Oliver.Knight@KnightFrank.com

## Knight Frank V&A

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- Infrastructure
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- Film Studios
- Serviced Offices
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- Life Sciences
- Income Strips
- · Ground Rents
- Trading assets
- Expert Witness
- · IPOs

### KEY CONTACTS CAPITAL ADVISORY



Lisa Attenborough
Partner – KFCA - Head
of Debt Advisory
+44 20 3909 6846
Lisa.Attenborough
@KnightFrank.com

**Neil Armstrong** 

Peter Youngs



Emma Winning
Partner – KFCA - Head
of Equity Advisory
+44 20 7861 1509
Emma.Winning
@KnightFrank.com



Josephine Jones
Partner – KFCA –
Strategic Capital
+44 207 861 1027
Josephine.Jones
@KnightFrank.com

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