





# Prime Yield Guide – May 2023

Knight Frank Intelligence

*This yield guide is for indicative purposes only  
and was prepared on 22 May 2023.*



*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.*

SECTOR		MAY-22	DEC-22	JAN-23	FEB-23	MAR-23	APR-23	MAY-23	1 MONTH CHANGE	MARKET SENTIMENT	
	<b>Student Property</b>	Prime London - Direct Let	3.75%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	STABLE	
		Prime Regional - Direct Let	5.00%	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	3.00%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00%	4.00%	4.00%	STABLE	
		Prime Regional - 25 yr lease, Annual RPI	3.25%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25%	4.25%	4.25%	STABLE	
	<b>Co-Living</b>	Prime London	3.75% - 4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	STABLE	
		Prime Regional	4.50% - 4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	STABLE	
	<b>Build to Rent</b>	Zone 1 London Prime	3.00% - 3.25%	3.25% +	3.25% +	3.25% +	3.25% +	3.25% +	3.25% - 3.50%	+	STABLE
		Zone 2 London Prime	3.25%	3.25% - 3.50%	3.25% - 3.50%	3.50%	3.50%	3.50% +	3.60%	+0.10%	STABLE
		Zones 3-4 London Prime	3.25% - 3.50%	3.50% +	3.50% +	3.50% +	3.60% +	3.60% +	3.70%	+0.10%	STABLE
		Greater London Prime	3.50% - 3.75%	3.75% +	3.75% +	3.75% +	3.75% +	3.75% - 4.00%	3.85% - 4.00%	+0.10%	STABLE
		South East Prime	3.50% - 3.75%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.85% - 4.00%	+0.10%	STABLE
		Tier 1 Regional Cities	3.75%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00% - 4.10%	+	STABLE
		Tier 2 Regional Cities	4.25%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%		STABLE
		South East – Single Family Housing	3.75%	3.75% +	3.75% +	3.75% +	3.75% +	3.75% +	3.75%		STABLE
Regional – Single Family Housing	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%		STABLE		
	<b>Seniors Housing</b>	Prime South East	5.00% - 5.25%	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	STABLE	

*Your partners in property.*

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## KEY RESEARCH



Knight Frank Research looks at the latest investment and development trends in the UK Student sector.

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## KEY CONTACTS

*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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