

Prime Yield Guide – February 2026

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 24th February 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		FEB-25	SEPT-25	OCT-25	NOV-25	DEC-25	JAN-26	FEB-26	1 MONTH CHANGE	MARKET SENTIMENT
	Student Property	Prime London - Direct Let	4.25%	4.25%	4.25%	4.50%	4.50%	4.50%	4.50%	STABLE
		Prime Regional - Direct Let	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	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%	STABLE
		Prime Regional - 25 yr lease, Annual RPI	4.50%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	STABLE
	Co-Living	Prime London	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	STABLE	
		Prime Regional	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	5.00% +	STABLE
	Build to Rent	Zone 1 London Prime	3.90% +	3.90% +	3.90% +	3.90% +	3.90% +	3.90% +	STABLE	
		Zone 2 London Prime	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	STABLE	
		Zones 3-4 London Prime	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	STABLE	
		Greater London Prime	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	STABLE	
		South East Prime	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	STABLE	
		Tier 1 Regional Cities	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% +	STABLE	
		South East – Single Family Housing	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	POSITIVE	
Regional – Single Family Housing	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	POSITIVE			
	Seniors Housing	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.50%	5.50%	STABLE

Your partners in property.

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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.



[Hannah Williams](#)

Associate – Valuation & Advisory – Build to Rent
+44 20 3540 2420
Hannah.Williams@knightfrank.com



[David Shapland](#)

Partner – Valuation & Advisory - Head of Build to Rent
+44 20 7861 5455
David.Shapland@KnightFrank.com



[Neil Armstrong](#)

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



[Sarah Jones](#)

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



[Peter Youngs](#)

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

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KEY CONTACTS CAPITAL ADVISORY



[Lisa Attenborough](#)

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

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