

# Prime Yield Guide – January 2026

Knight Frank Intelligence

*This yield guide is for indicative purposes only  
and was prepared on 27<sup>th</sup> January 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		JAN-25	AUG-25	SEPT-25	OCT-25	NOV-25	DEC-25	JAN-26	1 MONTH CHANGE	MARKET SENTIMENT
 <b>Student Property</b>	Prime London - Direct Let	4.25%	4.25%	4.25%	4.25%	4.50%	4.50%	4.50%		STABLE
	Prime Regional - Direct Let	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	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
 <b>Co-Living</b>	Prime London	4.25% +	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
 <b>Build to Rent</b>	Zone 1 London Prime	3.90% +	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% +	4.00% +		STABLE
	Zones 3-4 London Prime	4.15% +	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% +	4.25% +		STABLE
	South East Prime	4.25% +	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%	4.50%		STABLE
	Tier 2 Regional Cities	4.75% +	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% +	4.00% +		POSITIVE
	Regional – Single Family Housing	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +		POSITIVE
 <b>Seniors Housing</b>	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.50%	+0.25	STABLE

*Your partners in property.*

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## KEY RESEARCH



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Knight Frank Research looks at the latest investment and development trends in the UK Living sectors

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- Income Strips
- Ground Rents
- Trading assets
- Expert Witness
- IPOs

## 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.*



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