

Prime Yield Guide – January 2026

Knight Frank Intelligence

*This yield guide is for indicative purposes only
and was prepared on 27th 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
	Student Property	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
	Co-Living	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
	Build to Rent	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
	Seniors Housing	Regional – Single Family Housing	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +		POSITIVE
		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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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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