





Prime Yield Guide – April 2024

Knight Frank Intelligence

This yield guide is for indicative purposes only
and was prepared on 22nd April 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.

SECTOR		APR-23	NOV-23	DEC-23	JAN-24	FEB-24	MAR-24	APR-24	1 MONTH CHANGE	MARKET SENTIMENT		
	Student Property	Prime London - Direct Let	3.75% - 4.00%	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%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE	
		Prime Regional - 25 yr lease, Annual RPI	4.25%	4.50%	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +		STABLE	
	Co-Living	Prime London	4.00%	4.25%	4.25%	4.25%	4.25%	4.25%		STABLE		
		Prime Regional	4.75%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		STABLE	
	Build to Rent	Zone 1 London Prime	3.25% +	3.90%	3.90%	3.90%	3.90%	3.90%	3.90%		STABLE	
		Zone 2 London Prime	3.50% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +		STABLE
		Zones 3-4 London Prime	3.60% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +		STABLE
		Greater London Prime	3.75% - 4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		South East Prime	3.75% - 4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		Tier 1 Regional Cities	4.00%	4.50% -	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%		STABLE
		Tier 2 Regional Cities	4.25% - 4.50%	4.75% +	4.75% +	4.75% +	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% +	4.00% +		POSITIVE
Regional – Single Family Housing	4.00% - 4.25%	4.50% +	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% +	5.25% +	5.25% +		STABLE	

Your partners in property.

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KEY RESEARCH

UK Student Market Update

Q4 2023

A thriving development pipeline, strong rental growth and long term growth in student numbers will underpin a robust UK investment outlook in 2024

Investment outlook
Total new UK BTR worth of £1.2 billion was reached in the third quarter of 2023 across 12 UK locations. UK A&A led the investment landscape at £650 million across 10 locations. Total new BTR worth of £1.2 billion was reached in the third quarter of 2023 across 12 UK locations. UK A&A led the investment landscape at £650 million across 10 locations. Total new BTR worth of £1.2 billion was reached in the third quarter of 2023 across 12 UK locations. UK A&A led the investment landscape at £650 million across 10 locations.

UK BTR market update

Q4 2023

Record first quarter for BTR investment

Record first quarter for BTR investment
UK BTR investment for A&A reached £1.2 billion in the first quarter of 2024, up 50% year on year and the highest figure recorded for a full quarter. Operational assets accounted for 50% of investment. Strong rental growth, rising population, strong economic recovery and long term growth in student numbers will underpin a robust UK investment outlook in 2024.

[CLICK TO DOWNLOAD PBSA](#)

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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.



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- Waste and Energy
- Infrastructure
- Garden Centres
- Film Studios
- Serviced Offices
- Data Centres
- Life Sciences
- Income Strips
- Ground Rents
- Trading assets
- Expert Witness
- IPOs

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