# Prime Yield Guide – April 2024

This yield guide is for indicative purposes only and was prepared on 22<sup>nd</sup> April 2024.



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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%	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
ŶĨŶĨ	Co-Living	Prime London	4.00%	4.25%	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
1000 1000 1000 1000 1000 1000 1000 100	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% +		STABLE
		Zones 3-4 London Prime	3.60% +	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% +		STABLE
		South East Prime	3.75% - 4.00%	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%		STABLE
		Tier 2 Regional Cities	4.25% - 4.50%	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% +		POSITIVE
		Regional – Single Family Housing	4.00% - 4.25%	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +	4.50% +		POSITIVE
ŝ	Seniors Housing	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +		STABLE

Your partners in property.

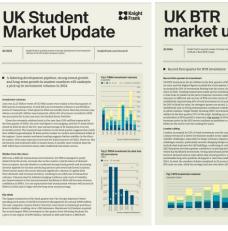
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### KEY RESEARCH





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Knight Frank Research looks at the latest investment and development trends in the UK Student & BTR sector in Q4 2023

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

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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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