# Prime Yield Guide – July 2024

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 02<sup>nd</sup> July 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		JUL-23	FEB-24	MAR-24	APR-24	MAY-24	JUN-24	JUL-24	1 MONTH CHANGE	MARKET SENTIMENT
	Student Property	Prime London - Direct Let	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
	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
	Build to Rent	Zone 1 London Prime	3.50% +	3.90%	3.90%	3.90%	3.90% +	3.90% +	3.90% +		STABLE
		Zone 2 London Prime	3.70%	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +		STABLE
		Zones 3-4 London Prime	3.80%	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +		STABLE
		Greater London Prime	4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		South East Prime	4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		Tier 1 Regional Cities	4.10%	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

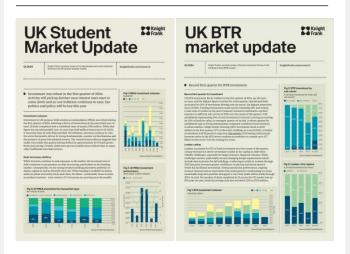
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### KEY RESEARCH



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Knight Frank Research looks at the latest investment and development trends in the UK Student & BTR sector in O1 2024

## Knight Frank V&A

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- Film Studios
- · Serviced Offices
- Data Centres

- Life Sciences
- 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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