





Prime Yield Guide – June 2023

Knight Frank Intelligence

*This yield guide is for indicative purposes only
and was prepared on 21 June 2023.*



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 | | JUN-22 | JAN-23 | FEB-23 | MAR-23 | APR-23 | MAY-23 | JUN-23 | 1 MONTH CHANGE | MARKET SENTIMENT | |
|--|-------------------------|--|---------------|---------------|---------------|---------------|---------------|---------------|----------------|------------------|--------|
|  | Student Property | Prime London - Direct Let | 3.50% | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | 4.00% | + | STABLE |
| | | Prime Regional - Direct Let | 4.75% - 5.00% | 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 | 3.00% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% | 4.00% | 4.00% | 4.00% | | STABLE |
| | | Prime Regional - 25 yr lease, Annual RPI | 3.25% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% | 4.25% | 4.25% | 4.25% | | STABLE |
|  | Co-Living | Prime London | 3.75% - 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | | STABLE |
| | | Prime Regional | 4.50% - 4.75% | 4.75% | 4.75% | 4.75% | 4.75% | 4.75% | 4.75% | | STABLE |
|  | Build to Rent | Zone 1 London Prime | 3.00% - 3.25% | 3.25% + | 3.25% + | 3.25% + | 3.25% + | 3.25% - 3.50% | 3.25% - 3.50% | | STABLE |
| | | Zone 2 London Prime | 3.25% | 3.25% - 3.50% | 3.50% | 3.50% | 3.50% + | 3.60% | 3.60% + | + | STABLE |
| | | Zones 3-4 London Prime | 3.25% - 3.50% | 3.50% + | 3.50% + | 3.60% + | 3.60% + | 3.70% | 3.70% + | + | STABLE |
| | | Greater London Prime | 3.50% - 3.75% | 3.75% + | 3.75% + | 3.75% + | 3.75% - 4.00% | 3.85% - 4.00% | 3.85% - 4.00% | | STABLE |
| | | South East Prime | 3.50% - 3.75% | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | 3.85% - 4.00% | 3.85% - 4.00% | | STABLE |
| | | Tier 1 Regional Cities | 3.75% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% - 4.10% | 4.00% - 4.10% | | STABLE |
| | | Tier 2 Regional Cities | 4.25% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | 4.25% - 4.50% | | STABLE |
| | | South East – Single Family Housing | 3.75% | 3.75% + | 3.75% + | 3.75% + | 3.75% + | 3.75% | 3.75% | | STABLE |
| Regional – Single Family Housing | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | | STABLE | | |
|  | Seniors Housing | Prime South East | 5.00% - 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



Knight Frank Research looks at the latest investment and development trends in the UK Student sector.

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

KEY CONTACTS

We like questions. If you would like some property advice , or want more information about our research, we would love to hear from you.



[John-Paul Stichbury](#)

Partner – Valuation & Advisory – Build to Rent
+44 20 3866 8036
John-Paul.Stichbury@KnightFrank.com



[David Shapland](#)

Partner – Valuation & Advisory - Head of Build to Rent
+44 20 7861 5455
David.Shapland@KnightFrank.com



[Neil Armstrong](#)

Partner – Valuation & Advisory - Head of Student
+44 20 7861 5332
Neil.Armstrong@KnightFrank.com



[Sarah Jones](#)

Partner – Valuation & Advisory – Student Property
+44 20 7861 1277
Sarah.Jones@KnightFrank.com



[Peter Youngs](#)

Partner – Valuation & Advisory - Head of Seniors Housing
+44 20 7861 1656
Peter.Youngs@KnightFrank.com



[Oliver Knight](#)

Partner – Research - Head of Residential Development
+44 20 7861 5134
Oliver.Knight@KnightFrank.com



[Lisa Attenborough](#)

Partner – KFCA - Head of Debt Advisory
+44 20 3909 6846
Lisa.Attenborough@KnightFrank.com



[Emma Winning](#)

Partner – KFCA - Head of Equity Advisory
+44 20 7861 1509
Emma.Winning@KnightFrank.com

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