Prime Yield Guide – May 2024

Knight Frank Intelligence

This yield guide is for indicative purposes only and was prepared on 21st May 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.

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	SECTOR		M A Y-23	DEC-23	JAN-24	FEB-24	MAR-24	APR-24	M A Y-24	1 MONTH CHANGE	MARKET SENTIMEN
	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
	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	3.25% - 3.50%	3.90%	3.90%	3.90%	3.90%	3.90%	3.90% +	+	STABLE
		Zone 2 London Prime	3.60%	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +	4.00% +		STABLE
		Zones 3-4 London Prime	3.70%	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +	4.15% +		STABLE
		Greater London Prime	3.85% - 4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		South East Prime	3.85% - 4.00%	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +	4.25% +		STABLE
		Tier 1 Regional Cities	4.00% - 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
Å	Seniors Housing	Prime South East	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +		STABLE
M	Selliors riousing	Filline South East	3.23% ÷	5.∠5% +	5.∠5% +	5.∠5% +	5.∠5% +	5.∠5% +	5.∠5% +		31

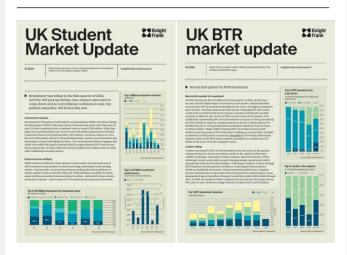
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KEY RESEARCH



CLICK TO DOWNLOAD PBSA

CLICK TO DOWNLOAD BTR

Knight Frank Research looks at the latest investment and development trends in the UK Student & BTR sector in Q1 2024

Knight Frank V&A

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In addition to valuing assets in the main property sectors and having award winning teams in the Healthcare, Student and Automotive sectors, Knight Frank also has expertise in:

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- Infrastructure
- Garden Centres
- Film Studios
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- 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.



Kitty De Conto

Associate – Valuation & Advisory – Build to Rent +44 20 7861 1652 Kitty.DeConto@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

KEY CONTACTS CAPITAL ADVISORY



Lisa Attenborough

Partner – KFCA - Head of Capital 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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