

Residential Investment Yield Guide

October 2022



OCTOBER MARKET SENTIMENT



STUDENT
WEAKER



CO-LIVING
WEAKER



BUILD TO RENT
WEAKER



SENIORS HOUSING
WEAKER

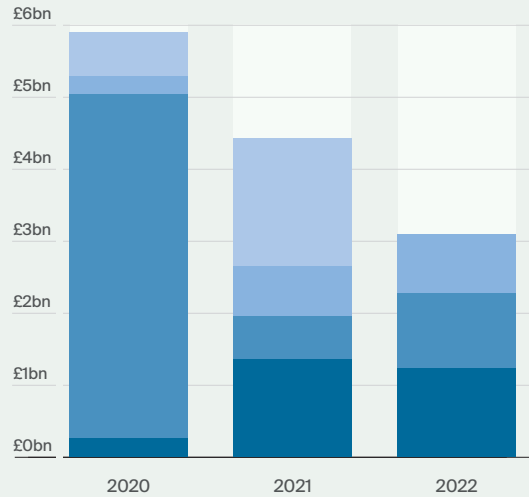


SECTOR	DEC-21	MAR-22	JUN-22	SEP-22	OCT-22	MONTHLY CHANGE	MARKET SENTIMENT
STUDENT PROPERTY							
Prime London - Direct Let	3.75%	3.75%	3.50%	3.50%	3.50%-3.75%	+	WEAKER
Prime Regional - Direct Let	5.00%	5.00%	4.75%-5.00%	4.75%-5.00%	5.00%-5.25%	+	WEAKER
Prime London - 25 yr lease, Annual RPI	3.25%	3.00%	3.00%	3.25%	3.50%-3.75%	+	WEAKER
Prime Regional - 25 yr lease, Annual RPI	3.50%	3.25%	3.25%	3.50%	3.75%-4.00%	+	WEAKER
CO-LIVING							
Prime London	4.00%-4.25%	3.75%-4.00%	3.75%-4.00%	3.75%-4.00%	4.00%	+	WEAKER
Prime Regional	4.75%-5.00%	4.50%-4.75%	4.50%-4.75%	4.50%-4.75%	4.75%	+	WEAKER
BUILD TO RENT London & South East							
Zone 1 Prime	3.00%-3.25%	3.00%-3.25%	3.00%-3.25%	3.00%-3.25%	3.25%-	+	WEAKER
Zone 2 Prime	3.25%	3.25%	3.25%	3.25%	3.25%-3.50%	+	WEAKER
Zones 3-4 Prime	3.25%-3.50%	3.25%-3.50%	3.25%-3.50%	3.25%-3.50%	3.5%-	+	WEAKER
Greater London Prime	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.75%	+	WEAKER
South East Prime	3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.75%+	+	WEAKER
Regional Cities							
Tier 1	4.00%	3.75%	3.75%	3.75%	4.00%	+	WEAKER
Tier 2	4.25%-4.50%	4.25%	4.25%	4.25%	4.25%-4.50%	+	WEAKER
Single Family Housing							
South East	3.75%	3.75%	3.75%	3.75%	3.75%+	+	WEAKER
Regional	4.00%-4.25%	4.00%-4.25%	4.00%-4.25%	4.00%-4.25%	4.00%-4.25%		WEAKER
SENIORS HOUSING							
Prime South East	5.00%-5.25%	5.00%-5.25%	5.00%-5.25%	5.00%-5.25%	5.25%	+	WEAKER

Important note: "This yield guide is provided for indicative purposes only and was prepared on 14 October 2022. 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."

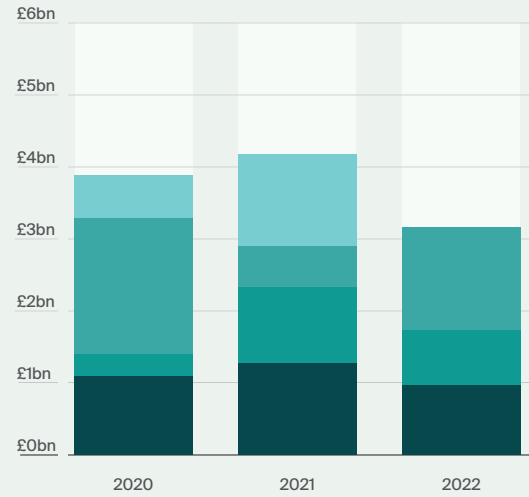
Student investment volumes

■ Q1 ■ Q2 ■ Q3 ■ Q4



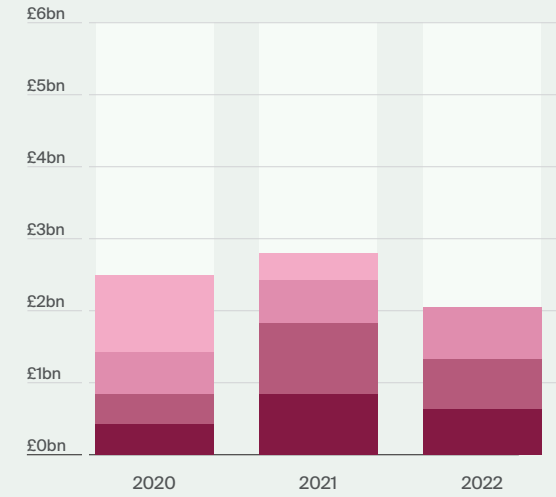
Build to rent investment volumes

■ Q1 ■ Q2 ■ Q3 ■ Q4



Seniors housing investment volumes

■ Q1 ■ Q2 ■ Q3 ■ Q4



Source: Knight Frank Research

knightfrank.com/research



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