

Monthly Index

June 2026

UK all property capital values declined over Q2 2026, while total returns were 1.2%, driven by income returns.

Commentary

All commercial property capital values fell by 0.1% in June 2026, according to the latest CBRE UK Monthly Index. Rental values increased by 0.4% and month-on-month total returns were 0.3%. Over Q2 2026, capital values decreased by 0.2% and rental values increased by 0.6%, while total returns were 1.2%.

Retail capital values remained flat throughout June, while rental values increased by 0.2%. Month-on-month total returns for the Retail sector were 0.5%. Shops saw rental values increase by 0.6% over the month.

Capital values for the Office sector decreased by 0.1% in June, driven by outward yield movement, as rental values increased by 0.2%. Central London rental values increased by 0.4% month-on-month. Total returns for the Office sector were 0.4% for the month.

The Industrial sector capital values decreased by 0.2% in June as yields moved out by 6bps across the sample. However, rental values increased by 0.8%, the highest of all sectors. Industrial monthly total returns were 0.2% over the month.

All property, June 2026

0.3% MoM

Total Return

-0.1% MoM

Capital Value Growth

0.4% MoM

Rental Value Growth

3bps MoM

Equivalent Yield Movement

1.2% 3 Month

Total Return

-0.2% 3 Month

Capital Value Growth

0.6% 3 Month

Rental Value Growth

5bps 3 Month

Equivalent Yield Movement

Source: CBRE Research, 2026

UK MONTHLY INDEX | JUNE 2026

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The industrial sector saw the highest rental growth in June, while the retail sector posted the highest total return.

Retail, June 2026

0.5% MoM

Total Return

0.0% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

Office, June 2026

0.4% MoM

Total Return

-0.1% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

Industrial, June 2026

0.2% MoM

Total Return

-0.2% MoM

Capital Value Growth

0.8% MoM

Rental Value Growth

6bps MoM

Equivalent Yield Movement

Source: CBRE Research, 2026

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