

FIGURES | UK OPRE | Q2 2026

UK Operational Real Estate

INVESTMENT FIGURES



Note: Arrow indicates movement YoY

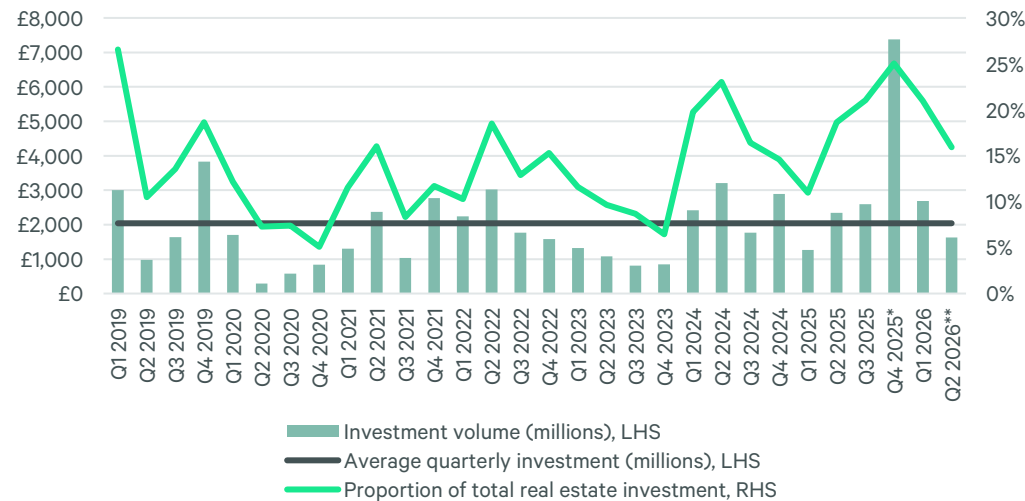
Commentary

In Q2 2026, £1.6bn was transacted across the Operational Real Estate (OPRE) sector, accounting for 16% of total real estate investment. The moderation in activity reflects the broader trend across the market where investment has been impacted by geopolitical instability. However, investment volumes in H1 2026 reached £4.3bn, representing a 20% increase on H1 2025.

Hotels accounted for the largest share of OPRE investment in the first half of the year (72%). Activity was supported by a number of significant single-asset transactions in London.

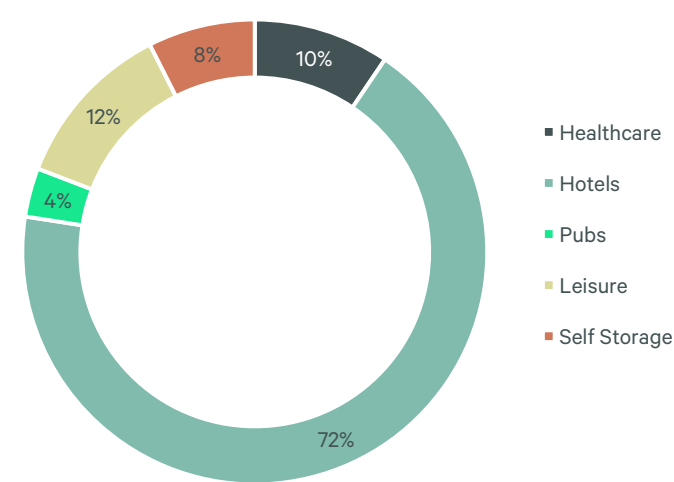
Healthcare has seen significant volumes under offer, although closing has been delayed by macroeconomic and regulatory factors. The transaction pipeline in leisure for H2 is substantial, with growing interest from a broader buyer pool including insurance and infrastructure investors.

Figure 1: Investment volumes* (£ million)



Source: CBRE, *Q4 2025 excludes £5.2bn Welltower deal
**Q2 2026 refers to provisional data, subject to revision

Figure 2: OPRE Investment volumes H1 2026 by sector



Source: CBRE

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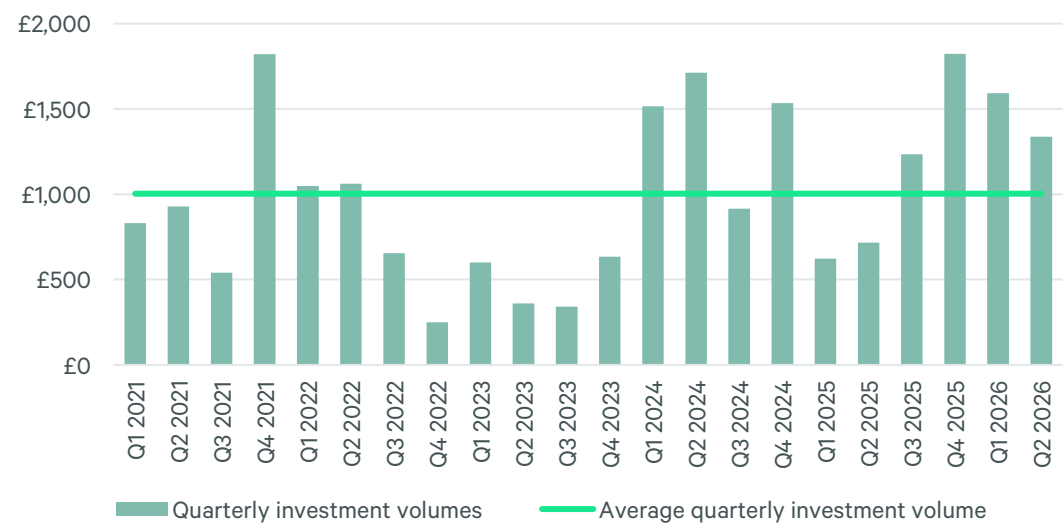
Hotels & Healthcare

HOTELS Q2 METRICS



Note: Arrow indicates movement from YoY

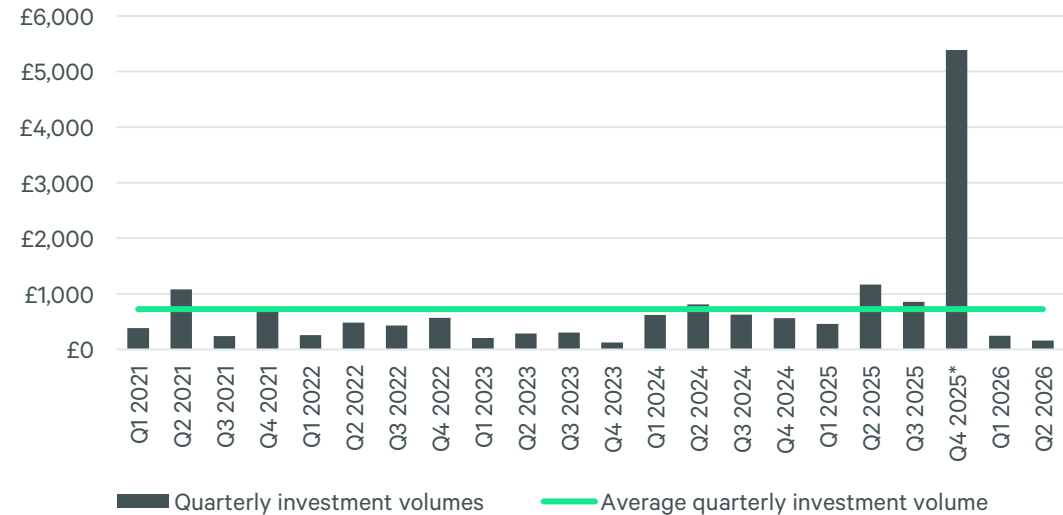
Figure 3: Hotels investment volumes (£ million)



HEALTHCARE Q2 METRICS



Figure 4: Healthcare investment volumes (£ million)



*Q4 2025 excludes £5.2bn Welltower deal

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Pubs & Leisure and Self Storage

PUBS Q2 METRICS

► 5.75%

► 8.00%

Prime Greater London
Corporate Pub yield

Prime Regional
Corporate Pub yield

LEISURE Q2 METRICS

► 8.50%

► 8.00%

Cinema Prime
yield

Leisure Park
prime yield

SELF STORAGE Q2 METRICS

► 5.00%

Prime yield

Note: Arrow indicates movement from YoY

Figure 5: Pubs investment volumes (£ million)

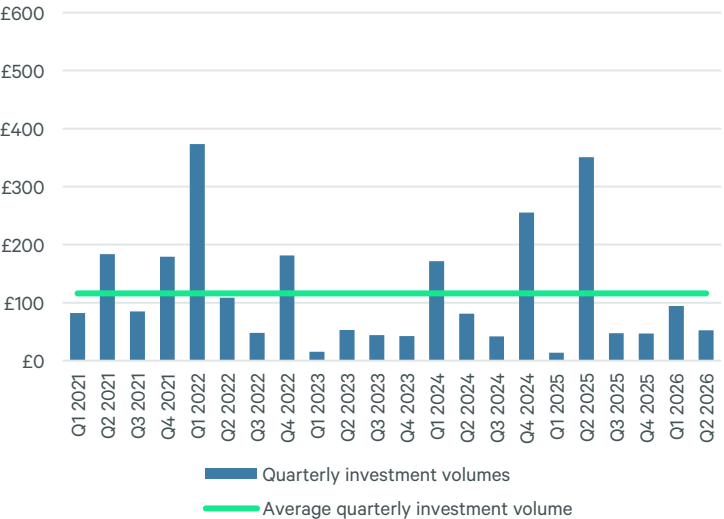


Figure 6: Leisure investment volumes (£ million)

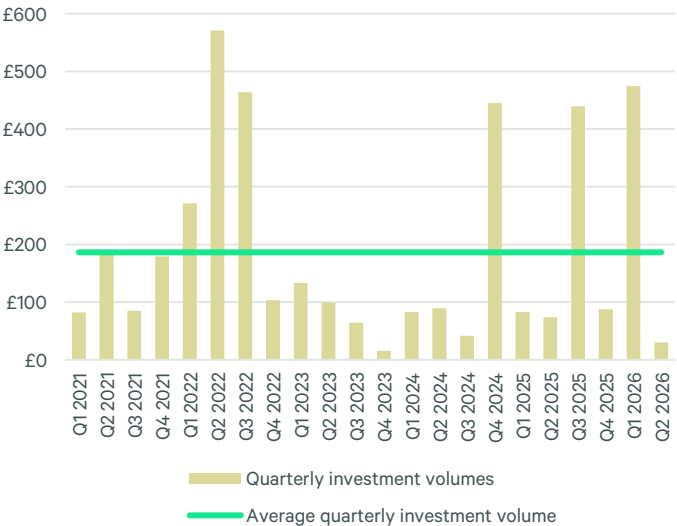
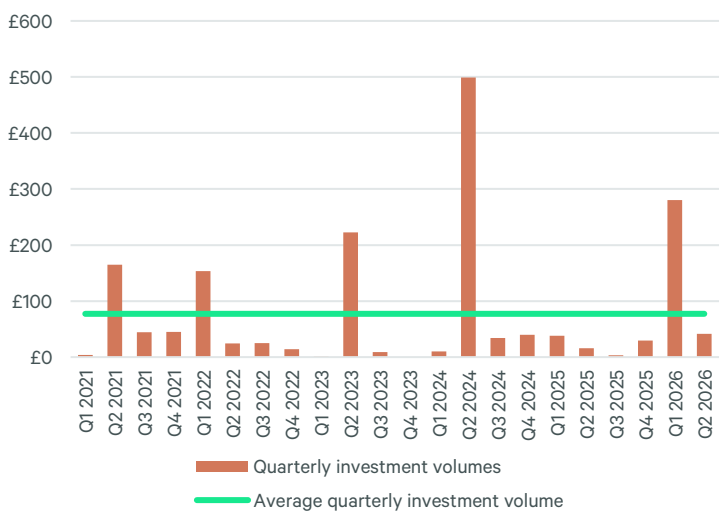


Figure 7: Self Storage investment volumes (£ million)





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