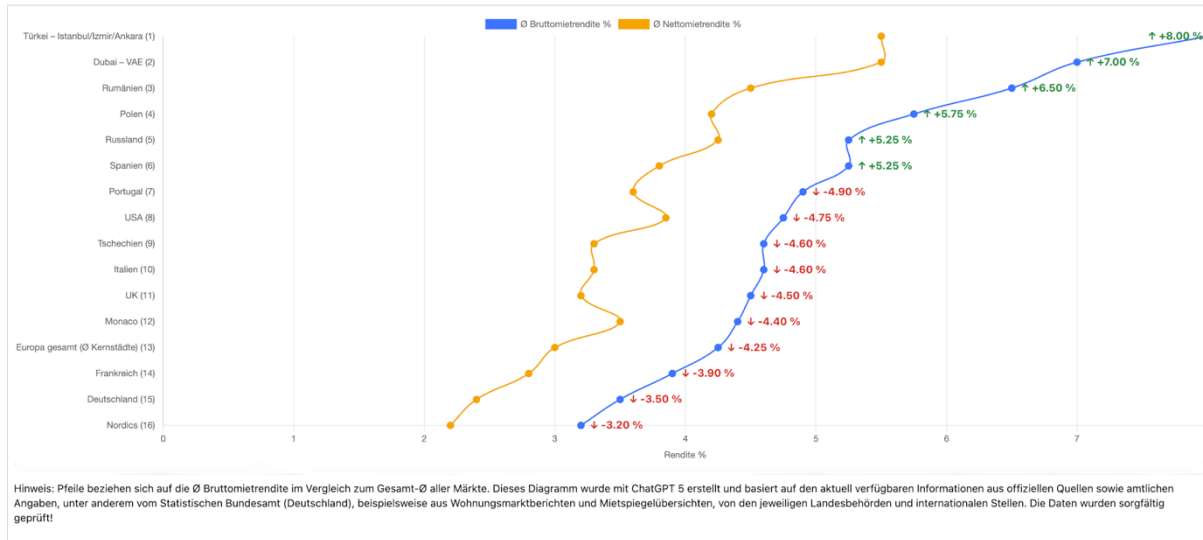


# Press release: MINROGROUP Real Estate & Investments



Istanbul, September 3, 2025

## Yield Comparison 2025–2026: Gross vs. Net Rental Yields in Prime Urban Locations Worldwide

Istanbul, Dubai, London – September 3, 2025 – A newly compiled chart highlights the projected gross and net rental yields for residential properties in prime urban locations worldwide for 2025–2026. The analysis provides investors with a clear picture of where the highest returns can be achieved and which markets offer stable, risk-adjusted investment opportunities.

### Key Findings:

- **Turkey (Istanbul, Izmir, Ankara):** Gross rental yields reach up to 9.5%, with net yields up to 6.8%. These cities outperform many international markets, making them particularly attractive for yield-focused investors.
- **Dubai, UAE:** Gross yields range from 5.5% to 8.5%, with net yields up to 7%, highlighting Dubai's appeal as a high-return urban market.
- **Europe (core cities):** Gross yields between 3.5% and 5%, net yields 2.4% to 3.6%. While established markets such as Germany and France offer stability, growth markets like Poland, Romania, and Portugal exceed the European average.
- **USA:** Gross yields of 4%–5.5%, net yields of 3.2%–4.5% indicate solid, urban-centered investment opportunities suitable for long-term strategies.

### Analysis:

The chart emphasizes the difference between gross and net yields: markets with higher gross returns often exhibit more variability, while net yields provide a reliable benchmark for risk-adjusted decision-making. Investors can use these insights to target either high short-term returns or stable long-term income streams.

**Data Sources:**

The data is based on official sources, including national statistical offices, local rental indices, regional authorities, and international real estate reports. All figures have been carefully verified to provide investors with a reliable foundation for strategic decisions.

– High-resolution editorial image (610 kB) – click on the image to download.

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