

KENNEDY WILSON

Consolidated Property List - Stabilized
(excludes unconsolidated properties and unstabilized assets)
Information as of September 30, 2018

CONSOLIDATED STABILIZED PORTFOLIO - SUMMARY

Number of Multifamily Properties	32
Number of Multifamily Units	9,994
Number of Commercial Properties	161
Total Square Footage of Commercial Properties	10,745,000
Number of Hotel Properties	10
Number of Hotel Rooms	1,645
Consolidated Property List Total NOI (SMM) [A]	\$ 347.6
Total Estimated Annual NOI (SMM) [B]	\$ 415.6
[A]/[B]	84%

MULTIFAMILY - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Units	
Pacific Northwest						
1	Club Palisades	2211 South Star Lake Rd	Federal Way, WA	2011	100.00%	750
2	Belara at Lakeland	6170 Terrace View Lane	Auburn, WA	2016	100.00%	430
3	Arya Hedges Creek	8900 SW Sweek Drive	Tualatin, OR	2016	100.00%	408
4	Atlas	1036 7th Ave NW	Issaquah, WA	2017	100.00%	343
5	Bella Sonoma	2301 62nd Avenue	Fife, WA	2014	100.00%	280
6	Heatherwood	765 SE Mount Hood Highway	Gresham, OR	2017	100.00%	264
7	Harrington Square	950 Harrington Avenue NE	Renton, WA	2012	100.00%	217
8	Latitude	11282 SE Causey Circle	Happy Valley, OR	2017	100.00%	210
9	Apex	2424 S 41st Street	Tacoma, WA	2014	97.25%	203
10	Apex Penthouse Condos	2424 S 41st Street	Tacoma, WA	2015/2016	100.00%	6
11	Savvier Street Flats	2270 NW Savvier Street	Portland, OR	2017	100.00%	179
12	Villas at Kennedy Creek	1978 Trospen Road SW	Tumwater, WA	2014	100.00%	118
					3,408	
Southern California						
1	La Vista	740 South Western Avenue	Santa Maria, CA	2011	100.00%	460
2	Mission Hills	45 Rincon Drive, #104A	Camarillo, CA	2016	98.63%	386
3	Montiavo at Bradley Square	2460 Rubel Way	Santa Maria, CA	2015	100.00%	208
4	Townhomes at Lost Canyon	18179 W. Terra Verde Place	Santa Clarita, CA	2016	100.00%	157
					1,211	
Northern California						
1	Bella Vista at Hilltop	3400 Richmond Parkway	Richmond, CA	2011	100.00%	1,008
2	Kirker Creek	1000 Pheasant Drive	Pittsburg, CA	2014	96.96%	542
3	Merritt on 3rd	1103 3rd Avenue	Oakland, CA	2012	95.65%	178
					1,728	
Mountain States						
1	Santa Fe	1550 Fort Union Blvd	Salt Lake City, UT	2018	100.00%	492
2	Foothill Place	2260 Foothill Drive	Salt Lake City, UT	2013	95.40%	450
3	Sandpiper	1496 East Spring Lane	Salt Lake City, UT	2012	100.00%	366
4	Whitewater Park	365 N. Whitewater Blvd.	Boise, ID	2014	100.00%	324
5	Edgewater	3304 N. Lakeharbor Ln.	Boise, ID	2017	90.00%	300
6	Southridge	1550 Sky Valley Drive	Reno, NV	2018	100.00%	293
7	River Pointe	6200 River Pointe Drive	Boise, ID	2016	100.00%	204
8	Mullan Reserve	4000 Mullan Rd	Missoula, MT	2017	80.00%	200
9	Rosewood	930 N. Maple Grove Rd.	Boise, ID	2016	100.00%	168
10	Creekview	967 South Union Avenue	Midvale, UT	2018	100.00%	88
					2,885	
TOTAL MULTIFAMILY - WESTERN UNITED STATES					9,232	

MULTIFAMILY - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Units	
Ireland						
1	Vantage	Leopardstown	Dublin 18	2014	100.00%	442
2	Alto Vetro	Grand Canal Quay	Dublin 2	2014	100.00%	26
					468	
United Kingdom						
1	Pioneer Point	3-5 Winston Way	London	2016	100.00%	294
					294	
TOTAL MULTIFAMILY - EUROPE					762	

COMMERCIAL - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet	
Pacific Northwest						
1	90 East	21925, 21930, 21933 SE 51st St	Issaquah, WA	2017	100.00%	587,000
2	Portland Southgate	10317-10465 SE 82nd Ave	Portland, OR	2017	94.22%	51,000
					638,000	
Southern California						
1	Victory Plaza	13003-13075 Victory Blvd.	Van Nuys, CA	2014	96.93%	136,000
2	Marina View	13274-13288 Fiji Way	Marina Del Rey, CA	2012	100.00%	76,000
3	150 El Camino	150 El Camino Dr	Beverly Hills, CA	2013	100.00%	59,000
4	151 El Camino	151 El Camino Dr	Beverly Hills, CA	2013	100.00%	58,000
5	Mission Hills	45 Rincon Drive, #104A	Camarillo, CA	2016	98.63%	30,000
					359,000	
Northern California						
1	Currier Square	2325-2359 Myers St Oroville	Oroville, CA	2013	94.48%	131,000
					131,000	
Mountain States						
1	University Crossing	386 F University Pkwy	Orem, UT	2012	97.61%	216,000
2	Van Winkle Shopping Center	NWC 5600 South Van Winkle Expressway	Murray, UT	2017	92.94%	170,000
3	Promenade at Red Cliff	1770 Red Cliffs Dr	St. George, UT	2015	97.00%	117,000
4	Orem Plaza Center	NWC Center Street & State Street	Orem, UT	2012	86.75%	116,000
5	Woodlands Village	2700 South Woodlands Village Blvd	Flagstaff, AZ	2012	95.45%	92,000
6	Riverdale Road	301 & 325 36th Street	Ogden, UT	2016	91.29%	75,000
7	Holiday Village	1776 Park Ave. Park City	Park City, UT	2015	97.22%	36,000
					822,000	
TOTAL COMMERCIAL - WESTERN UNITED STATES					1,950,000	

KENNEDY WILSON

Consolidated Property List - Stabilized
(excludes unconsolidated properties and unstabilized assets)
Information as of September 30, 2018

COMMERCIAL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet	
United Kingdom						
1	The Rock Shopping & Leisure Centre	1 Goodall Street	Bury	2013	50.00%	559,000
2	Melton Enterprise Park	Hull	Hull	2014	100.00%	408,000
3	Midpoint, Middlewich	Pochin Way, 18 ERF Way	Middlewich	2015	100.00%	374,000
4	Towers Business Park	Wilmslow Rd.	Manchester	2016	100.00%	280,000
5	Argyle House, Edinburgh	3 Lady Lawson St.	Edinburgh	2014	100.00%	224,000
6	111 Buckingham Palace Road	111 Buckingham Palace Road	London	2014	100.00%	224,000
7	Trident Retail & Leisure Park	Southway	Runcorn	2014	100.00%	206,000
8	Great Blakenham	Addison Way, Orion Business Park	Ipswich	2016	100.00%	203,000
9	Dukes Park Industrial Estate	Montrose Rd.	Chelmsford	2016	100.00%	159,000
10	Norfolk House	George Street & Wellesley Road	Croydon	2015	100.00%	157,000
11	Discovery Place	Discovery Place, Summit Avenue	Farnborough	2015	100.00%	142,000
12	220-246 High Street	220-246 High Street	Chatham	2015	100.00%	139,000
13	Bartley Wood Business Park	Bartley Wood Business Park	Hook	2015	100.00%	113,000
14	Universal Point, Steelmans Road, Wednesbury	Steelmans Road	Walsall	2014	100.00%	107,000
15	Units 1-2 Lydiard Fields	Lydiard Fields	Swindon	2014	100.00%	102,000
16	Rubislaw House	Hill of Rubislaw	Aberdeen	2014	100.00%	102,000
17	Friars Bridge Court	Blackfriars Road	London	2014	100.00%	93,000
18	Aspects Retail Park	Bakers Lane	Bedford	2014	100.00%	98,000
19	Portlethen Retail Park	Muirend Road	Aberdeen	2015	100.00%	97,000
20	103 New Street	103 New Street	Huddersfield	2015	100.00%	95,000
21	Exchange Tower	Exchange Tower, 19 Canning Street	Edinburgh	2014	100.00%	64,000
22	Foxbridge Way, Normanton	Phase 2, Foxbridge Way	Leeds	2014	100.00%	63,000
23	Mill Lane Trading Estate	Mill Lane	Croydon	2015	100.00%	62,000
24	Unit 6/6A & 12, Eurolink Industrial Estate	Unit 6/6A & 12	Sittingbourne	2015	100.00%	61,000
25	Preservation House	Preservation House, Airport Way	Luton	2014	100.00%	61,000
26	Apex House	Calthorpe Road	Birmingham	2014	100.00%	59,000
27	Park Farm Industrial Estate	4 Crossgate Road	Redditch	2015	100.00%	58,000
28	Theta, Lyon Way	Theta, Lyon Way	Camberley	2014	100.00%	51,000
29	231-240 High Street	231-240 High Street	Sunderland	2015	100.00%	50,000
30	Riva Hotel, Vicar Lane	Vicar Lane	Leeds	2015	100.00%	49,000
31	6 Wells Close	6 Wells Close	Merstham	2014	100.00%	49,000
32	107-125 Above Bar Street & 1-3 Civic Centre Road	107-125 Above Bar Street & 1-3 Civic Centre Road	Southampton	2015	100.00%	47,000
33	Stockley Park	6 Roundwood Avenue, Stockley Park	Heathrow	2015	100.00%	46,000
34	97-99 Beddington Lane	97-99 Beddington Lane	Croydon	2014	100.00%	43,000
35	Units B1-C2, Eley Road, Angel Road Estate	Units B1-C2 Eley Road	London	2015	100.00%	41,000
36	150-158 Southampton Road	150-158 Southampton Road	Fareham	2015	100.00%	41,000
37	Oracle House	Oracle House, 6 Lochside Avenue	Edinburgh	2014	100.00%	40,000
38	44-50 Bridge Street	44-50 Bridge Street	Chester	2015	100.00%	40,000
39	Widford Industrial Estate	34/36/38 Robjohns Road & 33/37 Hanbury Road	Chelmsford	2015	100.00%	39,000
40	Asda Superstore, The Marlowes	The Marlowes	Hemel Hempstead	2015	100.00%	39,000
41	Nuffield Health	Blackbird Road & Byford Way	Leicester	2015	100.00%	38,000
42	Prologue Works	25 Marsh Street	Bristol	2014	100.00%	36,000
43	Thames House	Thames House, Waterside Park	Bracknell	2015	100.00%	34,000
44	Axis 40	Axis 40, Athlon Road	Alperton	2014	100.00%	32,000
45	9-19 Tooting High Street & 6-12 Totterdown Street	9-17 High Street	London	2015	100.00%	30,000
46	Talbot Hotel	32-34 Bank Street	Bradford	2015	100.00%	30,000
47	66-68 High Street	66-68 High Street	Weston-super-Mare	2015	100.00%	28,000
48	Blocks J & L, Stadium Way Trading Estate	Stadium Way	Benfleet	2015	100.00%	26,000
49	2-14 Pinstone Street	2-14 Pinstone Street	Sheffield	2014	100.00%	25,000
50	Eldon Court, 75-77 London Road	75-77 London Road	Reading	2015	100.00%	25,000
51	Park Farm Industrial	Sinclair Drive	Wellingborough	2015	100.00%	25,000
52	19-27 High Street	19-27 High Street	Littlehampton	2015	100.00%	24,000
53	Suffolk Hotel	Butter Market	Bury St Edmunds	2015	100.00%	23,000
54	1/1D Park Street & 92 High Street	1/1D Park Street & 92 High Street	Shirley	2015	100.00%	22,000
55	The Horizon Centre	32 Upper High Street	Epsom	2014	100.00%	21,000
	United Kingdom Properties Below 20K sq.ft.	Various	Various	2014-2015	100.00%	443,000
						5,747,000

KENNEDY WILSON

Consolidated Property List - Stabilized

(excludes unconsolidated properties and unstabilized assets)

Information as of September 30, 2018

COMMERCIAL - EUROPE (CONT'D)

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet	
Ireland						
1	Marshes Shopping Centre	Marshes Avenue	Dundalk, Co. Louth	2014	100.00%	285,000
2	State Street	78 Sir John Rogerson's Quay	Dublin 2	2013	50.00%	175,000
3	The Chase	Sandyford	Dublin 18	2016	100.00%	173,000
4	Stillorgan Shopping Centre	Lower Kilmacud Road	Co. Dublin	2014	100.00%	143,000
5	Russell Court, Saint Stephens Green	Russell Court	Dublin 2	2014	100.00%	139,000
6	Baggot Plaza	27-33 Upper Baggot Street	Dublin 4	2014	100.00%	129,000
7	40-42 Mespil Road	40-42 Mespil Road	Dublin 4	2014	100.00%	118,000
8	300 Capital Dock	300 Capital Dock	Dublin 2	2012	42.50%	101,000
9	South Bank House	Barrow Street	Dublin 4	2014	100.00%	62,000
10	Blackrock Business Park	Blackrock	Co. Dublin	2016	100.00%	51,000
	Ireland Properties Below 20K sq.ft.	Various	Various	2014-2015	100.00%	44,000
						1,420,000
Spain						
1	Moraleja Green	Avenida de Europa, 13 - 15, 28108 Alcobendas	Madrid	2015	100.00%	326,000
2	Alcalá de Henares	Manuel Azana, s/n	Madrid	2015	100.00%	66,000
3	Igualada	Av. Paisos Catalans	Barcelona	2015	100.00%	62,000
4	Aluche	Padre Piquer, s/n	Madrid	2015	100.00%	54,000
5	Olérdola	Av. Barcelona, 41-49	Barcelona	2015	100.00%	50,000
6	Bilbao	Nicolás Alcorta, s/n	Vizcaya	2015	100.00%	49,000
7	Salamanca	Toro, 82	Salamanca	2015	100.00%	39,000
8	Berga	Ctra. Sant Fruitós, 65	Barcelona	2015	100.00%	36,000
9	Cádiz	Libertad, 1	Cádiz	2015	100.00%	33,000
10	Viladecans	Av. Generalitat, 198-200	Barcelona	2015	100.00%	32,000
11	Almería	Pº Almería, 18	Almería	2015	100.00%	27,000
12	Granollers	C. Girona, 220	Barcelona	2015	100.00%	20,000
13	Esparraguera	C. Tres Rieres	Barcelona	2015	100.00%	19,000
14	Mora D'Ebre	C. D'Antoni Asens, 21	Tarragona	2015	100.00%	18,000
15	Rocafort	C. Rocafort, 244	Barcelona	2015	100.00%	13,000
						844,000
Italy						
1	Via Carcani	Via Carcani, 61	Rome	2015	100.00%	174,000
2	Via Benedetto Croce, Brescia	Via Benedetto Croce, 32	Brescia	2015	100.00%	121,000
3	Viale Belfiore, Florence	Viale Belfiore, 28-28A	Florence	2015	100.00%	120,000
4	Via S. Anastasio, Trieste	Via S. Anastasio, 5-7-9/1	Trieste	2015	100.00%	89,000
5	Piazza Europe, La Spezia	Piazza Europe, 11	La Spezia	2015	100.00%	87,000
6	Via Carlo Spezzazzini, Rome	Via Carlo Spezzazzini, 66	Rome	2015	100.00%	75,000
7	Via del Plutino, Reggio Calabria	Via del Plutino, 4	Reggio Calabria	2015	100.00%	61,000
8	Via F. Petrarca, Arezzo	Via F. Petrarca, 52	Arezzo	2015	100.00%	57,000
						784,000
						TOTAL COMMERCIAL - EUROPE 8,795,000

HOTEL - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Hotel Rooms	
Northern California						
1	The Ritz-Carlton, Lake Tahoe	13031 Ritz Carlton Highland Ct	Lake Tahoe, CA	2012	50.00%	170
						170
						TOTAL HOTEL - WESTERN UNITED STATES 170

HOTEL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Hotel Rooms	
United Kingdom						
1	Fairmont St Andrews	A917 Crail Road	St. Andrews	2014	100.00%	211
2	Park Inn by Radisson - Nottingham	Mansfield Rd. Nottingham	Nottingham	2018	100.00%	172
3	Park Inn by Radisson - Birmingham West	M5 Jct1, Birmingham Rd., West Bromich	Birmingham	2018	100.00%	168
4	Park Inn by Radisson - Telford	Telford Centre Shropshire, Forge Gate, Telford	Telford	2018	100.00%	153
5	Park Inn by Radisson - Cardiff	Circle Way East, Llanedeyrn, Cardiff	Cardiff	2018	100.00%	132
6	Park Inn by Radisson - Bedford	2 St. Mary's St., Bedford	Bedford	2018	100.00%	120
7	Park Inn by Radisson - Harlow	Southern Way, Harlow	Harlow	2018	100.00%	119
						1,075
Ireland						
1	Shelbourne Hotel	27 St. Stephen's Green	Dublin 2	2014	100.00%	265
2	Portmarnock Hotel	Strand Rd, Burrow, Portmarnock	Co. Dublin	2014	100.00%	135
						400
						TOTAL HOTEL - EUROPE 1,475

KENNEDY WILSON

Unstabilized, Development, and Residential
(excludes unconsolidated properties and stabilized assets)
Information as of September 30, 2018

UNSTABILIZED - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Rentable Square Feet
Southern California					
1 The Oaks	One Baxter Way	Thousand Oaks, CA	2007	100.00%	355,000
					355,000
Mountain States					
1 Creekview Plaza	610 W Price River Dr	Price, UT	2013	94.00%	194,000
2 Richfield	1020-1080 S Highway 89	Richfield, UT	2013	87.00%	114,000
3 Bozeman	1525-1631 W Main St	Bozeman, MT	2016	96.00%	108,000
					416,000
United Kingdom					
1 Leavesden Park	Leavesden Park	Watford	2015	100.00%	209,000
2 Colossus 1&2, Eurocentral, Glasgow	Colossus 1 &2, Brittain Way	Glasgow	2014	100.00%	188,000
3 HI, Hill of Rubislaw	Anderson Drive	Aberdeen	2014	100.00%	188,000
4 Charter Building	Anderson Drive	Aberdeen	2014	100.00%	93,000
5 Eton House, Maidenhead	Maidenhead Office Park	Maidenhead	2015	100.00%	65,000
6 Unit 1, Merlin Park, Trafford Park	The Furrows	Manchester	2015	100.00%	63,000
7 4 Chalfont Park	4 Chalfont Park	Gerrards Cross	2015	100.00%	26,000
8 Old School	Calverley Street	Leeds	2015	100.00%	24,000
					856,000
Ireland					
1 14 - 15 Sir John Rogersons Quay	14 - 15 Sir John Rogersons Quay	Dublin 2	2015	100.00%	9,000
					9,000
TOTAL UNSTABILIZED - COMMERCIAL					1,636,000

DEVELOPMENT - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Total Units
Ireland					
1 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100.00%	232
2 Capital Dock	78 Sir John Rogerson's Quay	Dublin 2	2012	42.50%	190
					422
TOTAL DEVELOPMENT - MULTIFAMILY					422

DEVELOPMENT - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Rentable Square Feet
Southern California					
1 136 El Camino	136 S El Camino Dr	Beverly Hills, CA	2018	100.00%	35,000
					35,000
Ireland					
1 100 Capital Dock	100 Capital Dock	Dublin 2	2012	42.50%	142,000
2 Hanover Quay	10-12 Hanover Quay	Dublin 2	2017	60.00%	68,000
3 Kildare	Kildare Street	Dublin 2	2014	100.00%	64,000
4 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100.00%	25,000
5 94 SSG	94 St. Stephen's Green	Dublin 2	2017	100.00%	TBD
6 Croydon	67 George Street	Croydon	2018	100.00%	TBD
					299,000
Spain					
1 Puerta del Sol	Puerta del Sol 9	Madrid	2015	100.00%	37,000
					37,000
TOTAL DEVELOPMENT - COMMERCIAL					336,000

RESIDENTIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Acres
Hawaii					
1 Dillingham Ranch	68-540 Farrington Hwy	Waialua, HI	2006	100.00%	2,700
					2,700
TOTAL RESIDENTIAL					2,700