

KENNEDY WILSON

Stabilized Property List

(Excludes investments held in commingled funds, certain minority interest investments and unstabilized assets)
Information as of December 31, 2019

STABILIZED PORTFOLIO - SUMMARY

Number of Multifamily Properties	82
Number of Multifamily Units	21,200
Number of Commercial Properties	134
Total Square Footage of Commercial Properties (millions)	10.4
Number of Hotel Properties	1
Number of Hotel Rooms	265
Property List Estimated Annual NOI (\$M) [A]	\$ 399
Total Estimated Annual NOI (\$M) [B]	\$ 421
[A]/[B]	95%

MULTIFAMILY - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Balance Sheet Classification	Total Units	
Pacific Northwest							
1	Club Palisades	2211 South Star Lake Rd	Federal Way, WA	2011	100%	Consolidated	750
2	Belara at Lakeland	6170 Terrace View Lane	Auburn, WA	2016	100%	Consolidated	430
3	Arya Hedges Creek	8900 SW Sweek Drive	Tualatin, OR	2016	100%	Consolidated	408
4	Onyx	4850 156th Ave NE	Redmond, WA	2008	51%	Unconsolidated	400
5	Vintage at Urban Center	16001 Ash Way	Lynnwood, WA	2015	37%	Unconsolidated	395
6	Atlas	1036 7th Ave NW	Issaquah, WA	2017	100%	Consolidated	343
7	South Side Seattle	11241 1st Ave	Seattle, WA	2016	37%	Unconsolidated	298
8	Vintage at Spokane	43 E Weile Ave	Spokane, WA	2015	37%	Unconsolidated	287
9	Radius	400 Boren Ave N	Seattle, WA	2017	50%	Unconsolidated	282
10	Bella Sonoma	2301 62nd Avenue	Fife, WA	2014	100%	Consolidated	280
11	Arden	765 SE Mount Hood Highway	Gresham, OR	2017	100%	Consolidated	264
12	Vintage at Everett	1001 E Marine View Dr	Everett, WA	2015	37%	Unconsolidated	259
13	Forest Creek	13110 N Addison St	Spokane, WA	2015	37%	Unconsolidated	252
14	Silver Creek	9315 Chapel Hill Blvd	Pasco, WA	2015	37%	Unconsolidated	242
15	Vintage at Silverdale	3291 NW Mt Vintage Way	Silverdale, WA	2015	37%	Unconsolidated	240
16	Vintage at Tacoma	4028 S Lawrence St	Tacoma, WA	2015	37%	Unconsolidated	231
17	Harrington Square	950 Harrington Avenue NE	Renton, WA	2012	100%	Consolidated	217
18	Gateway by Vintage	20122 Mountain Hwy E	Spanaway, WA	2017	37%	Unconsolidated	216
19	Vintage at Mill Creek	4008 132nd St SE	Mill Creek, WA	2017	37%	Unconsolidated	216
20	South Hill by Vintage	14104 Meridian E	Puyallup, WA	2015	37%	Unconsolidated	216
21	Latitude	11282 SE Causey Circle	Happy Valley, OR	2017	100%	Consolidated	210
22	Equinox	1524 Eastlake Ave E	Seattle, WA	2016	51%	Unconsolidated	204
23	Quilceda Creek	11923-12105 Smokey Point Blvd	Marysville, WA	2015	37%	Unconsolidated	204
24	Apex	2424 S 41st Street	Tacoma, WA	2014	97%	Consolidated	203
25	Apex Penthouse Condos	2424 S 41st Street	Tacoma, WA	2015/2016	100%	Consolidated	6
26	Vintage at Lakewood	2203 172nd Street	Marysville, WA	2017	37%	Unconsolidated	197
27	Savner Street Flats	2270 NW Savner Street	Portland, OR	2017	100%	Consolidated	179
28	Vintage at Vancouver	9001 NE 54th St	Vancouver, WA	2015	37%	Unconsolidated	154
29	Vintage at Mt. Vernon	1000 Vintage Ln	Mt. Vernon, WA	2015	37%	Unconsolidated	154
30	Vintage at Richland	1950 Bellerive Dr	Richland, WA	2015	37%	Unconsolidated	150
31	Vintage at Chehalis	1590 N National Ave	Chehalis, WA	2015	37%	Unconsolidated	150
32	Vintage at Holly Village	9615 Holly Dr	Everett, WA	2015	37%	Unconsolidated	149
33	Vintage at Bremerton	1717 Sheridan Rd	Bremerton, WA	2015	37%	Unconsolidated	143
34	Elk Creek	90 S Rhodefer Rd	Sequim, WA	2015	37%	Unconsolidated	138
35	Twin Ponds	8510 212th St NE, #M	Arlington, WA	2015	37%	Unconsolidated	134
36	Vintage at Sequim	1009 Brackett Rd	Sequim, WA	2015	37%	Unconsolidated	118
37	Vintage at Bend	611 NE Bellevue Dr	Bend, OR	2015	37%	Unconsolidated	106
38	The Meadows by Vintage	355 Meadowbrook Ct	Bellingham, WA	2015	37%	Unconsolidated	101
39	Vintage at Burien	149 S 140th St	Burien, WA	2015	37%	Unconsolidated	101
40	Vintage at Arlington	625 S Stillaguamish Ave	Arlington, WA	2015	37%	Unconsolidated	100
41	Vintage at Bellingham	4625 Cordata Pkwy	Bellingham, WA	2015	37%	Unconsolidated	94
							9,221
Southern California							
1	Chadwick	209 S Westmoreland Ave	Los Angeles, CA	2007	51%	Unconsolidated	687
2	La Vista	740 South Western Avenue	Santa Maria, CA	2011	100%	Consolidated	460
3	Mission Hills	45 Rincon Drive, #104A	Camarillo, CA	2016	99%	Consolidated	386
4	Vintage at Bouquet Canyon	26705 Bouquet Canyon Rd	Santa Clarita, CA	2015	37%	Unconsolidated	264
5	Vizcaya	1720 South Depot St	Santa Maria, CA	2019	37%	Unconsolidated	236
6	Montiavo at Bradley Square	2460 Rubel Way	Santa Maria, CA	2015	100%	Consolidated	208
7	Woodstone by Vintage	401 W. Pine Ave	Lompoc, CA	2017	37%	Unconsolidated	204
8	Townhomes at Lost Canyon	18179 W. Terra Verde Place	Santa Clarita, CA	2016	100%	Consolidated	157
							2,602
Northern California							
1	Bella Vista at Hilltop	3400 Richmond Parkway	Richmond, CA	2011	100%	Consolidated	1,008
2	Kirker Creek	1000 Pheasant Drive	Pittsburg, CA	2014	97%	Consolidated	542
3	Vista Sonoma	1405 Townview Ave	Santa Rosa, CA	2015	37%	Unconsolidated	189
4	Agave	10070 Willard Pkwy	Elk Grove, CA	2015	37%	Unconsolidated	188
5	Highland Creek	800 Gibson Drive	Roseville, CA	2017	37%	Unconsolidated	184
6	Merritt on 3rd	1103 3rd Avenue	Oakland, CA	2012	96%	Consolidated	178
7	Vintage at Napa	2360 Redwood Rd	Napa, CA	2015	37%	Unconsolidated	115
							2,404
Mountain States							
1	Santa Fe	1550 Fort Union Blvd	Salt Lake City, UT	2018	100%	Consolidated	492
2	Foothill Place	2260 Foothill Drive	Salt Lake City, UT	2013	95%	Consolidated	450
3	Sandpiper	1496 East Spring Lane	Salt Lake City, UT	2012	100%	Consolidated	366
4	Volare	10695 Dean Martin Dr	Las Vegas, NV	2019	100%	Consolidated	360
5	Whitewater Park	365 N. Whitewater Blvd.	Boise, ID	2014	100%	Consolidated	324
6	Edgewater	3304 N. Lakeharbor Ln.	Boise, ID	2017	90%	Consolidated	300
7	Bluffs	4050 Gardella Ave	Reno, NV	2015	37%	Unconsolidated	300
8	Southridge	1550 Sky Valley Drive	Reno, NV	2018	100%	Consolidated	293
9	Vintage at Seven Hills	845 Seven Hill Dr	Henderson, NV	2015	37%	Unconsolidated	244
10	Crossings at Virginia	11565 Old Virginia Rd	Reno, NV	2016	37%	Unconsolidated	230
11	Alpine Meadows	845 E 9000 S	Salt Lake City, UT	2018	100%	Consolidated	222
12	River Pointe	6200 River Pointe Drive	Boise, ID	2016	100%	Consolidated	204
13	Mullan Reserve	4000 Mullan Rd	Missoula, MT	2017	80%	Consolidated	200
14	Reedhouse	1671 S Riverstone Lane	Boise, ID	2018	100%	Consolidated	188
15	Falls Creek Apartments	2831 N Julia St	Coeur D'Alene, ID	2015	37%	Unconsolidated	170
16	Rosewood	930 N. Maple Grove Rd.	Boise, ID	2016	100%	Consolidated	168
17	Creekview	967 South Union Avenue	Midvale, UT	2018	100%	Consolidated	88
							4,599
TOTAL MULTIFAMILY - WESTERN UNITED STATES						18,826	

KENNEDY WILSON

Stabilized Property List

(Excludes investments held in commingled funds, certain minority interest investments and unstabilized assets)
Information as of December 31, 2019

MULTIFAMILY - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Balance Sheet Classification	Total Units	
Ireland							
1	Clancy Quay	Islandbridge	Dublin 8	2013	50%	Unconsolidated	599
2	Vantage	Leopardstown	Dublin 18	2014	80%	Unconsolidated	442
3	Grange	Stilliorgan Rd	Co. Dublin	2018	50%	Unconsolidated	274
4	Alliance	Ballsbridge	Dublin 4	2012	50%	Unconsolidated	210
5	Elysian	Eglinton Street	Cork	2018	50%	Unconsolidated	206
6	North Bank	Castleforbes St	Dublin 1	2017	50%	Unconsolidated	124
7	Sandford Lodge	Ranelagh	Dublin 6	2012	50%	Unconsolidated	118
8	Liffey Trust	Sheriff St	Dublin 1	2014	50%	Unconsolidated	81
9	Alto Vetro	Grand Canal Quay	Dublin 2	2014	80%	Unconsolidated	26
2,080							
United Kingdom							
1	Pioneer Point	3-5 Winston Way	London	2016	100%	Consolidated	294
294							
TOTAL MULTIFAMILY - EUROPE 2,374							

COMMERCIAL - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Balance Sheet Classification	Total Rentable Square Feet	
Pacific Northwest							
1	90 East	21925, 21930, 21933 SE 51st St	Issaquah, WA	2017	100%	Consolidated	587,000
2	Portland Southgate	10317-10465 SE 82nd Ave	Portland, OR	2017	94%	Consolidated	51,000
638,000							
Southern California							
1	Victory Plaza	13003-13075 Victory Blvd.	Van Nuys, CA	2014	97%	Consolidated	136,000
2	Marina View	13274-13288 Fiji Way	Marina Del Rey, CA	2012	100%	Consolidated	76,000
3	150 El Camino	150 El Camino Dr	Beverly Hills, CA	2013	100%	Consolidated	59,000
4	151 El Camino	151 El Camino Dr	Beverly Hills, CA	2013	100%	Consolidated	58,000
5	Civic Center	9350 Civic Center Dr	Beverly Hills, CA	2015	50%	Unconsolidated	45,000
6	Mission Hills	45 Rincon Drive, #104A	Camarillo, CA	2016	99%	Consolidated	30,000
404,000							
Northern California							
1	Hamilton Landing	Hamilton Landing	Novato, CA	2019	100%	Consolidated	406,000
406,000							
Mountain States							
1	University Crossing	386 E University Pkwy	Orem, UT	2012	98%	Consolidated	216,000
2	Van Winkle Shopping Center	NWC 5600 South Van Winkle Expressway	Murray, UT	2017	93%	Consolidated	170,000
3	Orem Plaza Center	NWC Center Street & State Street	Orem, UT	2012	87%	Consolidated	116,000
4	Creekview Plaza	610 W Price River Dr	Price, UT	2013	94%	Consolidated	101,000
5	Riverdale Road	301 & 325 36th Street	Ogden, UT	2016	91%	Consolidated	75,000
678,000							
TOTAL COMMERCIAL - WESTERN UNITED STATES 2,126,000							

COMMERCIAL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Balance Sheet Classification	Total Rentable Square Feet				
United Kingdom										
1	The Rock Shopping & Leisure Centre	1 Goodall Street	Bury	2013	50%	Consolidated	559,000			
2	Melton Enterprise Park	Hull	Hull	2014	100%	Consolidated	447,000			
3	Midpoint, Middlewich	Pochin Way, 18 ERF Way	Middlewich	2015	100%	Consolidated	374,000			
4	The Heights	Brooklands Road	Surrey	2019	51%	Unconsolidated	350,000			
5	Towers Business Park	Wilmslow Road	Manchester	2016	100%	Consolidated	288,000			
6	Dukes Park Industrial Estate	Montrose Road	Chelmsford	2016	100%	Consolidated	228,000			
7	Argyle House, Edinburgh	3 Lady Lawson St.	Edinburgh	2014	100%	Consolidated	224,000			
8	111 Buckingham Palace Road	111 Buckingham Palace Road	London	2014	100%	Consolidated	224,000			
9	Trident Retail & Leisure Park	Southway	Runcorn	2014	100%	Consolidated	206,000			
10	Great Blakenham	Addison Way, Orion Business Park	Ipswich	2016	100%	Consolidated	203,000			
11	Norfolk House	George Street & Wellesley Road	Croydon	2015	100%	Consolidated	162,000			
12	Discovery Place	Discovery Place, Summit Avenue	Farnborough	2015	100%	Consolidated	142,000			
13	220-246 High Street	220-246 High Street	Chatham	2015	100%	Consolidated	139,000			
14	Bartley Wood Business Park	Bartley Wood Business Park	Hook	2015	100%	Consolidated	111,000			
15	Universal Point, Steelmans Road, Wednesbury	Steelmans Road	Walsall	2014	100%	Consolidated	107,000			
16	Units 1-2 Lydiard Fields	Lydiard Fields	Swindon	2014	100%	Consolidated	102,000			
17	Rubislaw House	Hill of Rubislaw	Aberdeen	2014	100%	Consolidated	102,000			
18	Friars Bridge Court	Blackfriars Road	London	2014	100%	Consolidated	98,000			
19	Aspects Retail Park	Bakers Lane	Bedford	2014	100%	Consolidated	98,000			
20	103 New Street	103 New Street	Huddersfield	2015	100%	Consolidated	95,000			
21	Exchange Tower	Exchange Tower, 19 Canning Street	Edinburgh	2014	100%	Consolidated	64,000			
22	Foxbridge Way, Normanton	Phase 2, Foxbridge Way	Leeds	2014	100%	Consolidated	63,000			
23	Unit 1, Merlin Park, Trafford Park	The Furrows	Manchester	2015	100%	Consolidated	63,000			
24	Mill Lane Trading Estate	Mill Lane	Croydon	2015	100%	Consolidated	62,000			
25	Unit 6/6A & 12, Eurolink Industrial Estate	Unit 6/6A & 12	Sittingbourne	2015	100%	Consolidated	61,000			
26	Preservation House	Preservation House, Airport Way	Luton	2014	100%	Consolidated	61,000			
27	6 Wells Close	6 Wells Close	Merstham	2014	100%	Consolidated	49,000			
28	107-125 Above Bar Street & 1-3 Civic Centre Road	107-125 Above Bar Street & 1-3 Civic Centre Road	Southampton	2015	100%	Consolidated	47,000			
29	97-99 Beddington Lane	97-99 Beddington Lane	Croydon	2014	100%	Consolidated	43,000			
30	Units B1-C2, Eley Road, Angel Road Estate	Units B1-C2 Eley Road	London	2015	100%	Consolidated	41,000			
31	150-158 Southampton Road	150-158 Southampton Road	Fareham	2015	100%	Consolidated	41,000			
32	Oracle House	Oracle House, 6 Lochside Avenue	Edinburgh	2014	100%	Consolidated	40,000			
33	44-50 Bridge Street	44-50 Bridge Street	Chester	2015	100%	Consolidated	40,000			
34	Widford Industrial Estate	34/36/38 Robjohns Road & 33/37 Hanbury Road	Chelmsford	2015	100%	Consolidated	39,000			
35	Asda Superstore, The Marlowes	The Marlowes	Hemel Hempstead	2015	100%	Consolidated	39,000			
36	Nuffield Health	Blackbird Road & Byford Way	Leicester	2015	100%	Consolidated	38,000			
37	Prologue Works	25 Marsh Street	Bristol	2014	100%	Consolidated	37,000			
38	Thames House	Thames House, Waterside Park	Bracknell	2015	100%	Consolidated	34,000			
39	Axis 40	Axis 40, Athlon Road	Alpertown	2014	100%	Consolidated	32,000			
40	9-19 Tooting High Street & 6-12 Totterdown Street	9-17 High Street	London	2015	100%	Consolidated	30,000			
41	Talbot Hotel	32-34 Bank Street	Bradford	2015	100%	Consolidated	30,000			
42	66-68 High Street	66-68 High Street	Weston-super-Mare	2015	100%	Consolidated	28,000			
43	Blocks J & L, Stadium Way Trading Estate	Stadium Way	Benfleet	2015	100%	Consolidated	26,000			
44	2-14 Pinstone Street	2-14 Pinstone Street	Sheffield	2014	100%	Consolidated	25,000			
45	Eldon Court, 75-77 London Road	75-77 London Road	Reading	2015	100%	Consolidated	25,000			
46	Park Farm Industrial	Sinclair Drive	Wellingborough	2015	100%	Consolidated	25,000			
47	19-27 High Street	19-27 High Street	Littlehampton	2015	100%	Consolidated	24,000			
48	Suffolk Hotel	Butter Market	Bury St Edmunds	2015	100%	Consolidated	23,000			
United Kingdom Properties Below 20K sq.ft.						Various	2014-2015	100%	Consolidated	377,000
5,766,000										

KENNEDY WILSON

Unstabilized, Development, and Residential

(Excludes investments held in commingled funds, certain minority interest investments and stabilized assets)
Information as of December 31, 2019

UNSTABILIZED - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Units
Mountain States						
1 Steamboat	600 Geiger Grade Rd	Reno, NV	2017	37%	Unconsolidated	360
						360
Ireland						
1 Capital Dock	Capital Dock	Dublin 2	2012	50%	Unconsolidated	190
						190
TOTAL UNSTABILIZED - MULTIFAMILY						550

UNSTABILIZED - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Rentable Square Feet
Southern California						
1 The Oaks	One Baxter Way	Thousand Oaks, CA	2007	100%	Consolidated	357,000
2 Malibu Sands	22333 Pacific Coast Hwy	Malibu, CA	2012	50%	Unconsolidated	16,000
						373,000
Mountain States						
1 Richfield	1020-1080 S Highway 89	Richfield, UT	2013	87%	Consolidated	114,000
2 Bozeman	1525-1631 W Main St	Bozeman, MT	2016	96%	Consolidated	108,000
						222,000
Ireland						
1 Capital Dock	Capital Dock	Dublin 2	2012	50%	Unconsolidated	27,000
						27,000
United Kingdom						
1 Colossus 1&2	Colossus 1 & 2, Brittain Way	Glasgow	2014	100%	Consolidated	188,000
2 H1, Hill of Rubislaw	Anderson Drive	Aberdeen	2014	100%	Consolidated	188,000
3 Portlethen Retail Park	Muirend Road	Aberdeen	2015	100%	Consolidated	108,000
4 Charter Building	Anderson Drive	Aberdeen	2014	100%	Consolidated	93,000
5 The Link	Maidenhead Office Park	Maidenhead	2015	100%	Consolidated	65,000
6 Stockley Park	6 Roundwood Avenue	Heathrow	2015	100%	Consolidated	46,000
7 Horizon Centre	32 Upper High Street	Epsom	2014	100%	Consolidated	29,000
8 Old School	Calverley Street	Leeds	2015	100%	Consolidated	21,000
						738,000
TOTAL UNSTABILIZED - COMMERCIAL						1,360,000

DEVELOPMENT - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Units
Pacific Northwest						
1 The View	21916 State Road, 410 East	Bonney Lake, WA	2018	37%	Unconsolidated	408
2 The Farm	3830-4008 132nd Street SE	Mill Creek, WA	2017	37%	Unconsolidated	354
3 Beacon Hill	7th Ave S and S Ryan Way	Tukwila, WA	2018	37%	Unconsolidated	240
4 Seatac	21212 International Blvd	Seatac, WA	2018	37%	Unconsolidated	170
						1,172
Northern California						
1 Santa Rosa	2604 - 2630 Petaluma Hill Rd	Santa Rosa, CA	2018	91%	Consolidated	120
						120
Mountain States						
1 Sky Mountain	4855 Sky Mountain Drive	Reno, NV	2018	37%	Unconsolidated	288
2 The Clara	225 S Linder Road	Boise, ID	2019	80%	Consolidated	277
3 Sanctuary	475 Gentry Way	Reno, NV	2019	37%	Unconsolidated	208
4 River Pointe Premier	6265 Strawberry Glenn Rd	Boise, ID	2018	100%	Consolidated	95
5 Rosewood Premier	1014 N Maple Grove Rd	Boise, ID	2018	100%	Consolidated	66
						934
Ireland						
1 Coopers Cross	Sheriff St	Dublin 1	2018	50%	Unconsolidated	472
2 Grange	Stillorgan Rd	Co. Dublin	2018	50%	Unconsolidated	287
3 Clancy Quay - Phase 3	Islandbridge	Dublin 8	2013	50%	Unconsolidated	266
4 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100%	Consolidated	232
						1,257
TOTAL DEVELOPMENT - MULTIFAMILY						3,483

DEVELOPMENT - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Rentable Square Feet
Southern California						
1 136 El Camino	136 S El Camino Dr	Beverly Hills, CA	2018	100%	Consolidated	35,000
						35,000
Ireland						
1 Coopers Cross	Mayor St. Upper	Dublin 1	2018	50%	Unconsolidated	390,000
2 Hanover Quay	10-12 Hanover Quay	Dublin 2	2017	60%	Consolidated	69,000
3 Kildare	Kildare Street	Dublin 2	2014	100%	Consolidated	64,000
4 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100%	Consolidated	19,000
5 Croydon	67 George Street	Croydon	2018	100%	Consolidated	TBD
						542,000
Spain						
1 Puerta del Sol	Puerta del Sol 9	Madrid	2015	100%	Consolidated	37,000
						37,000
TOTAL DEVELOPMENT - COMMERCIAL						614,000

DEVELOPMENT - HOTEL

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Hotel Rooms
Hawaii						
1 Kona Village, A Rosewood Resort	72-300 Maheawalu Drive	Kailua Kona, HI	2008	50%	Unconsolidated	150
						150
TOTAL DEVELOPMENT - HOTEL						150

RESIDENTIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Balance Sheet Classification	Total Acres
Southern California						
1 Santiago	18514 E Santiago Canyon Rd	Trabuco Canyon, CA	2001	50%	Unconsolidated	735
						735
Hawaii						
1 Dillingham Ranch	68-540 Farrington Hwy	Waialua, HI	2006	100%	Consolidated	2,700
2 Kohanaiki	73-2055 Ala Kohanaiki	Kailua, HI	2011	55%	Unconsolidated	542
						3,242
TOTAL RESIDENTIAL						3,977