

Stabilized Property List

STABILIZED PORTFOLIO - SUMMARY

MULTIFAMILY - UNITED STATES

9,189

KENNEDY WILSON

Stabilized Property List

(Excludes the following: minority-held investments and lease-up, development, and residential assets
Information as of September 30, 2025)

Property	Address	Location	Acquisition Year	KW Ownership%	Segment	Total Units
<u>Southern California</u>						
1 Mission Hills	45 Rincon Drive	Camarillo, CA	2016	99%	Consolidated	386
2 The Villas at Anacapa Canyon	100 San Miguel Island Dr	Camarillo, CA	2021	100%	Consolidated	310
3 Vintage at Bouquet Canyon	26705 Bouquet Canyon Rd	Santa Clarita, CA	2015	45%	Co-Investment	264
4 Vizcaya	1720 South Depot St	Santa Maria, CA	2019	45%	Co-Investment	236
5 Montlavo at Bradley Square	2460 Rubel Way	Santa Maria, CA	2015	51%	Co-Investment	208
6 Vine by Vintage	401 W. Pine Ave	Lompoc, CA	2017	45%	Co-Investment	204
7 Vintage at Anacapa Canyon	Channel Island Dr	Camarillo, CA	2021	45%	Co-Investment	170
						1,778
<u>Northern California</u>						
1 38° North	2604 - 2630 Petaluma Hill Rd	Santa Rosa, CA	2018	100%	Consolidated	322
2 Vintage at Bennett Valley	1405 Townview Ave	Santa Rosa, CA	2015	45%	Co-Investment	189
3 Agave	10070 Willard Pkwy	Elk Grove, CA	2015	45%	Co-Investment	188
4 Highland by Vintage	800 Gibson Drive	Roseville, CA	2017	45%	Co-Investment	184
5 Vintage at Napa	2360 Redwood Rd	Napa, CA	2015	45%	Co-Investment	115
						998

TOTAL MULTIFAMILY - UNITED STATES 21,854

MULTIFAMILY - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Segment	Total Units
<u>Ireland</u>						
1 Clancy Quay	Islandbridge	Dublin 8	2013	50%	Co-Investment	877
2 Coopers Cross	Sheriff St	Dublin 1	2018	50%	Co-Investment	471
3 Vantage	Leopardstown	Dublin 18	2014	50%	Co-Investment	445
4 Grange West	Stillorgan Rd	Co. Dublin	2018	50%	Co-Investment	287
5 Grange East	Stillorgan Rd	Co. Dublin	2018	50%	Co-Investment	246
6 The Cornerstone	Old Dublin Road, Stillorgan	Co. Dublin	2016	50%	Co-Investment	232
7 Alliance	Ballsbridge	Dublin 4	2012	50%	Co-Investment	210
8 Elysian	Eglinton Street	Cork	2018	50%	Co-Investment	206
9 Capital Dock	Capital Dock	Dublin 2	2012	50%	Co-Investment	190
10 Sandford Lodge	Ranelagh	Dublin 6	2012	50%	Co-Investment	150
11 North Bank	Castleforbes St	Dublin 1	2017	50%	Co-Investment	89
12 Liffey Trust	Sheriff St	Dublin 1	2014	50%	Co-Investment	81
13 Alto Vetro	Grand Canal Quay	Dublin 2	2014	50%	Co-Investment	26
						3,510

TOTAL MULTIFAMILY - EUROPE 3,510

COMMERCIAL - UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Segment	Total Rentable Square Feet
<u>Southern California</u>						
1 The Oaks	One Baxter Way	Thousand Oaks, CA	2007	100%	Consolidated	357,000
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 (KW Office)	151 El Camino Dr	Beverly Hills, CA	2013	100%	Consolidated	58,000
5 Civic Center	9350 Civic Center Dr	Beverly Hills, CA	2015	50%	Co-Investment	45,000
6 Malibu Sands	22333 Pacific Coast Hwy	Malibu, CA	2012	50%	Co-Investment	16,000
						611,000
<u>Northern California</u>						
1 Hamilton Landing	Hamilton Landing	Novato, CA	2019	100%	Consolidated	235,000
						235,000

TOTAL COMMERCIAL - UNITED STATES 846,000

COMMERCIAL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Segment	Total Rentable Square Feet
<u>United Kingdom</u>						
1 The Rock Shopping & Leisure Centre	1 Goodall Street	Bury	2013	50%	Consolidated	559,000
2 Forum	Solent Business Park	Fareham	2021	100%	Consolidated	254,000
3 Towers Business Park	Wilmslow Road	Manchester	2016	100%	Consolidated	230,000
4 111 Buckingham Palace Road	111 Buckingham Palace Road	London	2014	100%	Consolidated	216,000
5 Waverly Gate	2-4 Waterloo Place	Edinburgh	2022	100%	Consolidated	204,000
6 Trident Retail & Leisure Park	Southway	Runcom	2014	100%	Consolidated	202,000
7 Capitol Building	Bracknell, RG12 8FZ	Bracknell	2021	51%	Co-Investment	172,000
8 Embassy Gardens	Battersea, London, SW8 5BL	London	2021	100%	Consolidated	155,000
9 Rubislaw House	Hill of Rubislaw	Aberdeen	2014	100%	Consolidated	102,000
10 2-14 Pinstone Street	2-14 Pinstone Street	Sheffield	2014	100%	Consolidated	25,000
						2,119,000
<u>Ireland</u>						
1 Capital Dock	Capital Dock	Dublin 2	2012	50%	Co-Investment	244,000
2 State Street	78 Sir John Rogerson's Quay	Dublin 2	2013	50%	Co-Investment	175,000
3 The Chase	Sandyford	Dublin 18	2016	100%	Consolidated	172,000
4 Stillorgan Shopping Centre	Lower Kilmacud Road	Co. Dublin	2014	100%	Consolidated	161,000
5 Russell Court, Saint Stephens Green	Russell Court	Dublin 2	2014	100%	Consolidated	139,000
6 40-42 Mespil Road	40-42 Mespil Road	Dublin 4	2014	100%	Consolidated	120,000
7 94 SSG (KW Office)	94 St. Stephen's Green	Dublin 2	2017	100%	Consolidated	19,000
						1,030,000
<u>Italy</u>						
1 Via Benedetto Croce, Brescia	Via Benedetto Croce, 32	Brescia	2015	100%	Consolidated	121,000
2 Piazza Europe, La Spezia	Piazza Europe, 11	La Spezia	2015	100%	Consolidated	87,000
3 Via Carlo Spegazzini, Rome	Via Carlo Spegazzini, 66	Rome	2015	100%	Consolidated	75,000
4 Via del Plutino, Reggio Calabria	Via del Plutino, 4	Reggio Calabria	2015	100%	Consolidated	61,000
						344,000

TOTAL COMMERCIAL - EUROPE 3,493,000

KENNEDY WILSON

Lease-up, Development, and Residential
(Excludes minority-held investments and stabilized assets)
Information as of September 30, 2025

LEASE-UP - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Units
Mountain West						
1 Vintage at Spanish Springs	2 Gary Hall Wy	Spanish Springs, NV	2021	45%	Co-Investment	257
2 Vintage at Redfield	4500 Baker Ln	Reno, NV	2022	45%	Co-Investment	223
3 Vintage at Washington Station	260 Winter Street	Reno, NV	2022	45%	Co-Investment	205
						685
TOTAL LEASE-UP - MULTIFAMILY						685

LEASE-UP - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Rentable Square Feet
Pacific Northwest						
1 90 East	21930, 21933 SE 51st St	Issaquah, WA	2017	100%	Consolidated	410,000
						410,000
Northern California						
1 Hamilton Landing H3, H4, and H7	Hamilton Landing	Novato, CA	2019	100%	Consolidated	171,000
						171,000
United Kingdom						
1 The Heights	Brooklands Road	Surrey	2019	51%	Co-Investment	356,000
2 H1, Hill of Rubislaw	Anderson Drive	Aberdeen	2014	100%	Consolidated	189,000
3 Charter Building	Anderson Drive	Aberdeen	2014	100%	Consolidated	93,000
4 Scotscroft Building	Wilmslow Road	Manchester	2016	100%	Consolidated	59,000
5 Stockley Park	6 Roundwood Avenue	Heathrow	2015	100%	Consolidated	54,000
6 Old School	Calverley Street	Leeds	2015	100%	Consolidated	21,000
						772,000
Ireland						
1 Coopers Cross	Mayor St. Upper	Dublin 1	2018	50%	Co-Investment	395,000
						395,000
TOTAL LEASE-UP - COMMERCIAL						1,748,000

LEASE-UP - HOTEL

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Hotel Rooms
Hawaii						
1 Kona Village, A Rosewood Resort	72-300 Maheawalu Drive	Kailua Kona, HI	2008	35%	Co-Investment	150
						150
TOTAL LEASE-UP - HOTEL						150

DEVELOPMENT - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Units
Mountain West						
1 Kiley View by Vintage	Wingfield Hills & Kiley Parkway	Sparks, NV	2025	45%	Co-Investment	300
2 Cloudveil	1352 S Utah Ave	Idaho Falls, ID	2024	63%	Co-Investment	288
3 Oxbow Phase II	4650 W Garfield St	Bozeman, MT	2025	37%	Co-Investment	132
						720
Pacific Northwest						
1 Vintage at Beacon Hill	7th Ave S and S Ryan Way	Tukwila, WA	2018	45%	Co-Investment	272
2 Vintage at Lake Stevens	9023 Soper Hill Rd	Lake Stevens, CA	2024	45%	Co-Investment	191
						463
Southern California						
1 Vintage at Lockwood	2001 Outlet Center Drive	Oxnard, CA	2022	45%	Co-Investment	376
						376
Northern California						
1 Vintage at Folsom	102 E Natoma St	Folsom, CA	2021	45%	Co-Investment	136
						136
TOTAL DEVELOPMENT - MULTIFAMILY						1,695

DEVELOPMENT - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Rentable Square Feet
United Kingdom						
1 The Link	Maidenhead Office Park	Maidenhead	2015	100%	Consolidated	65,000
2 Hawker	Weybridge	Surrey	2021	50%	Co-Investment	24,000
3 Discovery Place	Discovery Place, Summit Avenue	Farnborough	2015	100%	Consolidated	-
						89,000
TOTAL DEVELOPMENT - COMMERCIAL						89,000

RESIDENTIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Segment	Total Acres
Southern California						
1 Santiago	18514 E Santiago Canyon Rd	Trabuco Canyon, CA	2001	50%	Co-Investment	527
						527
Hawaii						
1 Kohanaiki	73-2055 Ala Kohanaiki	Kailua, HI	2011	55%	Co-Investment	542
						542
TOTAL RESIDENTIAL						1,069