

# KENNEDY WILSON

Consolidated Property List - Stabilized  
(excludes unconsolidated properties and unstabilized assets)  
Information as of December 31, 2017

## CONSOLIDATED STABILIZED PORTFOLIO - SUMMARY

Number of Multifamily Properties	35
Number of Multifamily Units	10,592
Number of Commercial Properties	190
Total Square Footage of Commercial Properties	13,075,000
Number of Hotel Properties	5
Number of Hotel Rooms	974
Consolidated Property List Total NOI (\$MM) [A]	\$ 382.4
Total Estimated Annual NOI (\$MM) [B]	\$ 438.8
[A]/[B]	87%

## MULTIFAMILY - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Units	
<b>Pacific Northwest</b>						
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	Montair at Somerset Hill	1704 Barnes Blvd. SW	Tumwater, WA	2014	100.00%	396
5	Atlas	1036 7th Ave NW	Issaquah, WA	2017	100.00%	343
6	Big Trout Lodge	22809 E. Country Vista Drive	Liberty Lake, WA	2013	100.00%	297
7	Bella Sonoma	2301 62nd Avenue	Fife, WA	2014	100.00%	280
8	Heatherwood	765 SE Mount Hood Highway	Gresham, OR	2017	100.00%	264
9	StonePointe University Place	3806 78th Avenue CT W.	University Place, WA	2014	100.00%	240
10	Harrington Square	950 Harrington Avenue NE	Renton, WA	2012	100.00%	217
11	Latitude	11282 SE Causey Circle	Happy Valley, OR	2017	100.00%	210
12	Apex	2424 S 41st Street	Tacoma, WA	2014	97.25%	203
13	Apex Penthouse Condos	2424 S 41st Street	Tacoma, WA	2015/2016	100.00%	6
14	Savier Street Flats	2270 NW Savier Street	Portland, OR	2017	100.00%	179
15	Villas at Kennedy Creek	1978 Trosper Road SW	Tumwater, WA	2014	100.00%	118
						<b>4,341</b>
<b>Southern California</b>						
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
						<b>1,211</b>
<b>Northern California</b>						
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
						<b>1,728</b>
<b>Mountain States</b>						
1	Foothill Place	2260 Foothill Drive	Salt Lake City, UT	2013	95.40%	450
2	Sandpiper	1496 East Spring Lane	Salt Lake City, UT	2012	100.00%	366
3	Whitewater Park	365 N. Whitewater Blvd.	Boise, ID	2014	100.00%	324
4	Edgewater	3304 N. Lakeharbor Ln.	Boise, ID	2017	90.00%	300
5	River Pointe	6200 River Pointe Drive	Boise, ID	2016	100.00%	204
6	Mullan Reserve	4000 Mullan Rd	Missoula, MT	2017	80.00%	200
7	Rosewood	930 N. Maple Grove Rd.	Boise, ID	2016	100.00%	168
						<b>2,012</b>
<b>TOTAL MULTIFAMILY - WESTERN UNITED STATES</b>						<b>9,292</b>

## MULTIFAMILY - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Units	
<b>Ireland</b>						
1	Vantage	Leopardstown	Dublin 18	2014	100.00%	442
2	Clancy Quay	Islandbridge	Dublin 8	2013	50.00%	423
3	Alliance	Ballsbridge	Dublin 4	2012	50.00%	210
4	Sandford Lodge	Ranelagh	Dublin 6	2012	50.00%	118
5	Liffey Trust	Sheriff St.	Dublin 1	2014	100.00%	81
6	Alto Vetro	Grand Canal Quay	Dublin 2	2014	100.00%	26
						<b>1,300</b>
<b>TOTAL MULTIFAMILY - EUROPE</b>						<b>1,300</b>

## COMMERCIAL - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet	
<b>Pacific Northwest</b>						
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
						<b>638,000</b>
<b>Southern California</b>						
1	The Oaks	One Baxter Way	Thousand Oaks, CA	2007	100.00%	355,000
2	Victory Plaza	13003-13075 Victory Blvd.	Van Nuys, CA	2014	96.93%	136,000
3	Marina View	13274-13288 Fiji Way	Marina Del Rey, CA	2012	100.00%	76,000
4	150 El Camino	150 El Camino Dr	Beverly Hills, CA	2013	100.00%	59,000
5	151 El Camino	151 El Camino Dr	Beverly Hills, CA	2013	100.00%	58,000
6	Mission Hills	45 Rincon Drive, #104A	Camarillo, CA	2016	98.63%	30,000
						<b>714,000</b>
<b>Northern California</b>						
1	Currier Square	2325-2359 Myers St Oroville	Oroville, CA	2013	94.48%	131,000
						<b>131,000</b>
<b>Mountain States</b>						
1	University Crossing	386 E 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	Orem Plaza Center	NWC Center Street & State Street	Orem, UT	2012	86.75%	116,000
4	Park Santa Fe	3470-3505 E Route 66 Flagstaff	Flagstaff, AZ	2014	92.91%	98,000
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
						<b>803,000</b>
<b>TOTAL COMMERCIAL - WESTERN UNITED STATES</b>						<b>2,286,000</b>

**Consolidated Property List - Stabilized**  
(excludes unconsolidated properties and unstabilized assets)  
Information as of December 31, 2017

**COMMERCIAL - EUROPE**

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet	
<b>United Kingdom</b>						
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	Units 1-3 McConnell Drive	McConnell Drive, Milton Keynes	Wolverton	2014	100.00%	296,000
5	Towers Business Park	Wilmslow Rd.	Manchester	2016	100.00%	280,000
6	Pennine Centre	Tenter Street	Sheffield	2014	100.00%	242,000
7	Argyle House, Edinburgh	3 Lady Lawson St.	Edinburgh	2014	100.00%	224,000
8	111 Buckingham Palace Road	111 Buckingham Palace Road	London	2014	100.00%	224,000
9	Leavesden Park	Leavesden Park	Watford	2015	100.00%	209,000
10	Trident Retail & Leisure Park	Southway	Runcorn	2014	100.00%	206,000
11	Great Blakenham	Addison Way, Orion Business Park	Ipswich	2016	100.00%	203,000
12	H1, Hill of Rubislaw	Anderson Drive	Aberdeen	2014	100.00%	188,000
13	Dukes Park Industrial Estate	Montrose Rd.	Chelmsford	2016	100.00%	159,000
14	Norfolk House	George Street & Wellesley Road	Croydon	2015	100.00%	157,000
15	Discovery Place	Discovery Place, Summit Avenue	Farnborough	2015	100.00%	142,000
16	220-246 High Street	220-246 High Street	Chatham	2015	100.00%	139,000
17	Thorn Lighting, Merrington Lane Industrial Estate	Merrington Lane	Spennymoor	2015	100.00%	133,000
18	Bartley Wood Business Park	Bartley Wood Business Park	Hook	2015	100.00%	113,000
19	Universal Point, Steelmans Road, Wednesbury	Steelmans Road	Walsall	2014	100.00%	107,000
20	Units 1-2 Lydiard Fields	Lydiard Fields	Swindon	2014	100.00%	102,000
21	Rubislaw House	Hill of Rubislaw	Aberdeen	2014	100.00%	102,000
22	Friars Bridge Court	Blackfriars Road	London	2014	100.00%	93,000
23	Aspects Retail Park	Bakers Lane	Bedford	2014	100.00%	98,000
24	Priory Park	Henry Boot Way	Hull	2014	100.00%	97,000
25	Portlethen Retail Park	Muirend Road	Aberdeen	2015	100.00%	97,000
26	103 New Street	103 New Street	Huddersfield	2015	100.00%	95,000
27	Marathon House	Anderson Drive	Aberdeen	2014	100.00%	93,000
28	Tamar Industrial Estate	Prideaux Circle	Saltash	2015	100.00%	83,000
29	Stakehill Industrial Estate	Site A, Finlan Road	Manchester	2014	100.00%	83,000
30	Eton House, Maidenhead	Maidenhead Office Park	Maidenhead	2015	100.00%	65,000
31	Travelodge Hotel, Grays Inn Road	356-364 Grays Inn Road	London	2015	100.00%	65,000
32	Exchange Tower	Exchange Tower, 19 Canning Street	Edinburgh	2014	100.00%	64,000
33	Foxbridge Way, Normanton	Phase 2, Foxbridge Way	Leeds	2014	100.00%	63,000
34	Unit 1, Merlin Park, Trafford Park	The Furrows	Manchester	2015	100.00%	63,000
35	Mill Lane Trading Estate	Mill Lane	Croydon	2015	100.00%	62,000
36	Unit 6/6A & 12, Eurolink Industrial Estate	Unit 6/6A & 12	Sittingbourne	2015	100.00%	61,000
37	Preservation House	Preservation House, Airport Way	Luton	2014	100.00%	61,000
38	Apex House	Calthorpe Road	Birmingham	2014	100.00%	59,000
39	Park Farm Industrial Estate	4 Crossgate Road	Redditch	2015	100.00%	58,000
40	Axis One, Hurricane Way	Axis One, Hurricane Way	Langley	2015	100.00%	57,000
41	334 Outland Road	334 Outland Road	Plymouth	2015	100.00%	57,000
42	Theta, Lyon Way	Theta, Lyon Way	Camberley	2014	100.00%	51,000
43	231-240 High Street	231-240 High Street	Sunderland	2015	100.00%	50,000
44	Riva Hotel, Vicar Lane	Vicar Lane	Leeds	2015	100.00%	49,000
45	6 Wells Close	6 Wells Close	Merstham	2014	100.00%	49,000
46	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
47	Stockley Park	6 Roundwood Avenue, Stockley Park	Heathrow	2015	100.00%	46,000
48	134-142 High Street	134-142 High Street	Gillingham	2015	100.00%	44,000
49	97-99 Beddington Lane	97-99 Beddington Lane	Croydon	2014	100.00%	43,000
50	Matalan Unit, Halton District Centre	Selby Road	Leeds	2015	100.00%	43,000
51	Units B1-C2, Eley Road, Angel Road Estate	Units B1-C2 Eley Road	London	2015	100.00%	41,000
52	150-158 Southampton Road	150-158 Southampton Road	Fareham	2015	100.00%	41,000
53	Oracle House	Oracle House, 6 Lochside Avenue	Edinburgh	2014	100.00%	40,000
54	44-50 Bridge Street	44-50 Bridge Street	Chester	2015	100.00%	40,000
55	Widford Industrial Estate	34/36/38 Robjohns Road & 33/37 Hanbury Road	Chelmsford	2015	100.00%	39,000
56	Asda Superstore, The Marlowes	The Marlowes	Hemel Hempstead	2015	100.00%	39,000
57	Nuffield Health	Blackbird Road & Byford Way	Leicester	2015	100.00%	38,000
58	Prologue Works	25 Marsh Street	Bristol	2014	100.00%	36,000
59	Thames House	Thames House, Waterside Park	Bracknell	2015	100.00%	34,000
60	Axis 40	Axis 40, Athlon Road	Alperton	2014	100.00%	32,000
61	9-19 Tooting High Street & 6-12 Totterdown Street	9-17 High Street	London	2015	100.00%	30,000
62	Talbot Hotel	32-34 Bank Street	Bradford	2015	100.00%	30,000
63	66-68 High Street	66-68 High Street	Weston-super-Mare	2015	100.00%	28,000
64	Douglas House	Douglas House, 40 London Road	Reigate	2014	100.00%	27,000
65	Blocks J & L, Stadium Way Trading Estate	Stadium Way	Benfleet	2015	100.00%	26,000
66	4 Chalfont Park	4 Chalfont Park	Gerrards Cross	2015	100.00%	26,000
67	2-14 Pinstone Street	2-14 Pinstone Street	Sheffield	2014	100.00%	25,000
68	Eldon Court, 75-77 London Road	75-77 London Road	Reading	2015	100.00%	25,000
69	Park Farm Industrial	Sinclair Drive	Wellingborough	2015	100.00%	25,000
70	19-27 High Street	19-27 High Street	Littlehampton	2015	100.00%	24,000
71	Suffolk Hotel	Butter Market	Bury St Edmunds	2015	100.00%	23,000
72	1/1D Park Street & 92 High Street	1/1D Park Street & 92 High Street	Shirley	2015	100.00%	22,000
	United Kingdom Properties Below 20K sq.ft.	Various	Various	2014-2015	100.00%	528,000
						<b>7,682,000</b>

# KENNEDY WILSON

Consolidated Property List - Stabilized  
(excludes unconsolidated properties and unstabilized assets)  
Information as of December 31, 2017

## COMMERCIAL - EUROPE (CONT'D)

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet
<b>Ireland</b>					
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 Stillorgan Shopping Centre	Lower Kilmacud Road	Co. Dublin	2014	100.00%	143,000
4 Russell Court, Saint Stephens Green	Russell Court	Dublin 2	2014	100.00%	139,000
5 Baggot Plaza	27-33 Upper Baggot Street	Dublin 4	2014	100.00%	129,000
6 40-42 Mespil Road	40-42 Mespil Road	Dublin 4	2014	100.00%	118,000
7 South Bank House	Barrow Street	Dublin 4	2014	100.00%	62,000
8 Blackrock Business Park	Blackrock	Co. Dublin	2016	100.00%	51,000
9 Beaver House	Beech Hill Office Campus, Clonskeagh Road	Dublin 4	2015	100.00%	29,000
10 94 SSG	94 St. Stephen's Green	Dublin 2	2017	100.00%	22,000
Ireland Properties Below 20K sq.ft.	Various	Various	2014-2015	100.00%	48,000
					<b>1,201,000</b>
<b>Spain</b>					
1 Moraleja Green	Avenida de Europa, 13 - 15, 28108 Alcobendas	Madrid	2015	100.00%	321,000
2 Alcalá de Henares	Manuel Azaña, 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
					<b>839,000</b>
<b>Italy</b>					
1 Via Valtellina	Via Valtellina, 1	Milan	2015	100.00%	283,000
2 Via Carcani	Via Carcani, 61	Rome	2015	100.00%	174,000
3 Via Benedetto Croce, Brescia	Via Benedetto Croce, 32	Brescia	2015	100.00%	121,000
4 Viale Belfiore, Florence	Viale Belfiore, 28-28A	Florence	2015	100.00%	120,000
5 Via S. Anastasio, Trieste	Via S. Anastasio, 5-7-9/1	Trieste	2015	100.00%	89,000
6 Piazza Europe, La Spezia	Piazza Europe, 11	La Spezia	2015	100.00%	87,000
7 Via Carlo Spegazzini, Rome	Via Carlo Spegazzini, 66	Rome	2015	100.00%	75,000
8 Via del Plutino, Reggio Calabria	Via del Plutino, 4	Reggio Calabria	2015	100.00%	61,000
9 Via F. Petrarca, Arezzo	Via F. Petrarca, 52	Arezzo	2015	100.00%	57,000
					<b>1,067,000</b>
<b>TOTAL COMMERCIAL - EUROPE</b>					<b>10,789,000</b>

## HOTEL - WESTERN UNITED STATES

Property	Address	Location	Acquisition Year	KW Ownership%	Total Hotel Rooms
<b>Northern California</b>					
1 The Ritz-Carlton, Lake Tahoe	13031 Ritz Carlton Highland Ct	Lake Tahoe, CA	2012	50.00%	170
					<b>170</b>
<b>Mountain States</b>					
1 Courtyard by Marriott Ogden	247 24th St	Ogden, UT	2014	72.00%	193
					<b>193</b>
<b>TOTAL HOTEL - WESTERN UNITED STATES</b>					<b>363</b>

## HOTEL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Hotel Rooms
<b>United Kingdom</b>					
1 Fairmont St Andrews	A917 Crail Road	St. Andrews	2014	100.00%	211
					<b>211</b>
<b>Ireland</b>					
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
					<b>400</b>
<b>TOTAL HOTEL - EUROPE</b>					<b>611</b>

# KENNEDY WILSON

Unstabilized, Development, and Residential  
(excludes unconsolidated properties and stabilized assets)  
Information as of December 31, 2017

## UNSTABILIZED - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Total Units
<b>United Kingdom</b>					
1 Pioneer Point	3-5 Winston Way	London	2016	100.00%	294
					<b>294</b>
<b>Ireland</b>					
1 Clancy Quay - Phase II	Islandbridge	Dublin 8	2013	50.00%	163
2 Northbank	Castleforbes Road	Dublin 1	2017	100.00%	124
					<b>287</b>
<b>TOTAL UNSTABILIZED - MULTIFAMILY</b>					<b>581</b>

## UNSTABILIZED - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Rentable Square Feet
<b>Mountain States</b>					
1 Creekview Plaza	610 W Price River Dr	Price, UT	2013	94.00%	194,000
2 Promenade at Red Cliff	1770 Red Cliffs Dr	St. George, UT	2015	97.00%	117,000
3 Richfield	1020-1080 S Highway 89	Richfield, UT	2013	87.00%	114,000
4 Bozeman	1525-1631 W Main St	Bozeman, MT	2016	96.00%	108,000
					<b>533,000</b>
<b>United Kingdom</b>					
1 Colossus 1&2, Eurocentral, Glasgow	Colossus 1 &2, Brittain Way	Glasgow	2014	100.00%	188,000
2 The Horizon Centre	32 Upper High Street	Epsom	2014	100.00%	33,000
3 Civic Court	Calverley Street	Leeds	2015	100.00%	22,000
					<b>243,000</b>
<b>Ireland</b>					
1 The Chase	Sandyford	Dublin 18	2016	100.00%	173,000
Ireland Properties Below 20K sq.ft.	Various	Various	2015-2016	100.00%	25,000
					<b>198,000</b>
<b>TOTAL UNSTABILIZED - COMMERCIAL</b>					<b>974,000</b>

## DEVELOPMENT - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Total Units
<b>Ireland</b>					
1 Clancy Quay - Phase III	Islandbridge	Dublin 8	2013	50.00%	259
2 Capital Dock	78 Sir John Rogerson's Quay	Dublin 2	2012	43.00%	190
					<b>449</b>
<b>TOTAL DEVELOPMENT - MULTIFAMILY</b>					<b>449</b>

## DEVELOPMENT - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Rentable Square Feet
<b>Ireland</b>					
1 Capital Dock*	Sir John Rogerson's Quay	Dublin 2	2012	43.00%	216,000
2 Kildare	Kildare Street	Dublin 2	2014	100.00%	65,000
3 Hanover Quay	10-12 Hanover Quay	Dublin 2	2017	100.00%	61,000
4 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100.00%	TBD
					<b>342,000</b>
<b>Spain</b>					
1 Puerta del Sol	Puerta del Sol 9	Madrid	2015	100.00%	37,000
					<b>37,000</b>
<b>TOTAL DEVELOPMENT - COMMERCIAL</b>					<b>379,000</b>

## RESIDENTIAL

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