

KENNEDY WILSON

Consolidated Property List - Stabilized
(excludes unconsolidated properties and unstabilized assets)
Information as of March 31, 2018

CONSOLIDATED STABILIZED PORTFOLIO - SUMMARY

Number of Multifamily Properties	37
Number of Multifamily Units	11,335
Number of Commercial Properties	181
Total Square Footage of Commercial Properties	12,621,000
Number of Hotel Properties	11
Number of Hotel Rooms	1,838
Consolidated Property List Total NOI (\$MM) [A]	\$ 403.2
Total Estimated Annual NOI (\$MM) [B]	\$ 461.2
[A]/[B]	87%

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	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	Savner Street Flats	2270 NW Savner Street	Portland, OR	2017	100.00%	179
15	Villas at Kennedy Creek	1978 Trosper Road SW	Tumwater, WA	2014	100.00%	118
					4,341	
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	River Pointe	6200 River Pointe Drive	Boise, ID	2016	100.00%	204
7	Mullan Reserve	4000 Mullan Rd	Missoula, MT	2017	80.00%	200
8	Rosewood	930 N. Maple Grove Rd.	Boise, ID	2016	100.00%	168
9	Creekview	967 South Union Avenue	Midvale, UT	2018	100.00%	88
					2,592	
TOTAL MULTIFAMILY - WESTERN UNITED STATES					9,872	

MULTIFAMILY - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Units	
Ireland						
1	Clancy Quay	Islandbridge	Dublin 8	2013	50.00%	586
2	Vantage	Leopardstown	Dublin 18	2014	100.00%	442
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
					1,463	
TOTAL MULTIFAMILY - EUROPE					1,463	

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	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
					714,000	
Northern California						
1	Currier Square	2325-2359 Myers St	Oroville, CA	2013	94.48%	131,000
					131,000	
Mountain States						
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
					803,000	
TOTAL COMMERCIAL - WESTERN UNITED STATES					2,286,000	

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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	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	Dukes Park Industrial Estate	Montrose Rd.	Chelmsford	2016	100.00%	159,000
13	Norfolk House	George Street & Wellesley Road	Croydon	2015	100.00%	157,000
14	Discovery Place	Discovery Place, Summit Avenue	Farnborough	2015	100.00%	142,000
15	220-246 High Street	220-246 High Street	Chatham	2015	100.00%	139,000
16	Thorn Lighting, Merrington Lane Industrial Estate	Merrington Lane	Spennymoor	2015	100.00%	133,000
17	Bartley Wood Business Park	Bartley Wood Business Park	Hook	2015	100.00%	113,000
18	Universal Point, Steelmans Road, Wednesbury	Steelmans Road	Walsall	2014	100.00%	107,000
19	Units 1-2 Lydiard Fields	Lydiard Fields	Swindon	2014	100.00%	102,000
20	Rubislaw House	Hill of Rubislaw	Aberdeen	2014	100.00%	102,000
21	Friars Bridge Court	Blackfriars Road	London	2014	100.00%	93,000
22	Aspects Retail Park	Bakers Lane	Bedford	2014	100.00%	98,000
23	Priory Park	Henry Boot Way	Hull	2014	100.00%	97,000
24	Portlethen Retail Park	Muirend Road	Aberdeen	2015	100.00%	97,000
25	103 New Street	103 New Street	Huddersfield	2015	100.00%	95,000
26	Eton House, Maidenhead	Maidenhead Office Park	Maidenhead	2015	100.00%	65,000
27	Exchange Tower	Exchange Tower, 19 Canning Street	Edinburgh	2014	100.00%	64,000
28	Foxbridge Way, Normanton	Phase 2, Foxbridge Way	Leeds	2014	100.00%	63,000
29	Unit 1, Merlin Park, Trafford Park	The Furrows	Manchester	2015	100.00%	63,000
30	Mill Lane Trading Estate	Mill Lane	Croydon	2015	100.00%	62,000
31	Unit 6/6A & 12, Eurolink Industrial Estate	Unit 6/6A & 12	Sittingbourne	2015	100.00%	61,000
32	Preservation House	Preservation House, Airport Way	Luton	2014	100.00%	61,000
33	Apex House	Calthorpe Road	Birmingham	2014	100.00%	59,000
34	Park Farm Industrial Estate	4 Crossgate Road	Redditch	2015	100.00%	58,000
35	Axis One, Hurricane Way	Axis One, Hurricane Way	Langley	2015	100.00%	57,000
36	334 Outland Road	334 Outland Road	Plymouth	2015	100.00%	57,000
37	Theta, Lyon Way	Theta, Lyon Way	Camberley	2014	100.00%	51,000
38	231-240 High Street	231-240 High Street	Sunderland	2015	100.00%	50,000
39	Riva Hotel, Vicar Lane	Vicar Lane	Leeds	2015	100.00%	49,000
40	6 Wells Close	6 Wells Close	Merstham	2014	100.00%	49,000
41	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
42	Stockley Park	6 Roundwood Avenue, Stockley Park	Heathrow	2015	100.00%	46,000
43	134-142 High Street	134-142 High Street	Gillingham	2015	100.00%	44,000
44	97-99 Beddington Lane	97-99 Beddington Lane	Croydon	2014	100.00%	43,000
45	Units B1-C2, Eley Road, Angel Road Estate	Units B1-C2 Eley Road	London	2015	100.00%	41,000
46	150-158 Southampton Road	150-158 Southampton Road	Fareham	2015	100.00%	41,000
47	Oracle House	Oracle House, 6 Lochside Avenue	Edinburgh	2014	100.00%	40,000
48	44-50 Bridge Street	44-50 Bridge Street	Chester	2015	100.00%	40,000
49	Widford Industrial Estate	34/36/38 Robjohns Road & 33/37 Hanbury Road	Chelmsford	2015	100.00%	39,000
50	Asda Superstore, The Marlowes	The Marlowes	Hemel Hempstead	2015	100.00%	39,000
51	Nuffield Health	Blackbird Road & Byford Way	Leicester	2015	100.00%	38,000
52	Prologue Works	25 Marsh Street	Bristol	2014	100.00%	36,000
53	Thames House	Thames House, Waterside Park	Bracknell	2015	100.00%	34,000
54	Axis 40	Axis 40, Athlon Road	Alperton	2014	100.00%	32,000
55	9-19 Tooting High Street & 6-12 Totterdown Street	9-17 High Street	London	2015	100.00%	30,000
56	Talbot Hotel	32-34 Bank Street	Bradford	2015	100.00%	30,000
57	66-68 High Street	66-68 High Street	Weston-super-Mare	2015	100.00%	28,000
58	Douglas House	Douglas House, 40 London Road	Reigate	2014	100.00%	27,000
59	Blocks J & L, Stadium Way Trading Estate	Stadium Way	Benfleet	2015	100.00%	26,000
60	2-14 Pinstone Street	2-14 Pinstone Street	Sheffield	2014	100.00%	25,000
61	Eldon Court, 75-77 London Road	75-77 London Road	Reading	2015	100.00%	25,000
62	Park Farm Industrial	Sinclair Drive	Wellingborough	2015	100.00%	25,000
63	19-27 High Street	19-27 High Street	Littlehampton	2015	100.00%	24,000
64	Suffolk Hotel	Butter Market	Bury St Edmunds	2015	100.00%	23,000
65	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%	511,000
					7,084,000	

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Information as of March 31, 2018

COMMERCIAL - EUROPE (CONT'D)

Property	Address	Location	Acquisition Year	KW Ownership%	Total Rentable Square Feet
Ireland					
1	Marshes Shopping Centre	Marshes Avenue	2014	100.00%	285,000
2	State Street	78 Sir John Rogerson's Quay	2013	50.00%	175,000
3	The Chase	Sandyford	2016	100.00%	173,000
4	Stillorgan Shopping Centre	Lower Kilmacud Road	2014	100.00%	143,000
5	Russell Court, Saint Stephens Green	Russell Court	2014	100.00%	139,000
6	Baggot Plaza	27-33 Upper Baggot Street	2014	100.00%	129,000
7	40-42 Mespil Road	40-42 Mespil Road	2014	100.00%	118,000
8	South Bank House	Barrow Street	2014	100.00%	62,000
9	Blackrock Business Park	Blackrock	2016	100.00%	51,000
10	94 SSG	94 St. Stephen's Green	2017	100.00%	22,000
	Ireland Properties Below 20K sq.ft.	Various	2014-2015	100.00%	48,000
					1,345,000
Spain					
1	Moraleja Green	Avenida de Europa, 13 - 15, 28108 Alcobendas	2015	100.00%	321,000
2	Alcalá de Henares	Manuel Azaña, s/n	2015	100.00%	66,000
3	Igualada	Av. Paisos Catalans	2015	100.00%	62,000
4	Aluche	Padre Piquer, s/n	2015	100.00%	54,000
5	Olérdola	Av. Barcelona, 41-49	2015	100.00%	50,000
6	Bilbao	Nicolás Alcorta, s/n	2015	100.00%	49,000
7	Salamanca	Toro, 82	2015	100.00%	39,000
8	Berga	Ctra. Sant Fruitós, 65	2015	100.00%	36,000
9	Cádiz	Libertad, 1	2015	100.00%	33,000
10	Viladecans	Av. Generalitat, 198-200	2015	100.00%	32,000
11	Almería	Pº Almería, 18	2015	100.00%	27,000
12	Granollers	C. Girona, 220	2015	100.00%	20,000
13	Esparraguera	C. Tres Rieres	2015	100.00%	19,000
14	Mora D'Ebre	C. D'Antoni Asens, 21	2015	100.00%	18,000
15	Rocafort	C. Rocafort, 244	2015	100.00%	13,000
					839,000
Italy					
1	Via Valtellina	Via Valtellina, 1	2015	100.00%	283,000
2	Via Carcani	Via Carcani, 61	2015	100.00%	174,000
3	Via Benedetto Croce, Brescia	Via Benedetto Croce, 32	2015	100.00%	121,000
4	Viale Belfiore, Florence	Viale Belfiore, 28-28A	2015	100.00%	120,000
5	Via S. Anastasio, Trieste	Via S. Anastasio, 5-7-9/1	2015	100.00%	89,000
6	Piazza Europe, La Spezia	Piazza Europe, 11	2015	100.00%	87,000
7	Via Carlo Spegazzini, Rome	Via Carlo Spegazzini, 66	2015	100.00%	75,000
8	Via del Plutino, Reggio Calabria	Via del Plutino, 4	2015	100.00%	61,000
9	Via F. Petrarca, Arezzo	Via F. Petrarca, 52	2015	100.00%	57,000
					1,067,000
					TOTAL COMMERCIAL - EUROPE 10,335,000

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	2012	50.00%	170
					170
Mountain States					
1	Courtyard by Marriott Ogden	247 24th St	2014	72.00%	193
					193
					TOTAL HOTEL - WESTERN UNITED STATES 363

HOTEL - EUROPE

Property	Address	Location	Acquisition Year	KW Ownership%	Total Hotel Rooms
United Kingdom					
1	Fairmont St Andrews	A917 Crail Road	2014	100.00%	211
2	Park Inn by Radisson - Nottingham	Mansfield Rd. Nottingham	2018	100.00%	172
3	Park Inn by Radisson - Birmingham West	M5 Jct1, Birmingham Rd., West Bromich	2018	100.00%	168
4	Park Inn by Radisson - Telford	Telford Centre Shropshire, Forge Gate, Telford	2018	100.00%	153
5	Park Inn by Radisson - Cardiff	Circle Way East, Llanedeyrn, Cardiff	2018	100.00%	132
6	Park Inn by Radisson - Bedford	2 St. Mary's St., Bedford	2018	100.00%	120
7	Park Inn by Radisson - Harlow	Southern Way, Harlow	2018	100.00%	119
					1,075
Ireland					
1	Shelbourne Hotel	27 St. Stephen's Green	2014	100.00%	265
2	Portmarnock Hotel	Strand Rd, Burrow, Portmarnock	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 March 31, 2018

UNSTABILIZED - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Total Units
United Kingdom					
1 Pioneer Point	3-5 Winston Way	London	2016	100.00%	294
					294
Ireland					
1 Northbank	Castleforbes Road	Dublin 1	2017	100.00%	124
					124
TOTAL UNSTABILIZED - MULTIFAMILY					418

UNSTABILIZED - COMMERCIAL

Property	Address	Location	Acquisition Year	KW Ownership %	Total Rentable Square Feet
Mountain States					
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
					533,000
United Kingdom					
1 Colossus 1&2, Eurocentral, Glasgow	Colossus 1 &2, Brittain Way	Glasgow	2014	100.00%	188,000
2 H1, Hill of Rubislaw	Anderson Drive	Aberdeen	2014	100.00%	188,000
3 Marathon House	Anderson Drive	Aberdeen	2014	100.00%	93,000
4 The Horizon Centre	32 Upper High Street	Epsom	2014	100.00%	33,000
5 4 Chalfont Park	4 Chalfont Park	Gerrards Cross	2015	100.00%	26,000
6 Civic Court	Calverley Street	Leeds	2015	100.00%	22,000
					550,000
Ireland					
Ireland Properties Below 20K sq.ft.	Various	Various	2015-2016	100.00%	25,000
					25,000
TOTAL UNSTABILIZED - COMMERCIAL					1,108,000

DEVELOPMENT - MULTIFAMILY

Property	Address	Location	Acquisition Year	KW Ownership %	Total Units
Ireland					
1 Clancy Quay - Phase III	Islandbridge	Dublin 8	2013	50.00%	259
2 Capital Dock	78 Sir John Rogerson's Quay	Dublin 2	2012	42.50%	190
					449
TOTAL DEVELOPMENT - MULTIFAMILY					449

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%	23,000
					23,000
Ireland					
1 Capital Dock*	Sir John Rogerson's Quay	Dublin 2	2012	42.50%	216,000
2 Kildare	Kildare Street	Dublin 2	2014	100.00%	65,000
3 Hanover Quay	10-12 Hanover Quay	Dublin 2	2017	60.00%	61,000
4 Leisureplex	Old Dublin Road, Stillorgan	Co. Dublin	2016	100.00%	TBD
5 Croydon	67 George Street	Croydon	2018	100.00%	TBD
					342,000
<i>*Includes office buildings at 100 and 300 Capital Dock. Excludes the pre-sold office building at 200 Capital Dock.</i>					
Spain					
1 Puerta del Sol	Puerta del Sol 9	Madrid	2015	100.00%	37,000
					37,000
TOTAL DEVELOPMENT - COMMERCIAL					379,000

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