

Kennedy Wilson Sells 260-Unit Bay Village Apartments in Vallejo, California

Company Increases Property's NOI by 121% Since 2010, Resulting in Gain on Sale of \$20 Million

BEVERLY HILLS, Calif.--(BUSINESS WIRE)-- Global real estate investment company Kennedy Wilson (NYSE:KW) ("KW") announced today the sale of the Bay Village Apartments in the San Francisco suburb of Vallejo, California. Kennedy Wilson had a 50% ownership in the 260-unit property that was acquired alongside a joint-venture partner in 2010.

This press release features multimedia. View the full release here:
<https://www.businesswire.com/news/home/20181130005064/en/>



Bay Village (Photo: Business Wire)

Since 2010, Kennedy Wilson increased net operating income at Bay Village by 121%, resulting in a pre-tax gain on sale of \$20 million to Kennedy Wilson.

"This sale enables us to recycle capital into other strategic investment opportunities that we plan to close this month," said Kurt Zech, President of Kennedy Wilson's multifamily division. "We are proud of the value-add program we implemented at this well-located property that has benefited

from its proximity to job centers and schools, as well as the continued strong demand for attainable rental housing in the North Bay.”

Located at 1107 Porter Street, Bay Village Apartments are situated on a waterfront bluff two miles from downtown Vallejo. The collection of one- and two-bedroom apartment homes across 41 two-story buildings on 18.5 acres was originally built in 1988 and has undergone significant improvements, including exterior renovations and unit upgrades under Kennedy Wilson’s ownership. The clubhouse was also completely remodeled, including an expanded fitness center for residents.

Kennedy Wilson maintains a large presence in Northern California with an ownership interest in over 800,000 commercial square feet and approximately 2,900 multifamily units. Globally, Kennedy Wilson holds an ownership interest in over 27,000 multifamily units, including approximately 3,400 multifamily units under development or in design.

About Kennedy Wilson

Kennedy Wilson (NYSE:KW) is a global real estate investment company. We own, operate, and invest in real estate both on our own and through our investment management platform. We focus on multifamily and office properties located in the Western U.S., UK, and Ireland.

For further information on Kennedy Wilson, please visit: www.kennedywilson.com.

Special Note Regarding Forward-Looking Statements

Statements in this press release that are not historical facts are “forward-looking statements” within the meaning of U.S. federal securities laws. These forward-looking statements are estimates that reflect our management’s current expectations, are based on assumptions that may prove to be inaccurate and involve known and unknown risks. Accordingly, our actual results or performance may differ materially and adversely from the results or performance expressed or implied by these forward-looking statements, including for reasons that are beyond our control. For example, we may not be able to maintain our current acquisition or disposition pace or identify future properties to acquire on terms we consider attractive, and our current property portfolio may not perform as expected. Accordingly, you should not unduly rely on these statements, which speak only as of the date of this press release. We assume no duty to update the forward-looking statements, except as may be required by law.

KW-IR

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