

Kennedy Wilson and Partners Purchase Multifamily Properties in Washington and Northern California

Company's global multifamily portfolio increases to more than 17,000 units

BEVERLY HILLS, Calif.--(BUSINESS WIRE)--Dec. 18, 2013-- International real estate investment and services firm Kennedy Wilson (**NYSE: KW**) today announced that the company and its partners acquired Village at Town Center, a 159-unit multifamily property in El Cerrito, California and that the company acquired Big Trout Lodge, a 297-unit multifamily community in Liberty Lake, a suburb of Spokane, Washington. Both properties were acquired from The Wolff Company, with a third related acquisition of 372 apartment units in a Seattle suburb currently under contract and expected to close in the first quarter of 2014.

The three properties are being purchased for a combined \$167 million. Kennedy Wilson and its partners invested approximately \$26.2 million of equity in the two closed transactions, \$9.3 million of which was contributed by the company. Additionally, Kennedy Wilson secured approximately \$51 million of debt with Fannie Mae for the two closed transactions through CBRE Capital Markets.

“We are very pleased about the opportunity to purchase these three very attractive assets through this off market transaction,” said Kurt Zech, president of Kennedy Wilson’s Multifamily Management Group. “The properties are all located in submarkets with excellent occupancy rates and limited supply and where the company has extensive investment and management experience.”

Big Trout Lodge offers a mix of one-, two- and three-bedroom units averaging 945 square feet. Amenities include a resort style swimming pool, BBQ and picnic area, fire pit and community garden area, clubhouse, kid’s club, playground and 24 hour fitness room. The property is situated near parks, golf courses, shopping, top ranked public schools and a farmer’s market. Kennedy Wilson currently intends to continue the current unit interior renovation plan, including upgrades to the cabinetry, plank flooring, doors, lighting and hard-ware packages.

Village at Town Center consists of one- and two-bedroom units averaging 875 square feet. Amenities include a fitness center, courtyards and full-size washer dryers in all units as well as convenient access to freeways, two BART Stations and the major employment hubs of the East Bay and San Francisco. The property’s retail tenants provide an added convenience for residents, including financial advisors, dentistry and tutoring in addition to a nearby grocery store, local

parks, malls and a theater. El Cerrito is located about five miles from the University of California at Berkeley.

Kennedy Wilson, together with its institutional partners, has acquired approximately \$2.8 billion of real estate and real estate related debt since the beginning of 2013. The company's global multifamily portfolio totals 17,355 units.

About Kennedy Wilson

Founded in 1977, Kennedy Wilson is an international real estate investment and services company headquartered in Beverly Hills, CA with 24 offices in the U.S., U.K., Ireland, Spain and Japan. The company offers a comprehensive array of real estate services including auction, conventional sales, property services, research and investment management. Through its fund management and separate account businesses, Kennedy Wilson is a strategic investor of real estate investments in the U.S., U.K., Ireland and Japan. For further information on Kennedy Wilson, please visit www.kennedywilson.com.

Source: Kennedy Wilson

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