

Kennedy Wilson Acquires Two Multifamily Properties in Salt Lake City, Utah for \$93M

Company adds 580 units to expand presence in the sought-after market

BEVERLY HILLS, Calif.--(BUSINESS WIRE)-- Global real estate investment company Kennedy Wilson (NYSE:KW) ("KW") has acquired two wholly owned multifamily properties off market in Salt Lake City, Utah: Santa Fe Apartments, a 492-unit community in Cottonwood Heights for \$79.5 million; and Creekview Apartments, an 88-unit community in Midvale for \$13.0 million. The properties join KW's multifamily portfolio focused on institutional quality garden-style apartment communities located near rapidly growing markets in the western United States.

This press release features multimedia. View the full release here:
<http://www.businesswire.com/news/home/20180201005383/en/>



Creekview Apartments in Midvale, Utah (Photo: Business Wire)

KW invested \$21.5 million of equity, including closing costs, in Santa Fe and secured a 10-year fixed-rate loan of \$59.1 million at 3.9%. KW invested \$4.8 million of equity, including closing costs, and secured an \$8.6 million interest-only loan at L+1.6% for Creekview. The equity investments for both acquisitions use proceeds generated through a reverse 1031 exchange.

“With its dynamic economic climate, well-run state government and highly educated workforce, Salt Lake City consistently emerges as a compelling market for real estate investment,” said Shem Streeter, Managing Director at KW. “We continue to see strong interest from millennials and

many other groups of renters in easily accessible suburban locations based on relative affordability and proximity to both high paying employers and outdoor recreation.”

Located just one mile apart, Santa Fe and Creekview both benefit from immediate access to the I-215 freeway, proximity to high-end grocers Whole Foods and Trader Joe’s, and easy access to neighboring retail centers with tenants including Walmart, Target and Bed, Bath & Beyond. Salt Lake City is widely considered the capital of industrial banking in the United States, home to prominent companies including Morgan Stanley, Goldman Sachs, Ally Bank and Target Bank. The region is also a part of the growing technology community referred to as “Silicon Slopes,” a combination of information technology, software development, hardware manufacturing and research firms.

Positioned on nearly 23 acres, Santa Fe offers both market rate and affordable units within one and two-bedroom layouts at an average 790 square feet. Creekview’s entirely market-rate offerings include both one and two-bedroom layouts at an average 850 square feet. Beginning immediately, KW plans to initiate its value-add asset management plan, including investing \$5.3 million across both properties in interior unit renovations, upgrades to the fitness center, sport court, leasing center and other common area enhancements.

Santa Fe and Creekview add to KW’s growing multifamily presence in the Salt Lake City area, which now totals 1,396 multifamily units with a trailing 12-months NOI of \$14 million, including Foothill Place and the Sandpiper Apartments.

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 commercial properties located in the Western U.S., UK, Ireland, Spain, Italy and Japan. To complement our investment business, the Company also provides real estate services primarily to financial services clients. 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.

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