

KENNEDY WILSON TO DELIVER DUBLIN'S NEWEST URBAN MIXED-USE CAMPUS IN 2023

395,000 SQ FT OF PRIME GRADE A COMMERCIAL SPACE TARGETTING LEED, WIREScore, SMARTScore AND WELL PLATINUM CERTIFICATIONS

June 15, 2021 – Global real estate investment company Kennedy Wilson (NYSE:KW) and Cain International, the privately held real estate investment firm, announce the construction of one of Ireland's most sustainable commercial developments at Coopers Cross, Dublin's newest urban quarter in the North Docks.

The existing joint venture, which will deliver 395,000 sq ft of prime Grade A commercial space, will be constructed in a major single-phase contract, which has been agreed with John Sisk & Son to be delivered in 2023. The development will deliver the largest outdoor public park in the North Docks and some of the most sustainable buildings in Dublin, targeting Platinum level certifications, including LEED, WiredScore, SmartScore and WELL.

Designed by award-winning Irish architects, Henry J Lyons, the office-led blocks will sit across two buildings of 295,000 sq ft and 100,000 sq ft respectively, with the smaller building targeted for delivery by early 2023 and the larger by end of that year. The buildings will include retail and amenity uses, with up to seven stories over basement level and are designed for maximum efficiency and flexibility, with floorplates ranging from 10,000 sq ft to 46,000 sq ft.

Alongside Platinum level certifications across LEED and WELL, the focus on WiredScore and SmartScore will see the introduction of smart building technology that will enable tenants to reduce their operational carbon and related costs, as well as maximising the occupant experience through integrated tenant technology. The buildings will house over 700 cycling spaces, with electric charging points both for e-bikes and all car spaces, further enhancing the development's green credentials.

As part of the wider six-acre mixed use Coopers Cross campus, significant focus has been placed on public green spaces. One acre of extensive landscaping and the largest outdoor public park in the North Docks will connect the commercial space with the Coopers Cross residential development of 472 new apartment units and related resident amenities. A signature feature of the development will be a stepped garden level street between the two office buildings, which will create a natural amphitheatre linking directly into restaurants, leisure amenities, exhibition and internal Town Hall space, together creating 21,000 sq ft of multi-functional space to be used by occupiers and visitors alike.

Ali Rohan, Head of Ireland at Kennedy Wilson Europe, said: "The last year has seen an acceleration of trends which were already well underway in office delivery. Offices are now being designed as amenity rich, efficient, and flexible places where people look forward to working and socialising with colleagues. Coopers Cross will deliver all the key elements required to address the changing needs of occupiers and their staff, while providing amenities for the local community to enjoy. We look forward to working with prospective occupiers in what will be one of Dublin's most sustainable and vibrant mixed-use campuses."

Peter Collins, President at Kennedy Wilson Europe, added: “Kennedy Wilson is celebrating ten years as a long-term investor in Ireland. We continue to believe in Dublin as a city with outstanding growth prospects, demonstrated by some high-profile job announcements in recent months. Its attractive fundamentals of a young, well educated workforce, top educational institutions, and robust foreign direct investment position it as a city of the future, giving us confidence in its long-term growth. We look forward to working with Cain International to deliver the commercial element of Coopers Cross.”

About Kennedy Wilson

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

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