

Building communities for a better tomorrow

Commercial Real Estate Strategies



KAMEHAMEHA SCHOOLS

Ke Ali'i Bernice Pauahi Bishop



Great-Granddaughter
of Kamehameha 'Ekahi

Last lineal
descendent

During Her Lifetime

Population

Health

Culture

Language

Identity



Her Life and Legacy

Establishes
Kamehameha
Schools

Change
Agent

Steward of
Native Hawaiian
education

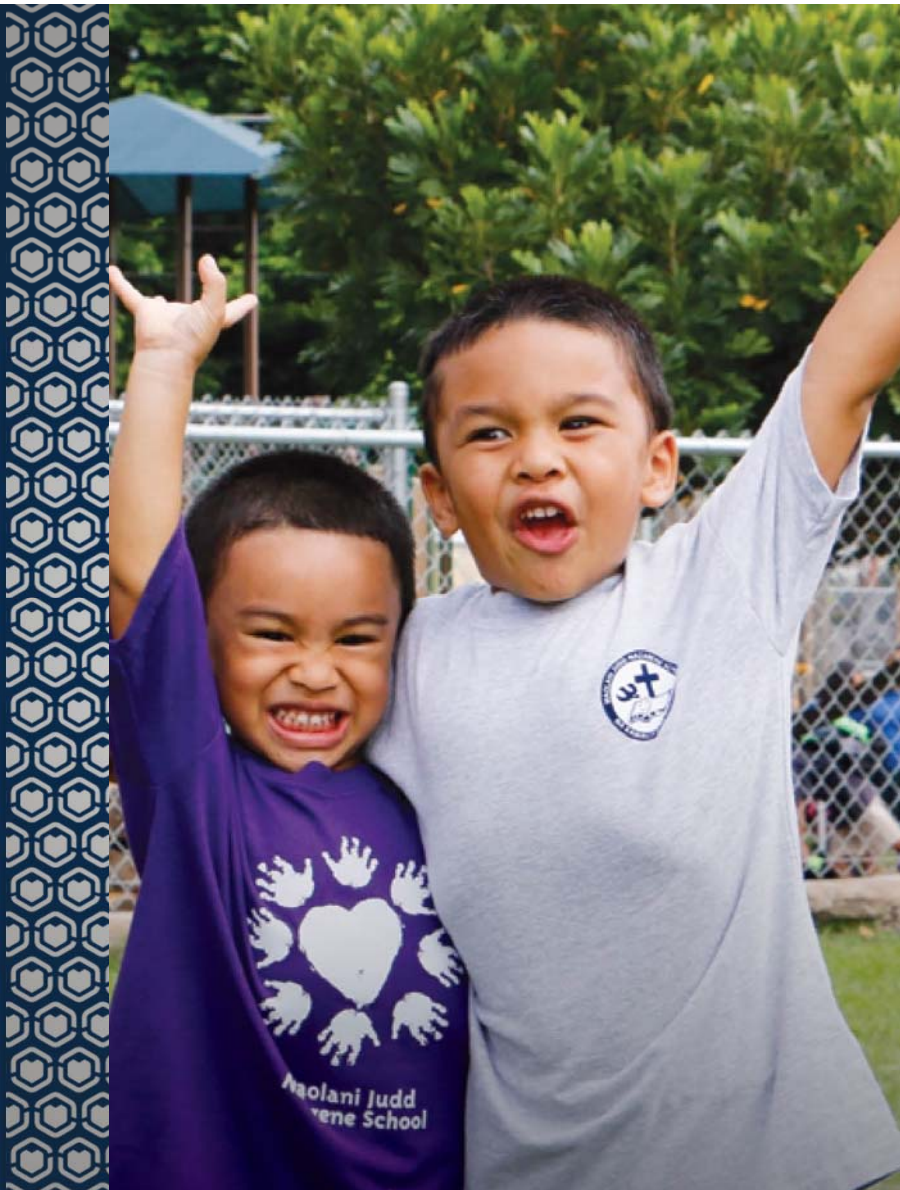
Restores her
people through
education



Vision 2040

Within a generation of twenty-five years, we see a thriving lāhui where our learners achieve postsecondary educational success, enabling good life and career choices.

We also envision that our learners will be grounded in Christian and Hawaiian values and will be leaders who contribute to their communities, both locally and globally.



Supporting Haumāna

59,565

Total number of learners
served in SY18-19

7,011

students supported
on 3 campus &
29 preschools

13,594

extension education
learners

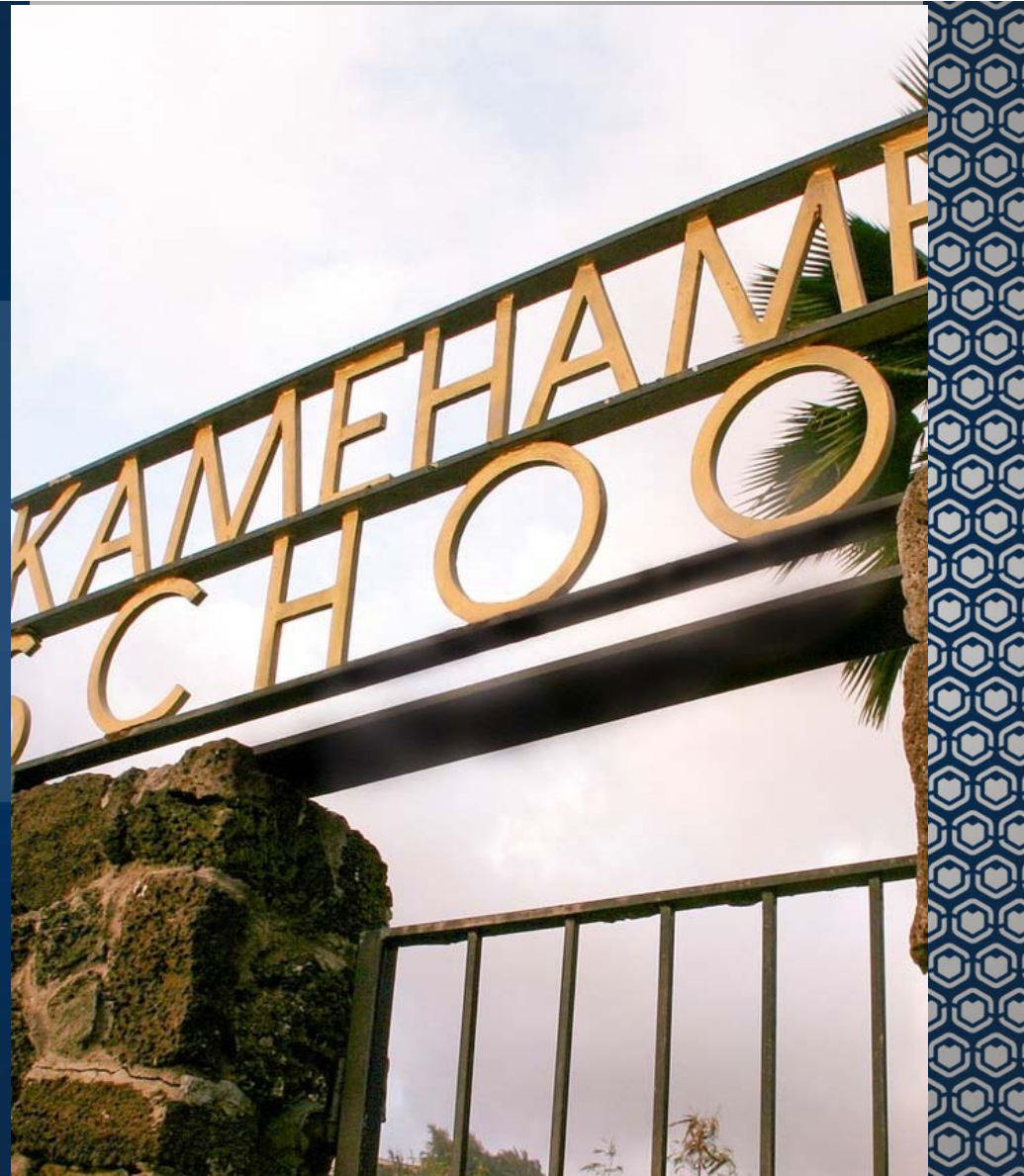
Market Position

Endowment value FY18-19

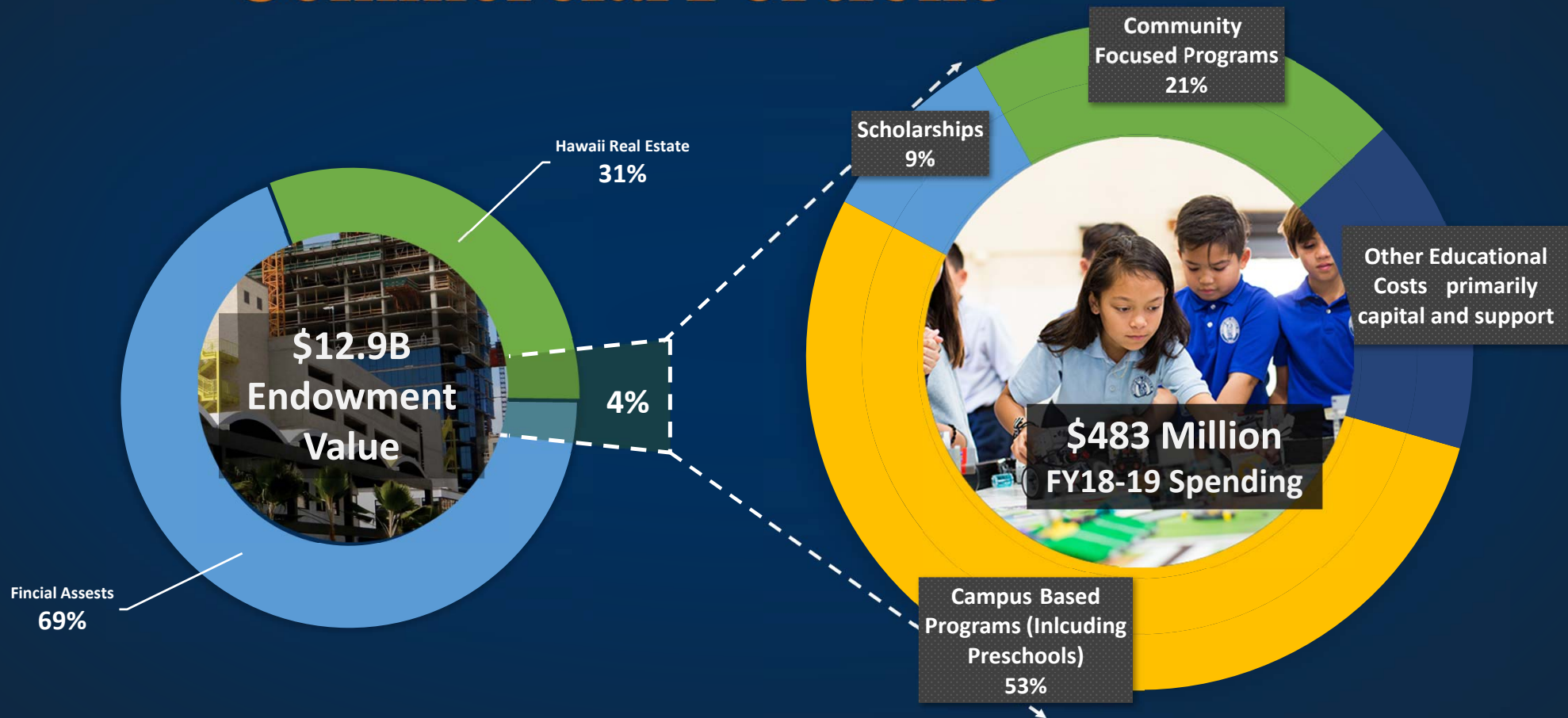
\$12.1 B

Hawai'i largest private landowner

363k acres



Commercial Portfolio



Commercial Portfolio

\$3.7B
commercial
real estate

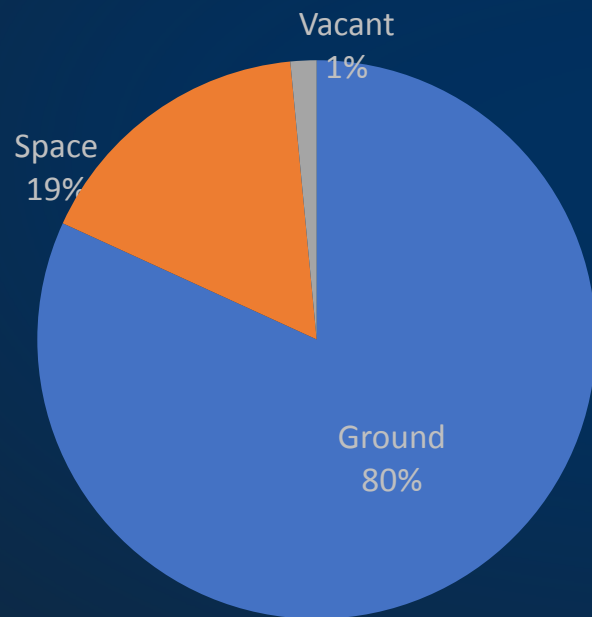
18
market areas

275
properties

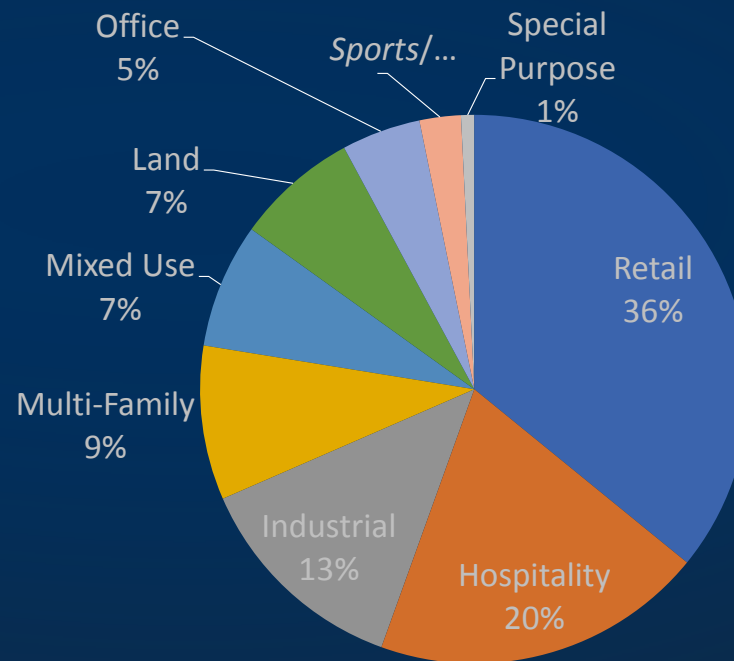


Commercial Portfolio

Portfolio Value by Lease Classification



Portfolio Value by Property Type



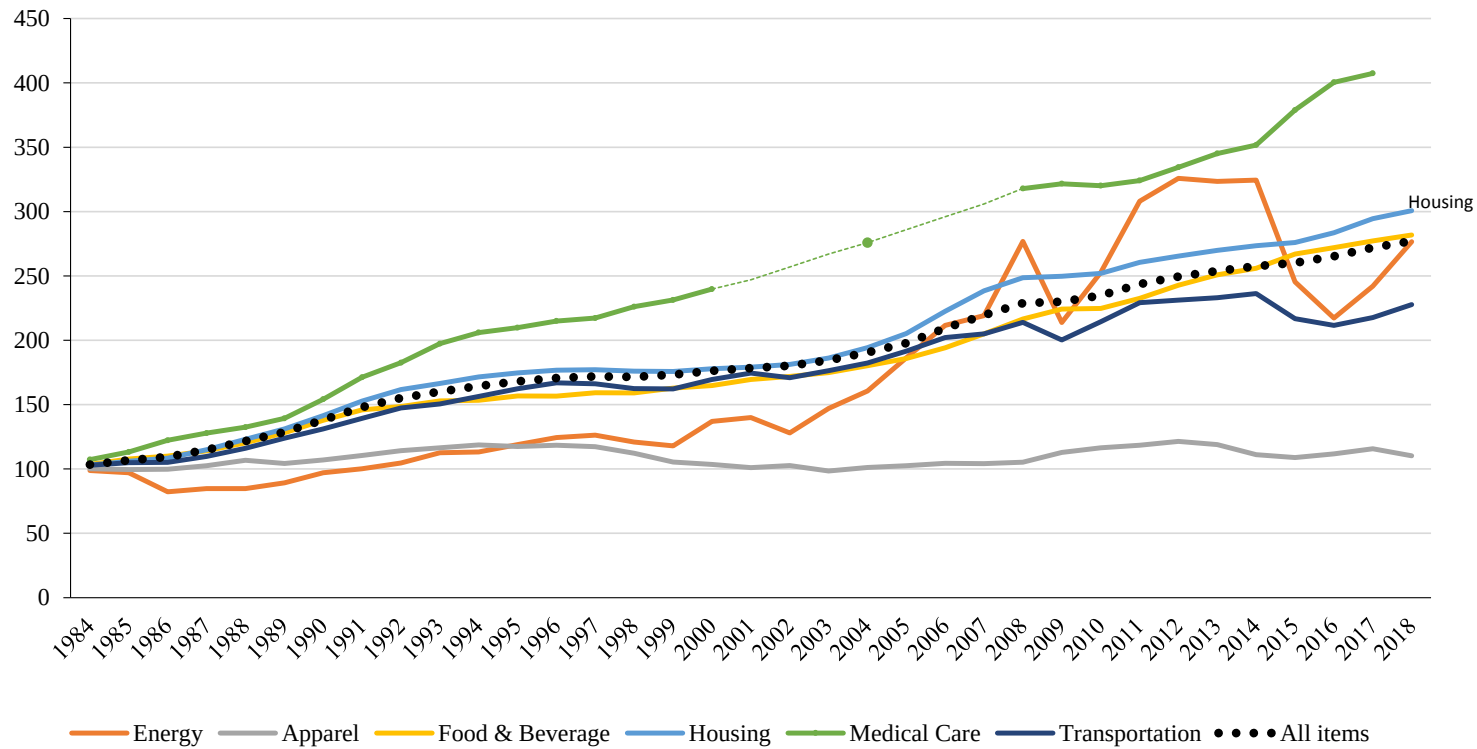
Commercial Acreage
15K acres

Productive Acreage
<1K acres



Why does KS manage real estate?

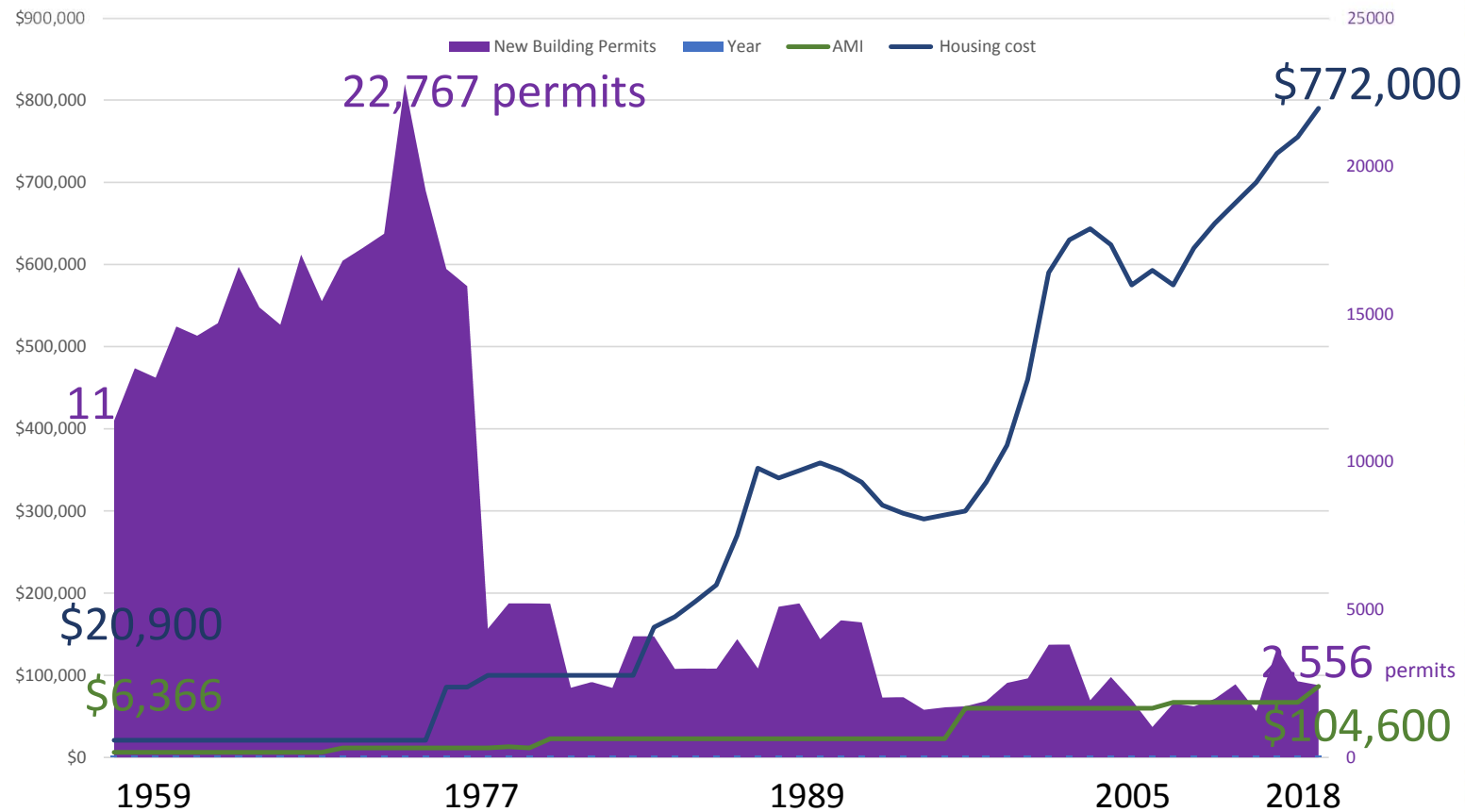
Urban Honolulu Consumer Price Index, Selected Categories



Source: U.S. Bureau of Labor Statistics

* Note: Data for Medical Care is missing for 2001-03, 2005-07, and 2018.

vs. New Building Permits



An aerial photograph of a city, likely Honolulu, showing a dense urban landscape. The city is built on a valley floor, with steep, forested mountains rising in the background. The foreground shows a mix of industrial and commercial areas, including large parking lots, warehouses, and a harbor with several boats. A dark blue banner with orange text is centered over the middle of the image.

Our Challenge – Our Strategy

Why a Regional Approach?

Improving the well-being and success of keiki, 'ohana and communities requires KS to recognize and influence drivers of healthy and sustainable schools, 'āina, and socio-economic systems



1 Education

- ✓ Access to quality education options
- ✓ Rooted in Hawaiian culture and community
- ✓ Empowered educators and school leaders



2 Housing

- ✓ Affordable housing
- ✓ Sustainable community development
- ✓ Homelessness



3 Infrastructure

- ✓ Transportation
- ✓ Water
- ✓ Energy



4 Business

- ✓ Jobs
- ✓ Economic growth & industries
- ✓ Entrepreneurship & innovation



5 Health

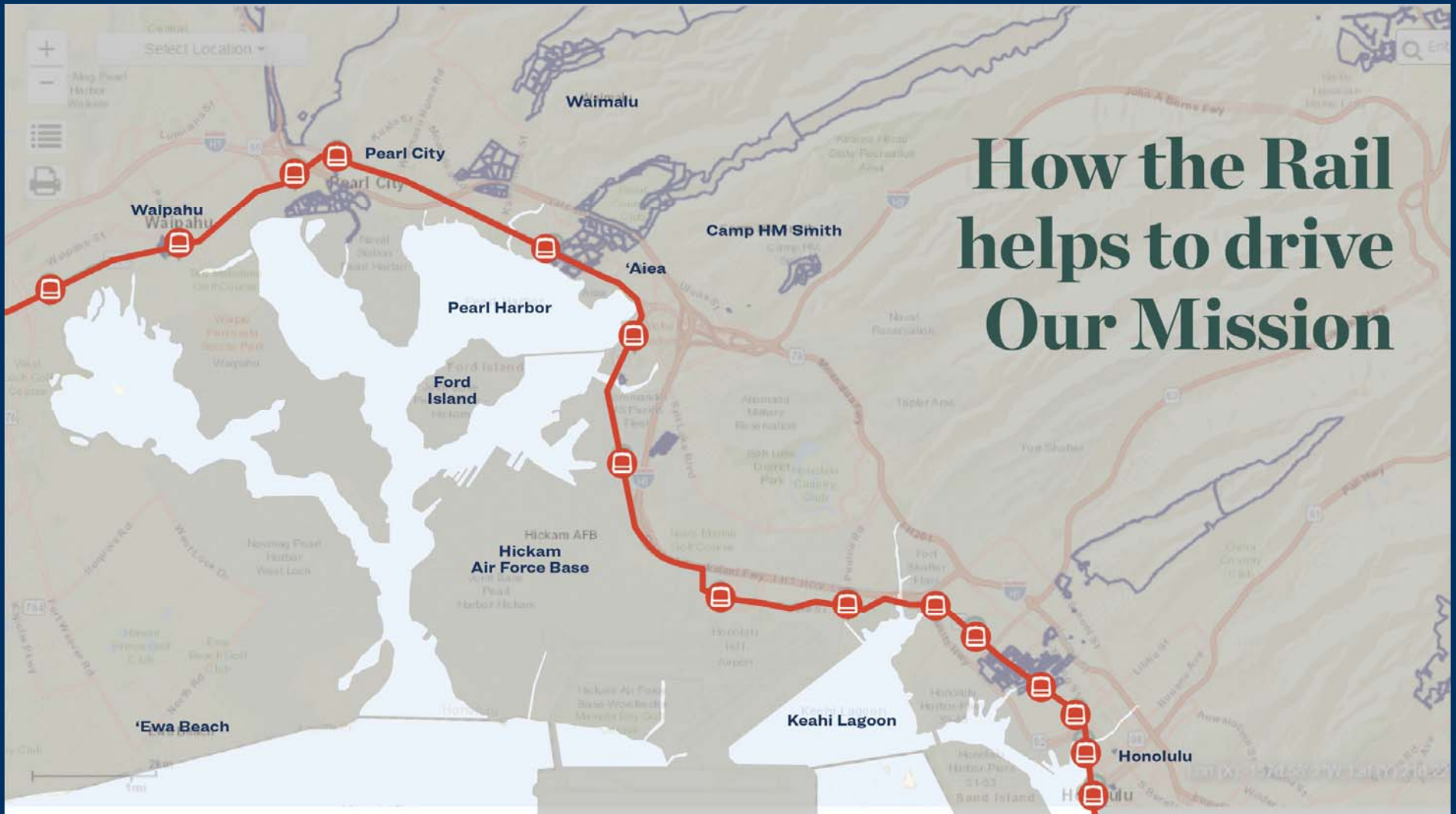
- ✓ Social services & support systems
- ✓ 'Ohana stability & engagement
- ✓ Food sustainability



6 'Āina

- ✓ Native Hawaiian identity inspiration
- ✓ Provision of ecosystem services
- ✓ Linking educational mission & 'āina legacy

How the Rail helps to drive Our Mission



Waiawa

Waipahu

Ka'onohi

Kapālama

Kaka'ako

Waiawa

Waipahu

Ka'onohi

Kapālāma

Kaka'ako



Kapālama Kai Plan

Size:
105 acres

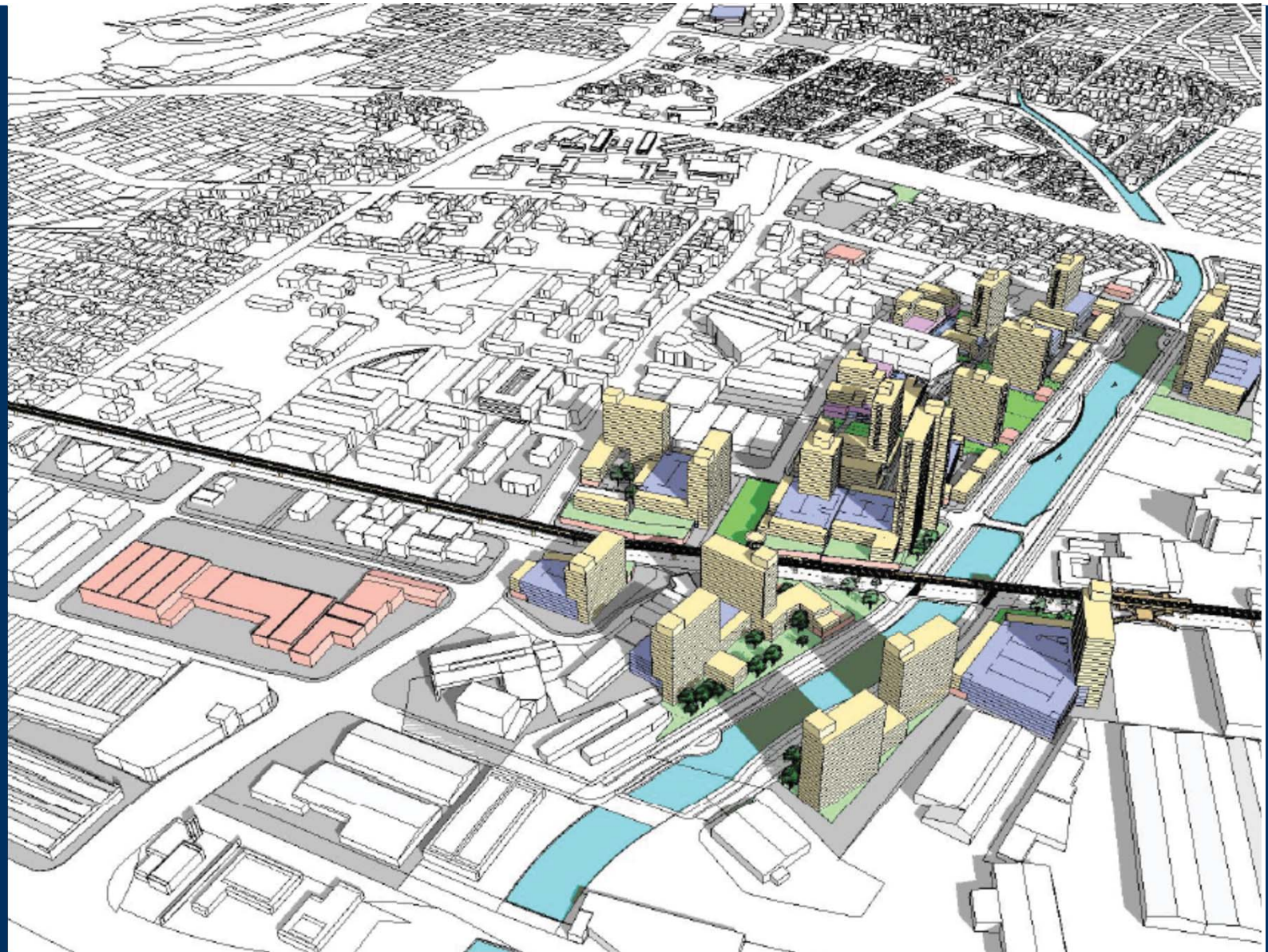
Units:
4,500 – 5,000 du

Market:
80% - 140% AMI

Green Space:
7 acres

Retail:
700K – 1M sqft

Industrial:
1M -1.2M sqft



Kapālama Kai Phase I

Size:
16 acres

Units:
1,800 - 2,500 du

Market:
80% - 140% AMI

Green Space:
3.8 acres

Retail:
100K -160K sqft

Flex Industrial:
60K -130K sqft



Kapālama Kai

Our Kakaʻako

Kaka 'ako Housing Projects

Housing units

1,350

Kamaʻaina/ Workforce Housing

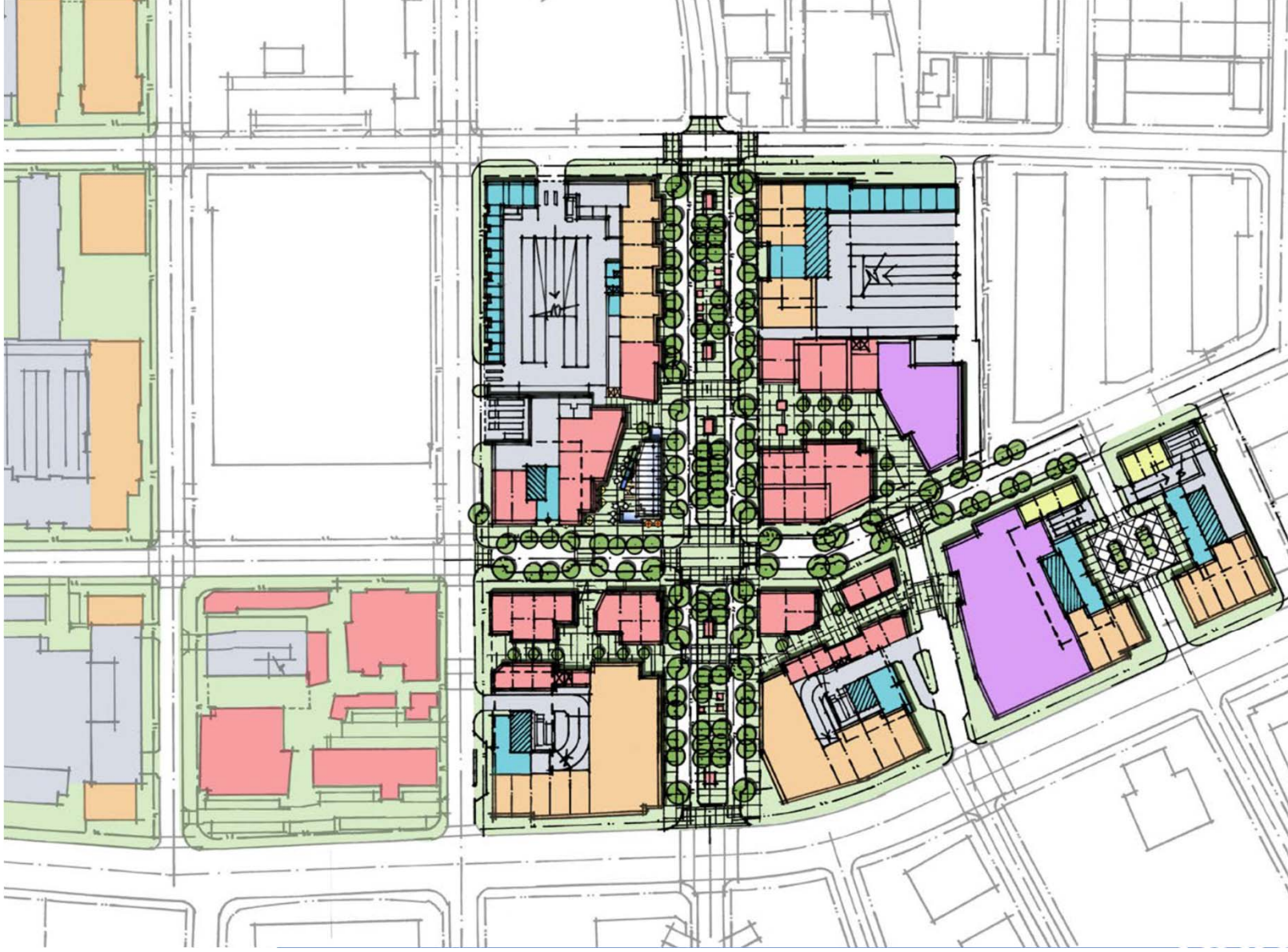
456





Our
Kaka'ako -
Phase II
Remaining
Blocks

Our Kaka'ako – Phase II



Conceptual
Retail
Concept



Waiawa

Master Plan

1,395

Acres
KS total urban

789

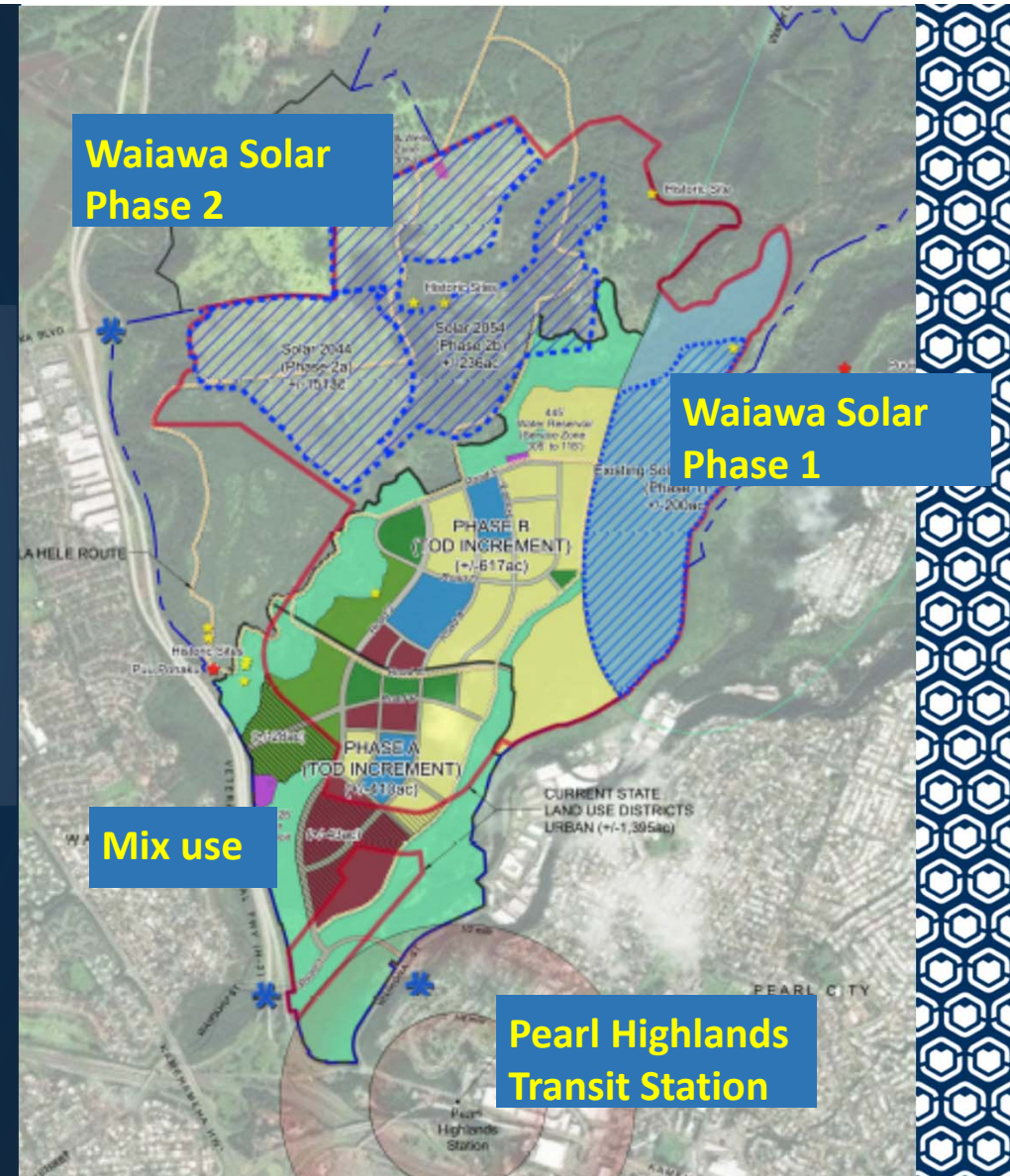
Acres
TOD Phase 1

4,300

various types of
NEW homes

380k

sqft.
Commercial/ retail





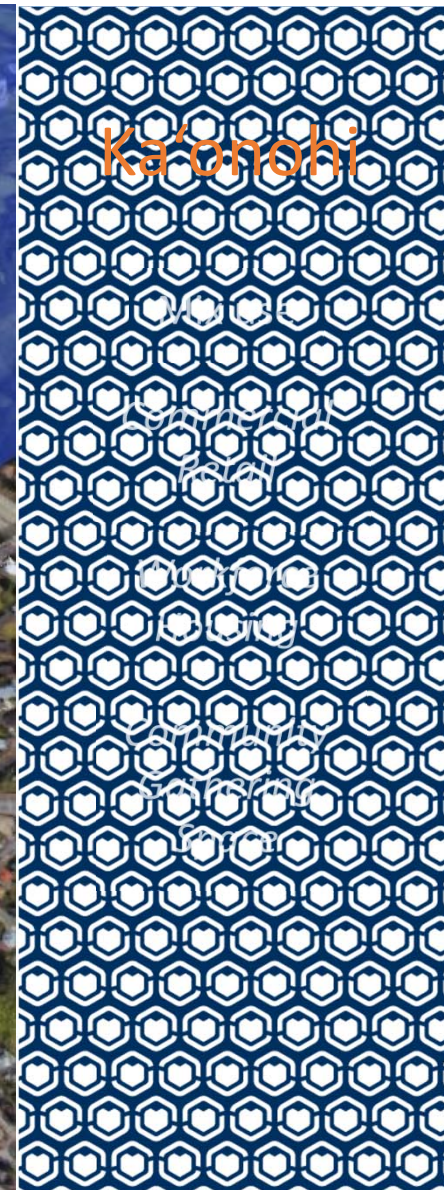


Mō'ili'i
Gateway













Kahāla

Kū'ono Marketplace at Kāhala

GLA: 40,000 square feet restaurant, retail, and offices

Parking: 150 stalls

Opening : Fall 2020 *est.*





Today's Children. Tomorrow's Community.



Mahalo