



Q1
2020

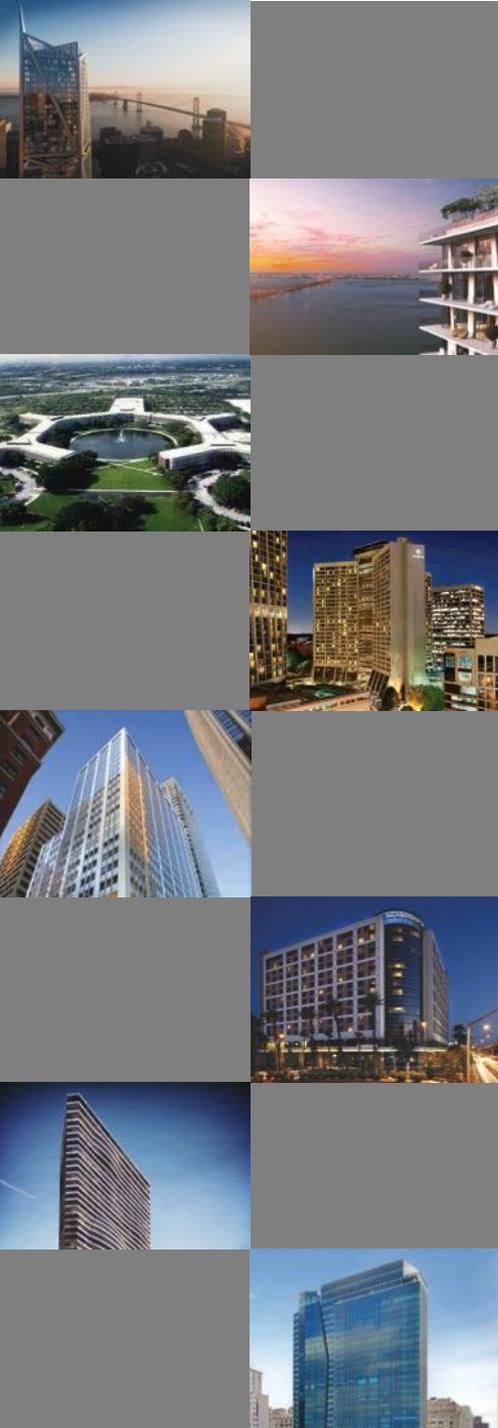
SUPPLEMENTAL
REPORTING
INFORMATION



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Cover photo: Lakeshore Towers, Irvine, CA. - First Mortgage Loan



PRESS RELEASE



For Immediate Release

Starwood Property Trust Reports Results for the Quarter Ended March 31, 2020

GREENWICH, Conn., May 4, 2020 /PRNewswire/ -- Starwood Property Trust, Inc. (NYSE: STWD) today announced operating results for the fiscal quarter ended March 31, 2020. The Company had a first quarter 2020 GAAP net loss of \$66.8 million, or \$(0.24) per diluted share, and Core Earnings of \$162.1 million, or \$0.55 per diluted share. GAAP net loss includes the unrealized, non-cash impacts of mark-to-market adjustments and the recently implemented CECL accounting standard, totaling \$148.6 million (\$0.53 per diluted share) and \$48.7 million (\$0.17 per diluted share), respectively, both of which reflect the market volatility and dislocation caused by the COVID-19 pandemic.

“Starwood Property Trust has one of the strongest balance sheets in the commercial mortgage REIT industry, with over \$870 million in cash and approved undrawn capacity, and well over \$1.0 billion of additional liquidity available to us if ever needed. Our powerful balance sheet is bolstered by our diversified platform, anchored by our real estate equity book and multiple business lines that create considerable stability in an uncertain time. We continue to benefit from our scale, relatively low leverage and \$3.3 billion unencumbered asset base. STWD is well positioned to take advantage of dislocations in the market and to weather this economic storm with immense human and financial resources,” commented Barry Sternlicht, Chairman and CEO of Starwood Property Trust.

Supplemental Schedules

The Company has published supplemental earnings schedules on its website in order to provide additional disclosure and financial information for the benefit of the Company’s stakeholders. Specifically, these materials can be found on the Company’s website in the Investor Relations section under “Quarterly Results” at www.starwoodpropertytrust.com.

Webcast and Conference Call Information

The Company will host a live webcast and conference call on Monday, May 4, 2020, at 8:30 a.m. Eastern Time. To listen to a live broadcast, access the site at least 15 minutes prior to the scheduled start time in order to register, download and install any necessary audio software. The webcast is available at www.starwoodpropertytrust.com in the Investor Relations section of the website. The Company encourages use of the webcast due to potential extended wait times to access the conference call via dial-in.

To Participate via Telephone Conference Call:

Dial in at least 15 minutes prior to start time.

Domestic: 1-877-407-9039

International: 1-201-689-8470

Conference Call Playback:

Domestic: 1-844-512-2921

International: 1-412-317-6671

Passcode: 13702227

The playback can be accessed through May 11, 2020.

About Starwood Property Trust, Inc.

Starwood Property Trust (NYSE: STWD), is a leading diversified finance company with a core focus on the real estate and infrastructure sectors. An affiliate of global private investment firm Starwood Capital Group, the Company has successfully deployed over \$63 billion of capital since inception and manages a portfolio of over \$17 billion across debt and equity investments. Starwood Property Trust's investment objective is to generate attractive and stable returns for shareholders, primarily through dividends, by leveraging a premiere global organization to identify and execute on the best risk adjusted returning investments across its target assets. Additional information can be found at www.starwoodpropertytrust.com.

Forward-Looking Statements

Statements in this press release which are not historical fact may be deemed forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are developed by combining currently available information with our beliefs and assumptions and are generally identified by the words "believe," "expect," "anticipate" and other similar expressions. Although Starwood Property Trust, Inc. believes the expectations reflected in any forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from the Company's expectations include, but are not limited to, the severity and duration of economic disruption caused by the COVID-19 global pandemic, completion of pending investments and financings, continued ability to acquire additional investments, competition within the finance and real estate industries, availability of financing and other risks detailed under the heading "Risk Factors" in our Annual Report on Form 10-K for the fiscal year ended December 31, 2019 and our quarterly report on Form 10-Q for the quarter ended March 31, 2020, as well as other risks and uncertainties set forth from time to time in the Company's reports filed with the SEC.

In light of these risks and uncertainties, there can be no assurances that the results referred to in the forward-looking statements contained herein will in fact occur. Except to the extent required by applicable law or regulation, we undertake no obligation to, and expressly disclaim any such obligation to, update or revise any forward-looking statements to reflect changed assumptions, the occurrence of anticipated or unanticipated events, changes to future results over time or otherwise.

Additional information can be found on the Company's website at www.starwoodpropertytrust.com.

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Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Statement of Operations by Segment
For the three months ended March 31, 2020
(Amounts in thousands)

	Commercial and Residential Lending Segment	Infrastructure Lending Segment	Property Segment	Investing and Servicing Segment	Corporate	Subtotal	Securitization VIEs	Total
Revenues:								
Interest income from loans	\$ 192,381	\$ 22,413	\$ —	\$ 2,633	\$ —	\$ 217,427	\$ —	\$ 217,427
Interest income from investment securities	18,628	701	—	24,800	—	44,129	(28,889)	15,240
Servicing fees	172	—	—	6,442	—	6,614	(1,821)	4,793
Rental income	78	—	63,961	10,107	—	74,146	—	74,146
Other revenues	178	143	122	513	—	956	(2)	954
Total revenues	211,437	23,257	64,083	44,495	—	343,272	(30,712)	312,560
Costs and expenses:								
Management fees	351	—	—	239	40,107	40,697	31	40,728
Interest expense	53,950	13,117	17,121	7,194	28,805	120,187	(162)	120,025
General and administrative	8,132	4,423	1,078	20,684	4,301	38,618	84	38,702
Acquisition and investment pursuit costs	860	17	12	20	—	909	—	909
Costs of rental operations	778	—	22,852	4,584	—	28,214	—	28,214
Depreciation and amortization	415	70	19,288	4,207	—	23,980	—	23,980
Credit loss provision, net	40,217	8,452	—	—	—	48,669	—	48,669
Other expense	77	—	311	—	—	388	—	388
Total costs and expenses	104,780	26,079	60,662	36,928	73,213	301,662	(47)	301,615
Other (loss) income:								
Change in net assets related to consolidated VIEs	—	—	—	—	—	—	(45,493)	(45,493)
Change in fair value of servicing rights	—	—	—	318	—	318	(711)	(393)
Change in fair value of investment securities, net	(27,879)	—	—	(47,216)	—	(75,095)	77,599	2,504
Change in fair value of mortgage loans, net	(35,517)	—	—	19,383	—	(16,134)	—	(16,134)
Earnings (loss) from unconsolidated entities	51	—	—	620	—	671	(574)	97
Gain on sale of investments and other assets, net	—	296	—	—	—	296	—	296
Gain (loss) on derivative financial instruments, net	30,805	(1,001)	(30,223)	(19,106)	29,235	9,710	—	9,710
Foreign currency (loss) gain, net	(34,001)	(473)	(19)	7	—	(34,486)	—	(34,486)
Loss on extinguishment of debt	—	(170)	—	—	—	(170)	—	(170)
Other income, net	—	—	50	76	—	126	—	126
Total other (loss) income	(66,541)	(1,348)	(30,192)	(45,918)	29,235	(114,764)	30,821	(83,943)
Income (loss) before income taxes	40,116	(4,170)	(26,771)	(38,351)	(43,978)	(73,154)	156	(72,998)
Income tax benefit	4,422	145	—	2,162	—	6,729	—	6,729
Net income (loss)	44,538	(4,025)	(26,771)	(36,189)	(43,978)	(66,425)	156	(66,269)
Net (income) loss attributable to non-controlling interests	(3)	—	(5,111)	4,770	—	(344)	(156)	(500)
Net income (loss) attributable to Starwood Property Trust, Inc.	\$ 44,535	\$ (4,025)	\$ (31,882)	\$ (31,419)	\$ (43,978)	\$ (66,769)	\$ —	\$ (66,769)

Definition of Core Earnings

Core Earnings, a non-GAAP financial measure, is used to compute the Company's incentive fees to its external manager and is an appropriate supplemental disclosure for a mortgage REIT. For the Company's purposes, Core Earnings is defined as GAAP net income (loss) excluding non-cash equity compensation expense, the incentive fee due to the Company's external manager, acquisition costs from successful acquisitions, depreciation and amortization of real estate and associated intangibles and any unrealized gains, losses or other non-cash items recorded in net income for the period, regardless of whether such items are included in other comprehensive income or loss, or in net income and, to the extent deducted from net income (loss), distributions payable with respect to equity securities of subsidiaries issued in exchange for properties or interests therein. The amount is adjusted to exclude one-time events pursuant to changes in GAAP and certain other non-cash adjustments as determined by the Company's external manager and approved by a majority of the Company's independent directors.

Reconciliation of Net Income to Core Earnings For the three months ended March 31, 2020 (Amounts in thousands except per share data)

	Commercial and Residential Lending Segment	Infrastructure Lending Segment	Property Segment	Investing and Servicing Segment	Corporate	Total
Net income (loss) attributable to Starwood Property Trust, Inc.	\$ 44,535	\$ (4,025)	\$ (31,882)	\$ (31,419)	\$ (43,978)	\$ (66,769)
Add / (Deduct):						
Non-controlling interests attributable to Woodstar II Class A Units	—	—	5,111	—	—	5,111
Non-cash equity compensation expense	1,112	466	73	1,263	5,886	8,800
Management incentive fee	—	—	—	—	15,799	15,799
Acquisition and investment pursuit costs	358	—	(89)	—	—	269
Depreciation and amortization	355	51	19,381	3,807	—	23,594
Credit loss provision, net	40,217	8,452	—	—	—	48,669
Interest income adjustment for securities	124	—	—	6,315	—	6,439
Extinguishment of debt, net	—	—	—	—	(246)	(246)
Income tax benefit associated with fair value adjustments	(5,821)	—	—	(1,442)	—	(7,263)
Other non-cash items	3	—	(491)	248	156	(84)
Reversal of GAAP unrealized (gains) / losses on:						
Loans	35,517	—	—	(19,383)	—	16,134
Securities	27,879	—	—	47,216	—	75,095
Derivatives	(30,563)	1,013	30,569	19,013	(27,649)	(7,617)
Foreign currency	34,001	473	19	(7)	—	34,486
Earnings from unconsolidated entities	(51)	—	—	(620)	—	(671)
Recognition of Core realized gains / (losses) on:						
Loans	2,164	(62)	—	16,559	—	18,661
Securities	—	—	—	(4,212)	—	(4,212)
Derivatives	3,250	118	(35)	(6,087)	—	(2,754)
Foreign currency	(4,271)	(194)	(19)	7	—	(4,477)
(Loss) earnings from unconsolidated entities	(556)	—	—	3,738	—	3,182
Core Earnings (Loss)	\$ 148,253	\$ 6,292	\$ 22,637	\$ 34,996	\$ (50,032)	\$ 162,146
Core Earnings (Loss) per Weighted Average Diluted Share	\$ 0.50	\$ 0.02	\$ 0.08	\$ 0.12	\$ (0.17)	\$ 0.55

Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Balance Sheet by Segment
As of March 31, 2020
(Amounts in thousands)

	Commercial and Residential Lending Segment	Infrastructure Lending Segment	Property Segment	Investing and Servicing Segment	Corporate	Subtotal	Securitization VIEs	Total
Assets:								
Cash and cash equivalents	\$ 22,910	\$ 40	\$ 28,137	\$ 36,913	\$ 719,222	\$ 807,222	\$ 4,434	\$ 811,656
Restricted cash	50,331	43,679	7,362	18,365	—	119,737	—	119,737
Loans held-for-investment, net	9,106,441	1,381,271	—	1,224	—	10,488,936	—	10,488,936
Loans held-for-sale	886,076	101,895	—	186,963	—	1,174,934	—	1,174,934
Investment securities	955,614	44,141	—	1,095,990	—	2,095,745	(1,317,773)	777,972
Properties, net	26,585	—	2,014,007	212,478	—	2,253,070	—	2,253,070
Intangible assets	—	—	45,331	63,632	—	108,963	(26,958)	82,005
Investment in unconsolidated entities	50,017	25,862	—	31,321	—	107,200	(19,866)	87,334
Goodwill	—	119,409	—	140,437	—	259,846	—	259,846
Derivative assets	57,238	6	98	2,250	41,856	101,448	—	101,448
Accrued interest receivable	49,942	4,949	—	1,047	3,357	59,295	(758)	58,537
Other assets	61,109	5,108	76,776	52,119	8,812	203,924	(15)	203,909
VIE assets, at fair value	—	—	—	—	—	—	61,157,805	61,157,805
Total Assets	\$ 11,266,263	\$ 1,726,360	\$ 2,171,711	\$ 1,842,739	\$ 773,247	\$ 17,780,320	\$ 59,796,869	\$ 77,577,189
Liabilities and Equity								
Liabilities:								
Accounts payable, accrued expenses and other liabilities	\$ 33,645	\$ 11,933	\$ 48,748	\$ 48,090	\$ 79,178	\$ 221,594	\$ 75	\$ 221,669
Related-party payable	—	—	—	5	39,261	39,266	—	39,266
Dividends payable	—	—	—	—	137,529	137,529	—	137,529
Derivative liabilities	3,740	1,292	—	86	—	5,118	—	5,118
Secured financing agreements, net	5,611,239	1,190,995	1,698,044	692,941	510,414	9,703,633	(13,950)	9,689,683
Collateralized loan obligations, net	928,683	—	—	—	—	928,683	—	928,683
Unsecured senior notes, net	—	—	—	—	1,930,584	1,930,584	—	1,930,584
VIE liabilities, at fair value	—	—	—	—	—	—	59,807,306	59,807,306
Total Liabilities	6,577,307	1,204,220	1,746,792	741,122	2,696,966	12,966,407	59,793,431	72,759,838
Equity:								
Starwood Property Trust, Inc. Stockholders' Equity:								
Common stock	—	—	—	—	2,894	2,894	—	2,894
Additional paid-in capital	1,159,771	531,986	229,223	(200,489)	3,438,578	5,159,069	—	5,159,069
Treasury stock	—	—	—	—	(133,024)	(133,024)	—	(133,024)
Accumulated other comprehensive income (loss)	35,948	—	—	(64)	—	35,884	—	35,884
Retained earnings (accumulated deficit)	3,493,119	(9,846)	(31,451)	1,163,580	(5,232,167)	(616,765)	—	(616,765)
Total Starwood Property Trust, Inc. Stockholders' Equity	4,688,838	522,140	197,772	963,027	(1,923,719)	4,448,058	—	4,448,058
Non-controlling interests in consolidated subsidiaries	118	—	227,147	138,590	—	365,855	3,438	369,293
Total Equity	4,688,956	522,140	424,919	1,101,617	(1,923,719)	4,813,913	3,438	4,817,351
Total Liabilities and Equity	\$ 11,266,263	\$ 1,726,360	\$ 2,171,711	\$ 1,842,739	\$ 773,247	\$ 17,780,320	\$ 59,796,869	\$ 77,577,189



HIGHLIGHTS

Business Highlights

Q1 Performance

- Core earnings of **\$0.55** and GAAP loss of **\$0.24** per diluted share
- Undepreciated book value per outstanding share of **\$16.94**, including non-cash impacts of CECL (**\$0.29**) and mark-to-market (**\$0.58**), both driven by the macroeconomic impacts of COVID-19
- Capital deployment of **\$1.6B** across all businesses, including **\$853M** in Commercial Lending
- Over **90%** of domestic floating rate loans in Commercial Lending had a LIBOR floor

Liquidity

- **\$870M** of cash plus approved undrawn debt capacity as of May 1
- Over **\$1.0B** of additional liquidity from potential loan and property sales and/or refinancings

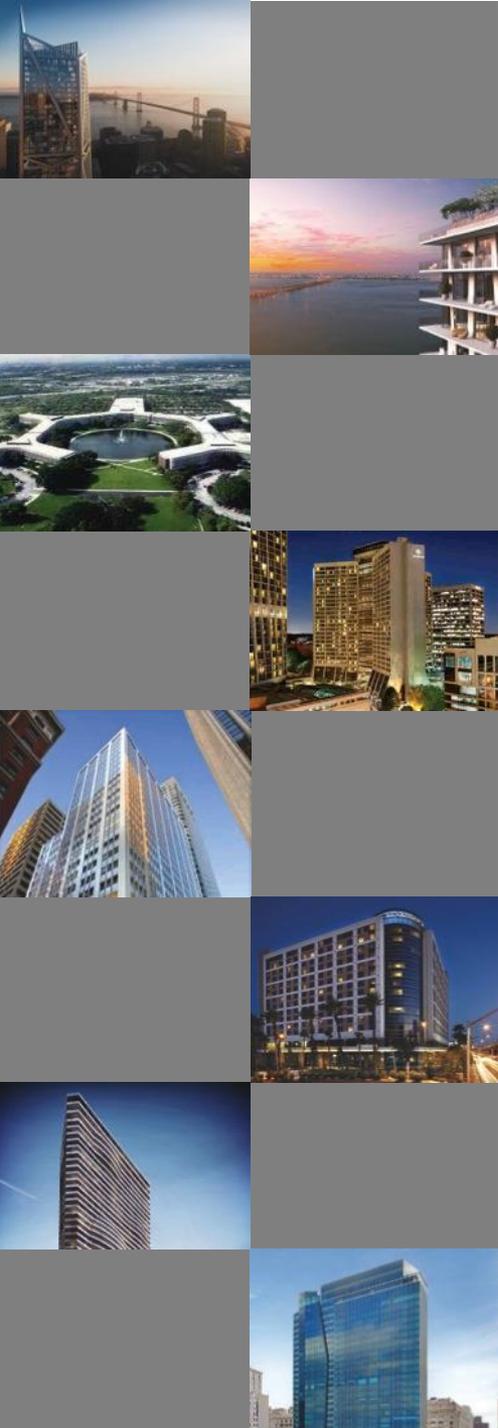
Financing Facilities

- Commercial Lending facilities are generally term-matched and have a weighted average remaining term of **5** years
- Property financings contain a weighted average remaining duration of **7** years
- To date, we have successfully completed negotiations with **94%** of our warehouse lenders who finance hotel collateral, comprising **\$1.0B** in repo facility debt and **\$1.4B** in levered hotel assets
 - These modifications provide us with a margin call moratorium for a minimum of six months and allow us flexibility to enter into constructive discussions with our borrowers to make modifications to those agreements as needed
 - The deleveraging associated with **93%** of these agreements has already been paid

Credit Performance

- Commercial loan portfolio has a weighted average LTV of **61%**
- April interest payments / rents received: Commercial Lending (over **99%**); Property (**95%**); Infrastructure (**100%**)
- Working closely with Commercial Lending borrowers and Property tenants, but no modifications granted to date

NOTE: Amounts are as of March 31, 2020, unless otherwise indicated; please refer to the Calculation Methodologies section herein for the definition of Core earnings



COMMERCIAL AND RESIDENTIAL LENDING SEGMENT

Commercial Lending Highlights

Q1 Activity

- Originated **\$853M** of loans, including:
 - **\$220M** first mortgage and mezzanine loan on a 41-property extended stay portfolio located across the U.S.
 - **\$197M** first mortgage loan to refinance the existing leasehold debt and provide acquisition financing for the fee interest in an 878,843 square-foot, six building office park located in California
 - **\$150M** first mortgage and mezzanine loan to refinance 13 newly constructed self-storage facilities located across the U.S.
- Q1 originations had a weighted average LTV of **59.7%** and an average loan size of **\$120M**, with **87%** of domestic originations containing LIBOR floors
- Funded **\$1.1B** of loans
 - **\$745M** related to Q1 originations
 - **\$350M** under pre-existing loan commitments
- Repayments of **\$703M**

Portfolio Characteristics

- Carrying amount of **\$9.5B** before credit loss allowance
- Weighted average LTV of **61.0%**

CECL

- General reserve of **\$63M** reflects macroeconomic conditions resulting from COVID-19, **\$10M** of which relates to future funding and is reflected in other liabilities
- Individual reserves of **\$30M** relating to previously impaired loans

NOTE: Amounts are as of March 31, 2020, unless otherwise indicated

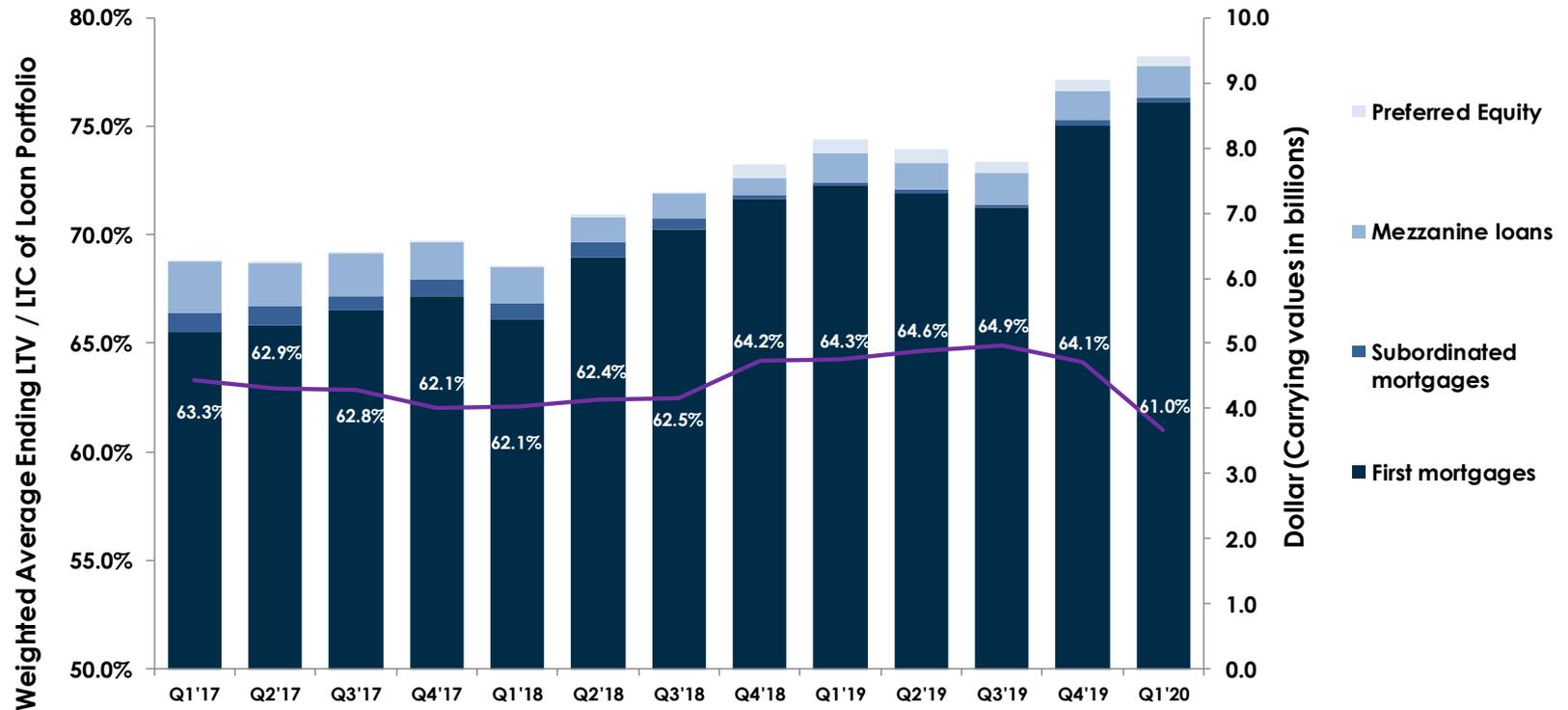
Commercial Portfolio Metrics

\$ millions

Asset Carrying Values	March 31, 2020	Dec 31, 2019	Sept 30, 2019	June 30, 2019	March 31, 2019
First mortgage loans held-for-investment ⁽¹⁾	\$ 8,290	\$ 7,927	\$ 6,531	\$ 6,878	\$ 6,851
Subordinated mortgages	68	75	53	53	53
Mezzanine loans ⁽¹⁾	524	484	545	446	579
CMBS	481	502	479	507	560
Preferred equity investments	148	173	173	206	206
First mortgage loans held-for-sale	-	-	108	-	-
Commercial Portfolio before Credit Loss Allowance	\$ 9,511	\$ 9,161	\$ 7,889	\$ 8,090	\$ 8,249
Credit loss allowance	(83)	(33)	(33)	(33)	(31)
Commercial Portfolio Carrying Values	\$ 9,428	\$ 9,128	\$ 7,856	\$ 8,057	\$ 8,218
Unlevered Returns					
First mortgage loans held-for-investment ⁽¹⁾	6.4%	6.4%	6.7%	6.8%	6.9%
Subordinated mortgages	8.6%	9.5%	9.2%	9.4%	9.4%
Mezzanine loans ⁽¹⁾	12.0%	12.2%	12.3%	12.1%	12.8%
CMBS	6.5%	6.5%	6.7%	6.9%	7.1%
Preferred equity investments	8.1%	7.7%	7.7%	7.8%	7.8%

Commercial Portfolio LTV (2)

\$ billions



Weighted Average LTV of Loan Portfolio (2)

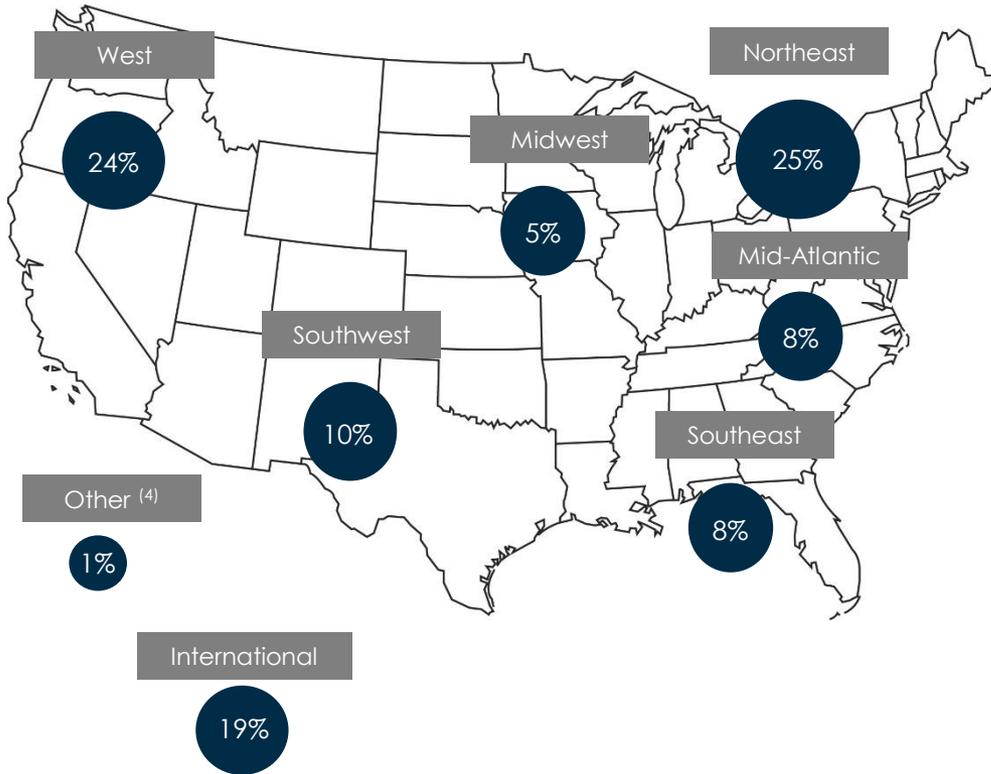
	First Mortgages	Subordinated Mortgages	Mezzanine Mortgages	Preferred Equity	Total (3)
Beginning LTV	0.0%	49.2%	44.5%	48.7%	3.4%
Ending LTV	60.8%	73.6%	62.5%	60.9%	61.0%

NOTE: Approximately 2.5% of the LTV decline between Q4 '19 and Q1 '20 relates to a change in methodology adopted in connection with CECL. See the Calculation Methodologies section included in the Appendix.

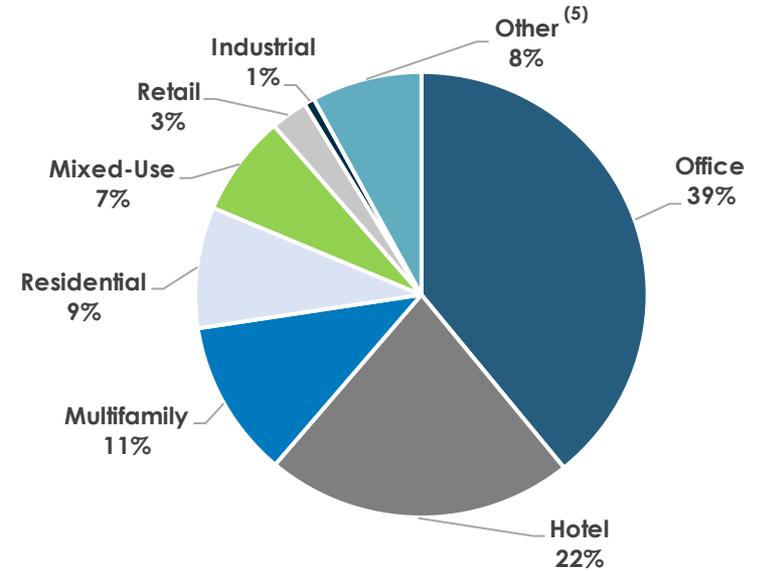
Commercial Portfolio Snapshot

\$ millions

Geographic Diversification



Collateral Diversification



NOTE: Amounts are as of March 31, 2020, unless otherwise indicated.

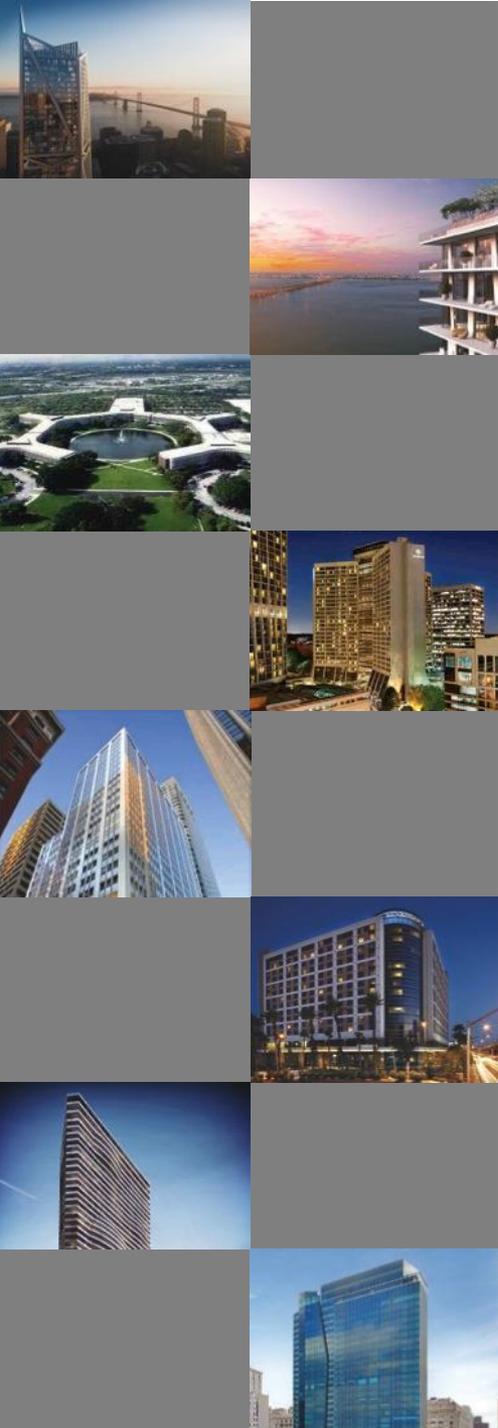
Residential Portfolio Metrics

\$ millions

Significant Activity During the Quarter:

- Purchased **\$386M** of non-agency loans
- Completed sixth non-agency residential securitization, selling **\$381M** of loans
- Total loan portfolio of **\$1.2B**, with an average FICO of **730** and LTV of **68.9%**
- **\$423M** of loans reclassified from Held-for-Investment to Held-for-Sale

Asset Carrying Values	March 31, 2020	December 31, 2019	September 30, 2019	June 30, 2019	March 31, 2020
Loans, held for sale	\$ 886	\$ 605	\$ 702	\$ 1,157	\$ 688
Loans, held for investment	275	672	479	-	-
Non-agency RMBS	150	147	111	63	109
Residential Portfolio Carrying Values	\$ 1,311	\$ 1,424	\$ 1,292	\$ 1,220	\$ 797
Unlevered Yields ⁽⁶⁾					
Loans, held for sale	5.9%	5.9%	6.1%	6.1%	6.0%
Loans, held for investment	6.0%	5.9%	5.9%	N/A	N/A

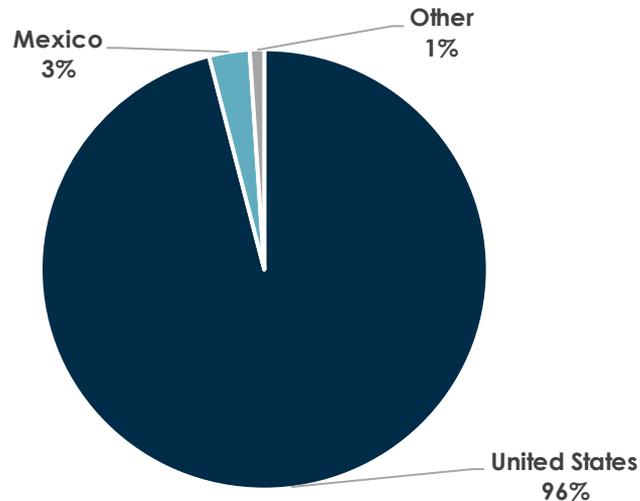


INFRASTRUCTURE LENDING

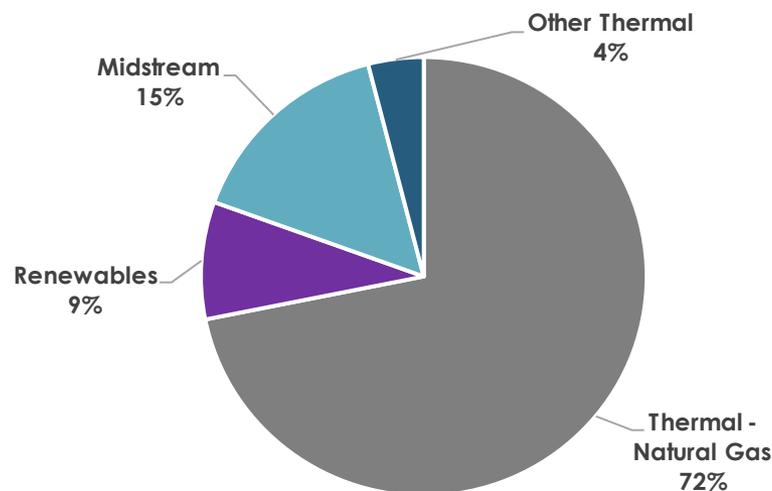
Portfolio Metrics and Activity During the Quarter

- Total portfolio carrying amount of **\$1.6B**
 - Acquired **\$15M** of loans and funded **\$48M** under pre-existing loan commitments
- Received **\$78M** from sales and maturities / principal repayments
- CECL: general reserve of **\$21M** reflects macroeconomic conditions resulting from COVID-19, **\$5M** of which relates to future funding and is reflected in other liabilities

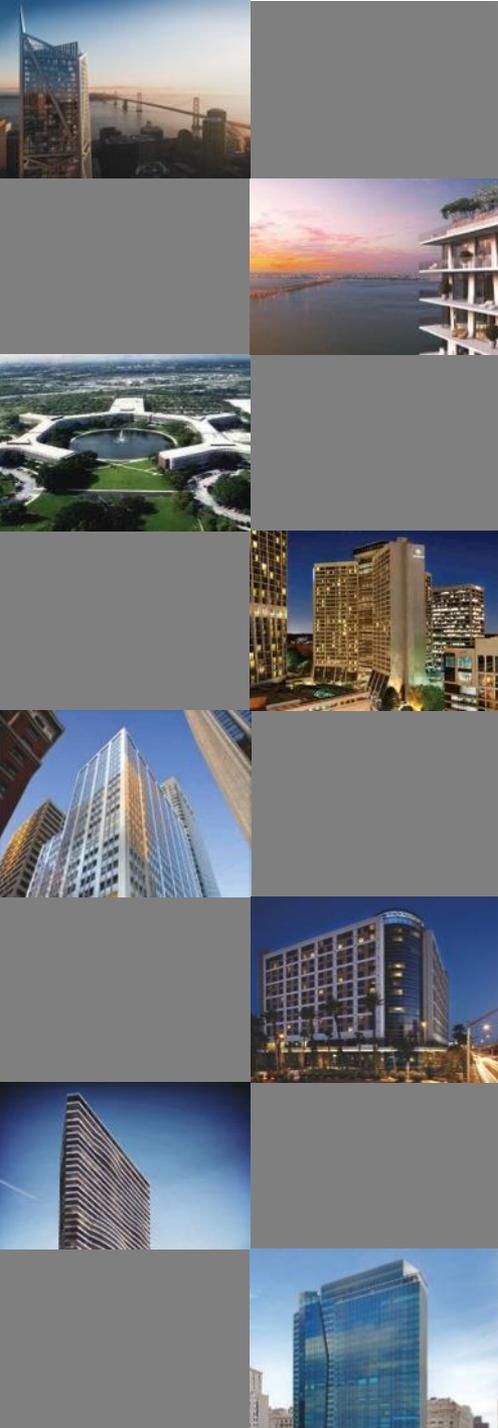
Portfolio by Geographic Location



Portfolio by Sector ⁽⁷⁾



NOTE: Amounts are as of March 31, 2020



PROPERTY SEGMENT

Investment Portfolio

\$ millions

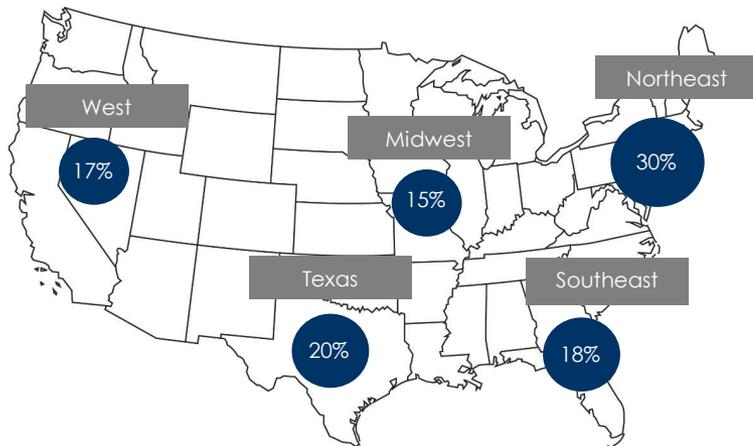
Investment	Net Carrying Value ⁽⁸⁾	Asset Specific Financing	Net Investment	Q1'20 Net Operating Income	Occupancy Rate
Wholly-Owned:					
Medical Office Portfolio	\$ 760	\$ 591	\$ 169	\$ 11.8	93.0%
Woodstar I Portfolio	631	478	153	11.9	98.3%
Woodstar II Portfolio	607	437	170	10.4	99.5%
Master Lease Portfolio	344	192	152	6.6	100.0%
Subtotal - Undepreciated Carrying Value	\$ 2,342	\$ 1,698	\$ 644	40.7 ⁽⁹⁾	
Accumulated Depreciation and Amortization	(284)	-	(284)		
Net Carrying Value	\$ 2,058	\$ 1,698	\$ 360		

NOTE: Amounts are as of and for the period ended March 31, 2020, unless otherwise indicated

Portfolio Snapshot

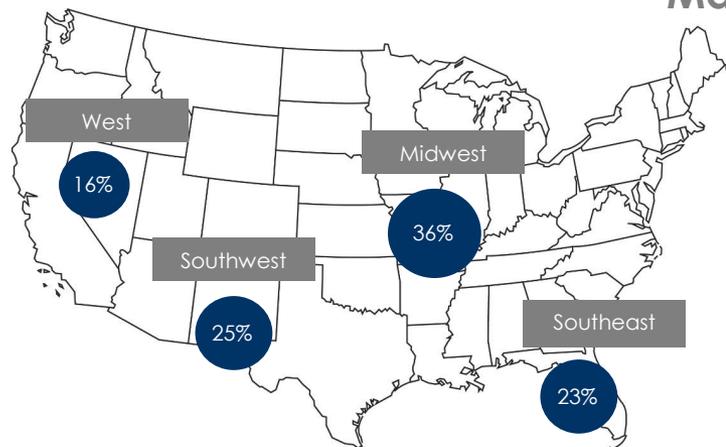
\$ millions, square footage in thousands

Medical Office Portfolio



	Gross Investment	Occupancy	Sq. Ft.
Midwest	\$ 109	90%	325
Northeast	228	100%	430
Southeast	139	93%	366
Texas	154	94%	457
West	130	87%	372
Total	\$ 760	93%	1,950

Master Lease Portfolio



	Gross Investment	Occupancy	Sq. Ft.
Midwest	\$ 123	100%	757
Southeast	80	100%	393
Southwest	86	100%	451
West	55	100%	278
Total	\$ 344	100%	1,879

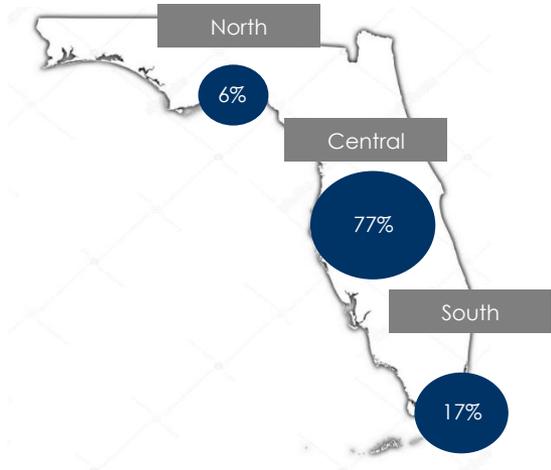
NOTE: Amounts are as of and for the period ended March 31, 2020, unless otherwise indicated

Portfolio Snapshot

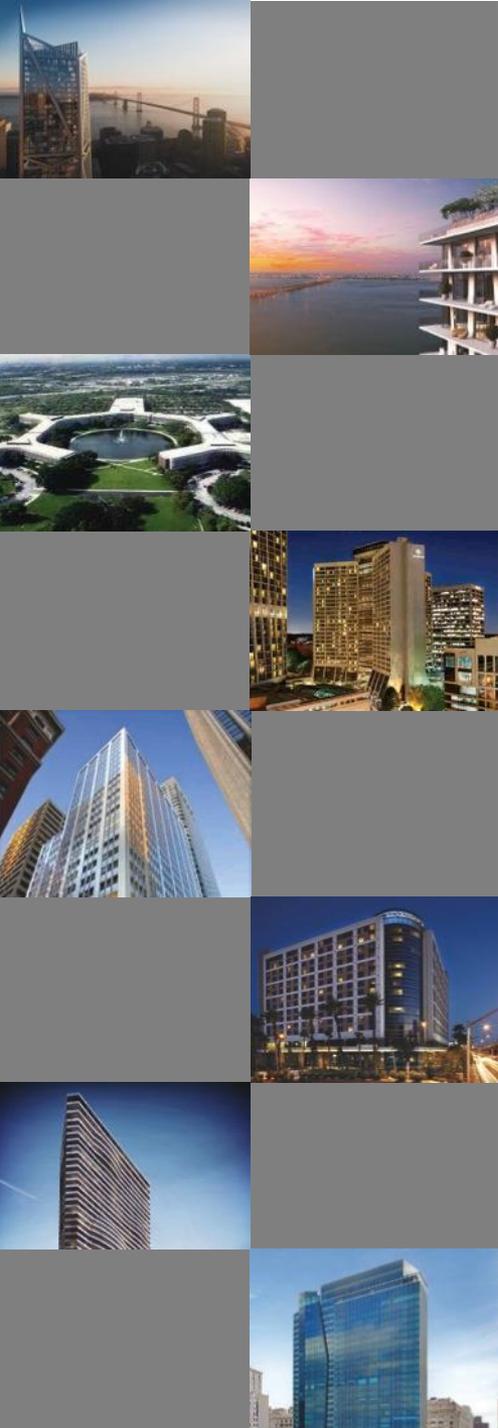
\$ millions, square footage in thousands

Woodstar I and II Multifamily Portfolios

Florida	Gross Investment	Occupancy	Units
North	\$ 77	95%	1,230
Central	953	99%	11,879
South	208	99%	1,948
Total	\$ 1,238	99%	15,057



NOTE: Amounts are as of and for the period ended March 31, 2020, unless otherwise indicated



INVESTING AND SERVICING SEGMENT

Investment Portfolio

\$ millions

Significant Activity During the Quarter:

- Priced and securitized **\$336M** of conduit loans in **two** transactions
- Obtained **five** new special servicing assignments for CMBS trusts with a total unpaid principal balance of **\$4.2B**

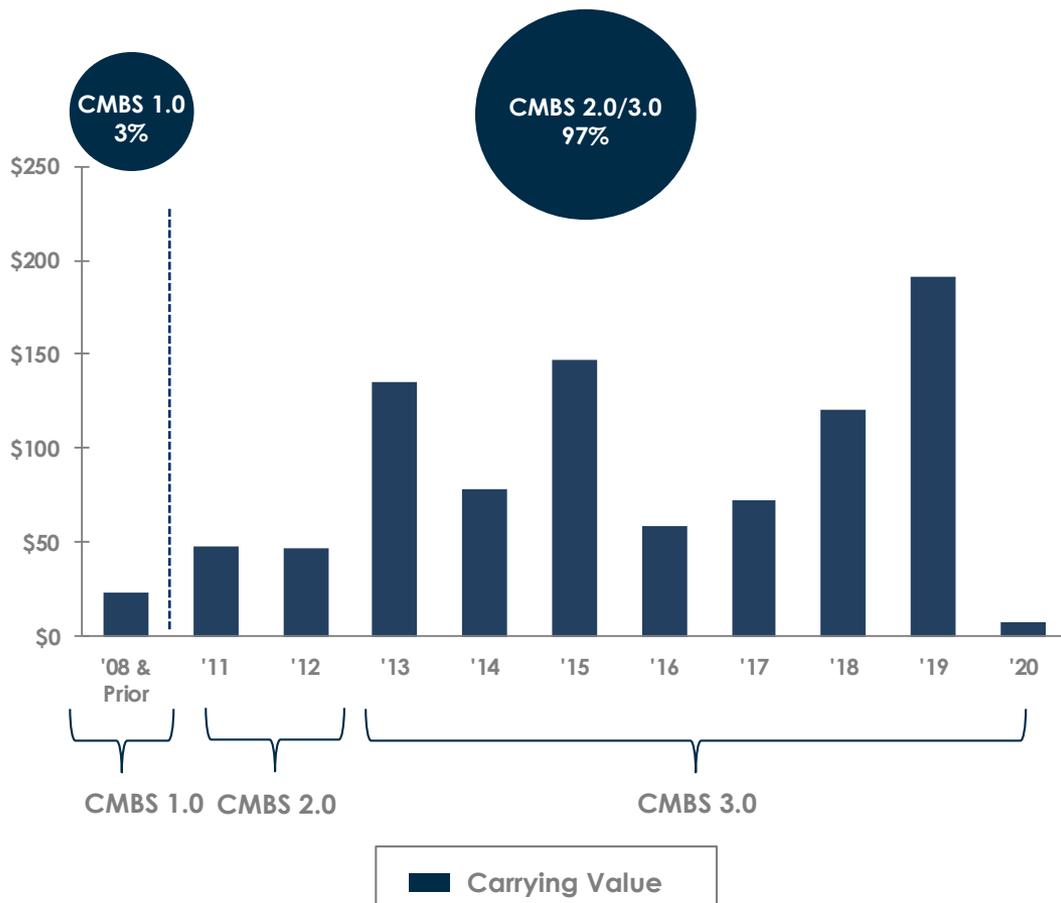
Asset Carrying Values	Mar 31, 2020	Dec 31, 2019	Sep 30, 2019	Jun 30, 2019	Mar 31, 2019
Owned CMBS, non-VRR	\$ 520	\$ 557	\$ 850	\$ 855	\$ 867
Owned CMBS, VRR	225	234	124	124	97
Total Wholly Owned CMBS	745	791	974	979	964
CMBS, JVs (net of non-controlling interests)	184	202	27	28	24
Total CMBS	\$ 929	\$ 993	\$ 1,001	\$ 1,007	\$ 988
Properties and lease intangibles, net	231	231	284	295	301
Conduit Loans	187	159	469	216	153
Special servicing intangible	43	43	43	43	44
Other	29	30	31	32	52
Total	\$ 1,419	\$ 1,456	\$ 1,828	\$ 1,593	\$ 1,538

NOTE: VRR refers to vertical risk retention

CMBS and Special Servicing

\$ millions

Owned CMBS by Vintage (10)



NOTE: Amounts as of March 31, 2020; carrying value represents estimated fair value

LNR Special Servicer

Portfolio Statistics

Named SS:

of CMBS Trusts 183

Unpaid Balance \$ 94,700

Active SS:

SS Loan Balance 2,100

REO Loan Balance 3,450

Total Active SS Balance 5,550

- Fitch commercial special servicer rating of 'CSS1-' reaffirmed



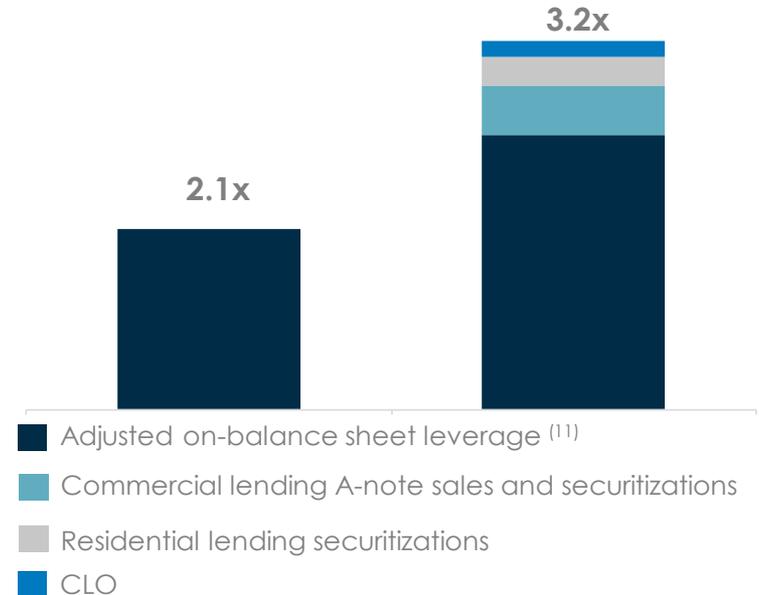
CAPITALIZATION

Capitalization Overview

Credit Metrics

- Total capitalization of \$15.4B
- Interest coverage ratio of 2.3x
- Current corporate issuer rating of Ba2/BB-
- Total unencumbered assets of \$3.3B
- Unencumbered assets to unsecured debt ratio of 1.7x

Adjusted Debt-to-Equity Ratios



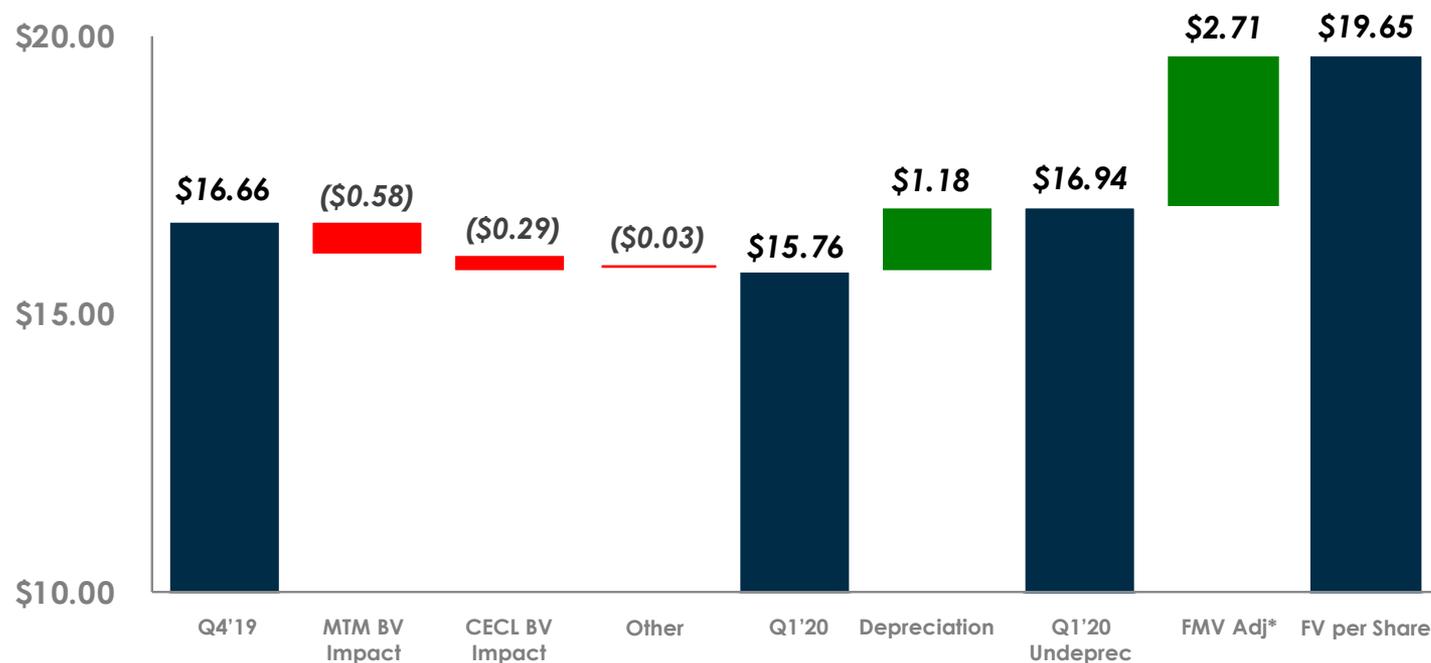
Book Value per Share Metrics

	March 31, 2020	Dec 31, 2019	Sept 30, 2019	June 30, 2019	Mar 31, 2019
Book Value per Share	\$ 15.76	\$ 16.66	\$ 16.51	\$ 16.49	\$ 16.49
Add: Accumulated depreciation & amortization	1.18	1.10	1.30	1.24	1.13
Undepreciated book value per outstanding share	\$ 16.94	\$ 17.76	\$ 17.81	\$ 17.73	\$ 17.62

NOTE: Amounts are as of March 31, 2020, unless otherwise indicated

Book Value per Share

- Q1 CECL reserve and mark-to-market adjustments reflect the macroeconomic impact of COVID-19
- No losses or impairments were realized



*Represents management's current estimate of fair market value. The determination of fair market value is subjective and based on several factors, which are subject to change, and there can be no assurance that management's current estimates of the fair market value of STWD's assets would not differ materially from the values that could be obtained upon a current liquidation of such assets. The disruptive economic effects of the COVID-19 pandemic have introduced a significant degree of uncertainty underlying our current estimates of fair value. See "Risk Factors" in our Quarterly Report on Form 10-Q and our Annual Report on Form 10-K for additional information concerning risks regarding the valuation of our assets, including risks under current market conditions.

Financing Facilities

\$ millions

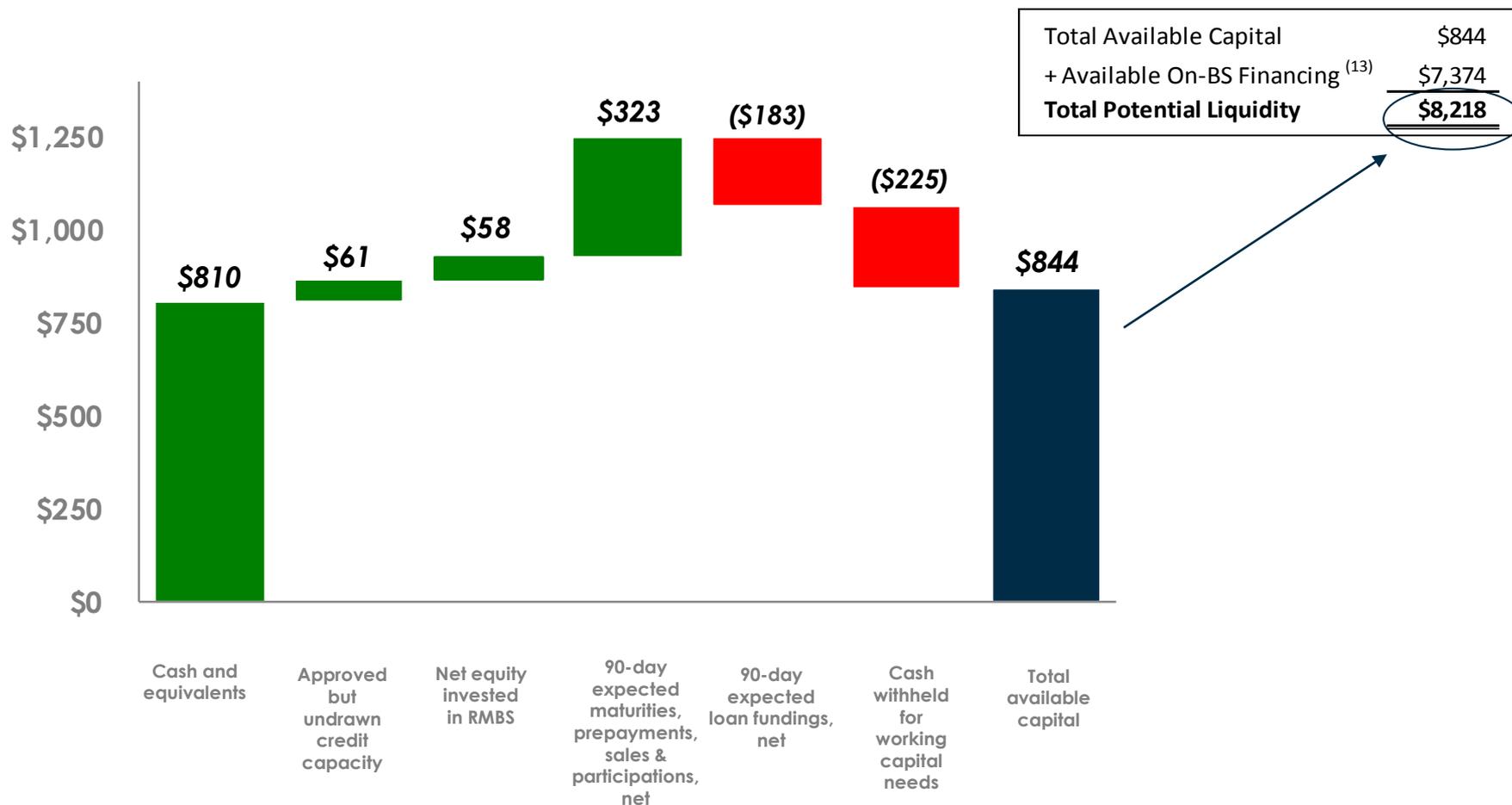
Type	Maximum Facility Size ⁽¹²⁾	Debt Obligations	
		Drawn ⁽¹²⁾	Available Capacity
Asset Specific Financing:			
Large Loans, Commercial	\$ 9,880	\$ 4,516	\$ 5,364
Infrastructure Lending Segment	2,490	1,197	1,293
Property Segment	1,717	1,717	-
Residential Loans	2,400	838	1,562
Conduit Loans, Commercial	350	123	227
MBS	822	683	139
REO Portfolio	207	186	21
Subtotal - Asset Specific Financing	\$ 17,866	\$ 9,260	\$ 8,606
Corporate Debt:			
Convertible Senior Notes	\$ 250	\$ 250	\$ -
Senior Unsecured Notes	1,700	1,700	-
Term Loan	398	398	-
Revolving Secured Financing	120	120	-
Subtotal - Corporate Debt	\$ 2,468	\$ 2,468	\$ -
TOTAL DEBT:	\$ 20,334	\$ 11,728	\$ 8,606

NOTE: As of March 31, 2020

Financial Capacity

(\$ millions)

- Capacity to originate or acquire up to an additional \$8.2B of new investments



NOTE: As of May 1, 2020

Share Count

(shares in thousands)

	2020	2019				2019
	Q1	Q4	Q3	Q2	Q1	Full Year
Number of Shares, GAAP:						
Basic — Average shares outstanding	280,990	280,533	279,992	279,239	277,544	279,337
Effect of dilutive securities — Convertible Notes	-	9,649	9,649	9,649	-	9,805
Effect of dilutive securities — Other	-	578	271	184	154	570
Diluted — Average shares outstanding	<u>280,990</u>	<u>290,760</u>	<u>289,912</u>	<u>289,072</u>	<u>277,698</u>	<u>289,712</u>
Shares Outstanding	<u>282,244</u>	<u>282,201</u>	<u>281,937</u>	<u>281,271</u>	<u>280,301</u>	<u>282,201</u>
Number of Shares, Core:						
Basic — Average shares outstanding	280,990	280,533	279,992	279,239	277,544	279,337
Effect of Weighted Average Unvested Stock Awards	2,723	2,955	2,276	2,276	2,409	2,481
Effect of dilutive securities — Woodstar II OP units	10,738	10,993	11,001	11,571	11,911	11,365
Effect of dilutive securities — Other	685	360	38	-	-	360
Diluted — Average shares outstanding	<u>295,136</u>	<u>294,841</u>	<u>293,307</u>	<u>293,086</u>	<u>291,864</u>	<u>293,543</u>



APPENDIX

Company Information

Starwood Property Trust, an affiliate of global private investment firm Starwood Capital Group, is the largest commercial mortgage real estate investment trust in the United States. Additional information may be found on the Company's website, www.starwoodpropertytrust.com

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Rating

Ba2

Standard & Poor's Rating Services

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Brendan Browne, 212.438.7399

Rating

BB-

Footnotes

1. *First mortgages include first mortgage loans and any contiguous subordinated mortgage and/or mezzanine loan components because as a whole, the expected credit quality of these loans is more similar to that of a first mortgage loan. The application of this methodology resulted in mezzanine loans with carrying values of \$968M, \$967M, \$810M, \$890M, and \$913M being classified as first mortgages as of March 31, 2020, December 31, 2019, September 30, 2019, June 30, 2019, and March 31, 2019, respectively.*
2. *LTVs are calculated using the methodology described in the Calculation Methodologies section of this Appendix, which follows. Single property CMBS of \$346M are included in first mortgages.*
3. *Represents the Company's entire investment, which includes all components of the capital stack that it owns (i.e., first mortgages, subordinated mortgages, mezzanine loans and preferred equity).*
4. *Includes traditional CMBS and certain other investments in unconsolidated entities as these investments are not associated with a particular region.*
5. *Includes other property types not specifically identified in the applicable table, including power plants, storage, car wash and exhibition centers.*
6. *Unlevered yield is computed using coupon divided by amortized cost. Such yield excludes any purchase premium adjustments.*
7. *Sectors are defined as follows: Thermal – Natural Gas: power plants fueled with natural gas; Renewables: solar, wind and hydro power projects; Midstream: pipelines and storage; Other Thermal: power plants fueled with coal and pet coke.*
8. *Carrying value includes all components of the related asset, including properties, intangibles, capitalized acquisition costs and contingent consideration.*
9. *Net operating income represents rental income less costs of rental operations and excludes interest, depreciation and amortization. It also excludes an allowance for recurring capital expenditures at multifamily properties and any other adjustments that would be made in the calculation of a cash-on-cash return.*

Footnotes, continued

10. *Excludes non-controlling JV interests. CMBS 1.0 deals were originated prior to 2008. CMBS 2.0 / 3.0 deals were originated from 2009 forward. Different credit underwriting and regulatory requirements are applied to CMBS 2.0 / 3.0.*
11. *Represents (i) total outstanding secured and unsecured financing arrangements (excluding the non-recourse CLO), less cash and restricted cash; divided by (ii) undepreciated equity (ie: GAAP equity plus accumulated depreciation and amortization of \$334.3M as of March 31, 2020).*
12. *Excludes non-recourse CLO, residential lending securitizations and commercial lending A-note sales and securitizations. Drawn amounts also exclude discounts / premiums and unamortized deferred financing costs.*
13. *Does not include potential proceeds from future A-note sales or CLO securitizations.*

Calculation Methodologies

➤ Commercial and Residential Lending Segment LTV

- In order to determine LTV, we utilize the GAAP hierarchy of valuation techniques based on the observability of inputs utilized in measuring fair value. In doing so, market-based or observable inputs are the preferred source of values, followed by valuation models using management assumptions in the absence of market inputs. To the extent that a loan has been newly originated, we use the original appraisal. To the extent that conditions in either the overall real estate market or at the property or borrower level have changed in a meaningful way since origination, we either obtain updated appraisals, broker opinion of value, or conduct desk underwriting if we believe our knowledge of the asset and related market would provide a more accurate assessment of value. Because the majority of our loans are in some form of transition and because our loans are intended to be fully funded (or close thereto), we utilize the fully funded loan balance as the numerator with an estimate of the stabilized value upon completion of stabilization as the denominator, effective January 1, 2020.

➤ Core Earnings Calculation

- The Company calculates Core Earnings as GAAP net income (loss) excluding non-cash equity compensation expense, the incentive fee due under the Company's Management Agreement, acquisition costs for successful acquisitions, depreciation and amortization of real estate and associated intangibles, and any unrealized gains, losses or other non-cash items recorded in net income for the period, regardless of whether such items are included in other comprehensive income or loss, or in net income and, to the extent deducted from net income (loss), distributions payable with respect to equity securities of subsidiaries issued in exchange for properties or interests therein. The amount is adjusted to exclude one-time events pursuant to changes in GAAP and certain other non-cash adjustments as determined by the Company's Manager and approved by a majority of the Company's independent directors.

Special Note Regarding Forward-Looking Statements

This presentation contains certain forward-looking statements, including without limitation, statements concerning the Company's operations, economic performance and financial condition. These forward-looking statements are made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are developed by combining currently available information with the Company's beliefs and assumptions and are generally identified by the words "believe," "expect," "anticipate" and other similar expressions. Forward-looking statements do not guarantee future performance, which may be materially different from that expressed in, or implied by, any such statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of their respective dates.

These forward-looking statements are based largely on the Company's current beliefs, assumptions and expectations of the Company's future performance taking into account all information currently available to the Company. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to the Company or within the Company's control, and which could materially affect actual results, performance or achievements. Factors that may cause actual results to vary from the Company's forward-looking statements are set forth under the caption, "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2019 and its Quarterly Report on Form 10-Q for the quarter ended March 31, 2020 and include, but are not limited to:

- the severity and duration of the pandemic of the novel strain of coronavirus (COVID-19), actions that may be taken by governmental authorities to contain the COVID-19 outbreak or to treat its impact and the adverse impacts that the COVID-19 pandemic has had, and will likely continue to have, on the global economy and on the Company's operations and financial performance;
- defaults by borrowers in paying debt service on outstanding indebtedness;
- impairment in the value of real estate property securing the Company's loans or in which the Company invests;
- availability of mortgage origination and acquisition opportunities acceptable to the Company;
- potential mismatches in the timing of asset repayments and the maturity of the associated financing agreements;
- the Company's ability to integrate its prior acquisition of the project finance origination, underwriting and capital markets business of GE Capital Global Holdings, LLC into its business and to achieve the benefits that the Company anticipates from the acquisition;
- national and local economic and business conditions, including continued disruption from the COVID-19 pandemic;
- general and local commercial and residential real estate property conditions;
- changes in federal government policies;
- changes in federal, state and local governmental laws and regulations;
- increased competition from entities engaged in mortgage lending and securities investing activities;
- changes in interest rates; and
- the availability of, and costs associated with, sources of liquidity.

Additional risk factors are identified in the Company's filings with the U.S. Securities and Exchange Commission (the "SEC"), which are available on the Company's website at <http://www.starwoodpropertytrust.com> and the SEC's website at <http://www.sec.gov>.

In light of these risks and uncertainties, there can be no assurances that the results referred to in the forward-looking statements contained herein will in fact occur. Except to the extent required by applicable law or regulation, we undertake no obligation to, and expressly disclaim any such obligation to, update or revise any forward-looking statements to reflect changed assumptions, the occurrence of anticipated or unanticipated events, changes to future results over time or otherwise. Please keep this cautionary note in mind as you assess the information given in this presentation.



STARWOOD

PROPERTY TRUST

NYSE : STWD