

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name STARWOOD PROPERTY TRUST, INC.		2 Issuer's employer identification number (EIN) 27-0247747	
3 Name of contact for additional information KRISTEN M. BECHTOL	4 Telephone No. of contact (305) 695-5500	5 Email address of contact TAXDEPARTMENT@STARWOOD.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 2340 COLLINS AVE, STE 700		7 City, town, or post office, state, and ZIP code of contact MIAMI BEACH, FL 33139	
8 Date of action YEAR ENDING 12/31/2025		9 Classification and description PUBLICLY TRADED REAL ESTATE INVESTMENT TRUST, COMMON STOCK RETURN OF CAPITAL (NONTAXABLE DISTRIBUTION TO COMMON STOCKHOLDERS)	
10 CUSIP number 85571B105	11 Serial number(s) N/A	12 Ticker symbol STWD	13 Account number(s) N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► **Starwood Property Trust, Inc. (the "Taxpayer") made cash distributions resulting in nondividend distributions to shareholders during calendar year 2025. See Part II, Line 15 for the per share amounts of these distributions.**

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► **The amounts shown as nondividend distributions below resulted in a basis reduction of 0.4986 cents per share for the year ended December 31, 2025 as follows:**

RECORD DATE:	PER SHARE:
12/31/2024	0.0954
3/31/2025	0.1344
6/30/2025	0.1344
9/30/2025	0.1344

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► **The Taxpayer's earnings and profits were calculated under IRC §312 (as modified by IRC §857(d) for a Real Estate Investment Trust) and the regulations thereunder. Distributions in excess of earnings and profits reduce each shareholder's tax basis in its shares to the extent of basis.**

Part II **Organizational Action** (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► _____
IRC §301(c)(2)

18 Can any resulting loss be recognized? ► The shareholder's cost basis should be adjusted to reflect the nondividend distribution which may affect the gain or loss realized upon the disposition of the shares.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► This organizational action is reportable with respect to tax year 2025 and is reflected on the shareholders' 2025 Form 1099-DIV in Box 3.

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ► K. Moreton Bechtol Date ► 2/3/2026

Print your name ► KRISTEN M. BECHTOL

Title ► VICE PRESIDENT

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name ►	Firm's EIN ►			
Firm's address ►	Phone no.			



February 3, 2026

Starwood Property Trust, Inc.
Return of Capital (Nontaxable Distribution) to Common Stock Shareholders
Attachment to Form 8937

The information contained herein is being provided pursuant to the requirements of Section 6045B of the Internal Revenue Code of 1986, as amended. The information in this document does not constitute tax advice and should not be construed to take into account any shareholder's specific circumstances. Holders and nominees should consult their own tax advisors regarding the particular tax consequences of the organizational action (as described in this document) to them, including the applicability and effect of all U.S. federal, state, and local and foreign tax laws.