

Q1
2022

SUPPLEMENTAL REPORTING INFORMATION



Table of Contents

<u>Press Release</u>	<u>Page</u>	<u>1</u>
<u>Highlights</u>	<u>Page</u>	<u>7</u>
<u>Commercial and Residential Lending Segment</u>	<u>Page</u>	<u>9</u>
<u>Infrastructure Lending Segment</u>	<u>Page</u>	<u>17</u>
<u>Property Segment</u>	<u>Page</u>	<u>18</u>
<u>Investing and Servicing Segment</u>	<u>Page</u>	<u>21</u>
<u>Capitalization</u>	<u>Page</u>	<u>23</u>
<u>Appendix</u>	<u>Page</u>	<u>29</u>

Cover photo: Mercer on Fillmore, Phoenix, AZ - First Mortgage and Mezzanine Loan

PRESS RELEASE



For Immediate Release

Starwood Property Trust Reports Results for Quarter Ended March 31, 2022

- Quarterly GAAP Earnings of \$1.02 and Distributable Earnings (DE) of \$0.76 per Diluted Share –**
- \$4.4 Billion of Investment Activity, Including \$1.9 Billion in Commercial Lending –**
- Multifamily Becomes the Largest Property Type at 32% of CRE Loan Portfolio –**
- Generated Gain of \$87 Million GAAP and \$85 Million DE on Sale of Industrial Asset –**
- S&P Corporate Credit Rating Upgraded to BB/Outlook Stable –**
- Paid Dividend of \$0.48 per Share –**

GREENWICH, Conn., May 4, 2022 /PRNewswire/ -- Starwood Property Trust, Inc. (NYSE: STWD) today announced operating results for the fiscal quarter ended March 31, 2022. The Company's first quarter 2022 GAAP net income was \$324.6 million, or \$1.02 per diluted share, and Distributable Earnings (a non-GAAP financial measure) was \$240.0 million, or \$0.76 per diluted share. GAAP net income reflects \$173.5 million, or \$0.55 per diluted share, of unrealized increases in fair value of the Woodstar Fund's affordable housing investments, net of non-controlling interests, and an \$86.6 million, or \$0.27 per diluted share, gain on sale of a distribution facility (\$84.7 million, or \$0.27 per share, in Distributable Earnings). The fair value of the Woodstar Fund's investments is an estimate that is subject to future increases or decreases as property values are affected by, among other things, the availability of capital, occupancy rates, rental rates and interest and inflation rates.

"This quarter once again highlighted the strength of the Starwood platform and our ability to create value for our shareholders well beyond our core lending business, differentiating us from our peers. We experienced another increase in book value driven by a fair market value increase of \$218 million in our affordable housing fund. Rising median income levels in Florida, which govern rents for this portfolio, are expected to drive further increases in net operating income in the future. In addition, we monetized a second industrial asset that we foreclosed on less than three years ago, taking back an \$18 million loan, repositioning and re-leasing the property, and then selling it for \$115 million," stated Barry Sternlicht, Chairman and CEO of Starwood Property Trust.

"We have taken advantage of market opportunities across cylinders, deploying over \$18 billion of capital during the last 12 months. Following our two most productive quarters in our 13-year history, in which 47% of our commercial lending was on multifamily assets, our multifamily loan portfolio increased to \$4.7 billion, more than 4x the balance entering COVID. Our low leverage, fortress balance sheet combined with our strong access to capital positions us to drive continued growth across our platform," added Jeffrey DiModica, President 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 Wednesday, May 4, 2022, at 10:00 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: 13728386

The playback can be accessed through May 11, 2022.

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 \$87 billion of capital since inception and manages a portfolio of over \$25 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 (including the emergence of new strains of the virus), 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 the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2021, as well as other risks and uncertainties set forth from time to time in the Company's reports filed with the SEC, including its Quarterly Report on Form 10-Q for the three months ended March 31, 2022.

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.

Contact:

Zachary Tanenbaum

Starwood Property Trust

Phone: 203-422-7788

Email: ztanenbaum@starwood.com

Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Statement of Operations by Segment
For the three months ended March 31, 2022
(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	\$ 202,470	\$ 26,983	\$ —	\$ 4,166	\$ —	\$ 233,619	\$ —	\$ 233,619
Interest income from investment securities	20,836	747	—	27,389	—	48,972	(34,989)	13,983
Servicing fees	136	—	—	14,071	—	14,207	(4,215)	9,992
Rental income	1,686	—	22,365	7,529	—	31,580	—	31,580
Other revenues	52	68	50	4,654	—	4,824	(6)	4,818
Total revenues	225,180	27,798	22,415	57,809	—	333,202	(39,210)	293,992
Costs and expenses:								
Management fees	277	—	—	—	55,018	55,295	—	55,295
Interest expense	68,602	11,930	6,081	6,210	33,842	126,665	(214)	126,451
General and administrative	11,602	3,511	1,056	23,443	4,628	44,240	81	44,321
Acquisition and investment pursuit costs	499	1	5	(83)	—	422	—	422
Costs of rental operations	519	—	5,001	3,770	—	9,290	—	9,290
Depreciation and amortization	294	105	8,219	3,029	—	11,647	—	11,647
Credit loss reversal, net	(3,299)	(359)	—	—	—	(3,658)	—	(3,658)
Other expense	—	—	55	—	—	55	—	55
Total costs and expenses	78,494	15,188	20,417	36,369	93,488	243,956	(133)	243,823
Other income (loss):								
Change in net assets related to consolidated VIEs	—	—	—	—	—	—	26,749	26,749
Change in fair value of servicing rights	—	—	—	(217)	—	(217)	1,301	1,084
Change in fair value of investment securities, net	(2,105)	—	—	(9,291)	—	(11,396)	11,041	(355)
Change in fair value of mortgage loans, net	(116,228)	—	—	(9,555)	—	(125,783)	—	(125,783)
Income from affordable housing fund investments	—	—	234,041	—	—	234,041	—	234,041
(Loss) earnings from unconsolidated entities	(1,340)	345	—	151	—	(844)	(66)	(910)
Gain on sale of investments and other assets, net	86,610	—	—	11,858	—	98,468	—	98,468
Gain (loss) on derivative financial instruments, net	118,395	632	17,546	27,863	(37,168)	127,268	—	127,268
Foreign currency (loss) gain, net	(27,254)	(28)	1	—	—	(27,281)	—	(27,281)
Loss on extinguishment of debt	(206)	(469)	—	(148)	—	(823)	—	(823)
Other (loss) income, net	(788)	—	—	—	—	(788)	25	(763)
Total other income (loss)	57,084	480	251,588	20,661	(37,168)	292,645	39,050	331,695
Income (loss) before income taxes	203,770	13,090	253,586	42,101	(130,656)	381,891	(27)	381,864
Income tax benefit (provision)	5,140	4	—	(2,694)	—	2,450	—	2,450
Net income (loss)	208,910	13,094	253,586	39,407	(130,656)	384,341	(27)	384,314
Net income attributable to non-controlling interests	(3)	—	(52,411)	(7,328)	—	(59,742)	27	(59,715)
Net income (loss) attributable to Starwood Property Trust, Inc.	\$ 208,907	\$ 13,094	\$ 201,175	\$ 32,079	\$ (130,656)	\$ 324,599	\$ —	\$ 324,599

Definition of Distributable Earnings

Distributable 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, Distributable 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 Distributable Earnings

For the three months ended March 31, 2022

(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.	\$ 208,907	\$ 13,094	\$ 201,175	\$ 32,079	\$ (130,656)	\$ 324,599
Add / (Deduct):						
Non-controlling interests attributable to Woodstar II Class A Units	—	—	4,691	—	—	4,691
Non-controlling interests attributable to unrealized gains/losses	—	—	44,902	2,556	—	47,458
Non-cash equity compensation expense	2,417	297	58	1,275	6,046	10,093
Management incentive fee	—	—	—	—	28,955	28,955
Acquisition and investment pursuit costs	(298)	—	(78)	(169)	—	(545)
Depreciation and amortization	234	95	8,292	3,152	—	11,773
Interest income adjustment for securities	2,490	—	—	(1,708)	—	782
Extinguishment of debt, net	—	—	—	—	(246)	(246)
Other non-cash items	3	—	456	122	—	581
Reversal of GAAP unrealized (gains) / losses on:						
Loans	116,228	—	—	9,555	—	125,783
Credit loss reversal, net	(3,299)	(359)	—	—	—	(3,658)
Securities	2,105	—	—	9,291	—	11,396
Woodstar Fund investments	—	—	(234,041)	—	—	(234,041)
Derivatives	(121,172)	(685)	(19,170)	(29,089)	40,773	(129,343)
Foreign currency	27,254	28	(1)	—	—	27,281
(Earnings) loss from unconsolidated entities	1,340	(345)	—	(151)	—	844
Sales of properties	(86,610)	—	—	(11,858)	—	(98,468)
Recognition of Distributable realized gains / (losses) on:						
Loans	(36,208)	—	—	(10,561)	—	(46,769)
Securities	(2,768)	—	—	26	—	(2,742)
Woodstar Fund investments	—	—	15,659	—	—	15,659
Derivatives	36,893	—	(35)	24,639	—	61,497
Foreign currency	(178)	112	1	—	—	(65)
Earnings (loss) from unconsolidated entities	(1,239)	345	—	470	—	(424)
Sales of properties	84,738	—	—	177	—	84,915
Distributable Earnings (Loss)	\$ 230,837	\$ 12,582	\$ 21,909	\$ 29,806	\$ (55,128)	\$ 240,006
Distributable Earnings (Loss) per Weighted Average Diluted Share	\$ 0.73	\$ 0.04	\$ 0.07	\$ 0.09	\$ (0.17)	\$ 0.76

Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Balance Sheet by Segment
As of March 31, 2022
(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	\$ 58,377	\$ 38,762	\$ 20,077	\$ 27,836	\$ 118,573	\$ 263,625	\$ 584	\$ 264,209
Restricted cash	13,142	27,401	950	26,371	41,701	109,565	—	109,565
Loans held-for-investment, net	14,107,316	2,136,118	—	9,823	—	16,253,257	—	16,253,257
Loans held-for-sale	2,299,153	—	—	385,359	—	2,684,512	—	2,684,512
Investment securities	1,207,667	49,198	—	1,155,469	—	2,412,334	(1,543,145)	869,189
Properties, net	104,901	—	880,392	137,064	—	1,122,357	—	1,122,357
Investments of consolidated affordable housing fund	—	—	1,264,160	—	—	1,264,160	—	1,264,160
Investments in unconsolidated entities	43,349	27,061	—	33,878	—	104,288	(15,038)	89,250
Goodwill	—	119,409	—	140,437	—	259,846	—	259,846
Intangible assets	—	—	33,292	69,674	—	102,966	(40,818)	62,148
Derivative assets	58,904	161	486	1,318	—	60,869	—	60,869
Accrued interest receivable	114,367	6,274	—	1,745	1,556	123,942	(141)	123,801
Other assets	135,095	10,229	59,100	33,857	23,146	261,427	(235)	261,192
VIE assets, at fair value	—	—	—	—	—	—	57,763,543	57,763,543
Total Assets	\$ 18,142,271	\$ 2,414,613	\$ 2,258,457	\$ 2,022,831	\$ 184,976	\$ 25,023,148	\$ 56,164,750	\$ 81,187,898
Liabilities and Equity								
Liabilities:								
Accounts payable, accrued expenses and other liabilities	\$ 102,124	\$ 15,347	\$ 11,503	\$ 32,297	\$ 34,834	\$ 196,105	\$ 40	\$ 196,145
Related-party payable	—	—	—	—	56,615	56,615	—	56,615
Dividends payable	—	—	—	—	148,743	148,743	—	148,743
Derivative liabilities	10,990	225	—	145	27,349	38,709	—	38,709
Secured financing agreements, net	8,294,408	924,242	787,977	774,460	771,944	11,553,031	(21,460)	11,531,571
Collateralized loan obligations and single asset securitization, net	2,985,637	812,258	—	—	—	3,797,895	—	3,797,895
Unsecured senior notes, net	—	—	—	—	2,322,630	2,322,630	—	2,322,630
VIE liabilities, at fair value	—	—	—	—	—	—	56,185,937	56,185,937
Total Liabilities	11,393,159	1,752,072	799,480	806,902	3,362,115	18,113,728	56,164,517	74,278,245
Temporary Equity: Redeemable non-controlling interests	—	—	261,685	—	—	261,685	—	261,685
Permanent Equity:								
Starwood Property Trust, Inc. Stockholders' Equity:								
Common stock	—	—	—	—	3,144	3,144	—	3,144
Additional paid-in capital	1,931,043	606,871	(373,851)	(388,580)	3,933,544	5,709,027	—	5,709,027
Treasury stock	—	—	—	—	(138,022)	(138,022)	—	(138,022)
Accumulated other comprehensive income	35,669	—	—	—	—	35,669	—	35,669
Retained earnings (accumulated deficit)	4,782,282	55,670	1,362,509	1,445,221	(6,975,805)	669,877	—	669,877
Total Starwood Property Trust, Inc. Stockholders' Equity	6,748,994	662,541	988,658	1,056,641	(3,177,139)	6,279,695	—	6,279,695
Non-controlling interests in consolidated subsidiaries	118	—	208,634	159,288	—	368,040	233	368,273
Total Permanent Equity	6,749,112	662,541	1,197,292	1,215,929	(3,177,139)	6,647,735	233	6,647,968
Total Liabilities and Equity	\$ 18,142,271	\$ 2,414,613	\$ 2,258,457	\$ 2,022,831	\$ 184,976	\$ 25,023,148	\$ 56,164,750	\$ 81,187,898

HIGHLIGHTS

STWD Highlights

Leading diverse global multi-cylinder platform

Robust Capital Deployment

***\$4.4B** of new investments and **\$3.9B** of fundings across business lines*

Strong Balance Sheet

*Record **\$25.0B** of total assets with an adjusted debt-to-equity ratio of **2.1x***

Capital Markets Access

*Diverse capitalization through the issuance of **\$500M** 5-year sustainability notes and **\$1.5B** of CLOs in Q1*

Ample Capacity to Fund Growth

***\$9.6B** of capacity across secured financing facilities and assets to support an additional **\$1.9B** of term loan and unsecured debt*

NOTE: Amounts are as of and for the quarter ended March 31, 2022, unless otherwise indicated.

Q1 2022 Highlights

Q1 Performance

- GAAP book value per outstanding share increased by **\$0.54** to **\$20.46**, with undepreciated book value increasing by **\$0.52** to **\$21.26**
- Distributable Earnings ("DE") of **\$0.76** and GAAP earnings of **\$1.02** per diluted share
 - Includes gain of **\$0.27** from sale of a distribution facility previously acquired in foreclosure
 - GAAP includes **\$0.55** net unrealized fair value increase in Woodstar Fund
- Originated or acquired **\$4.4B** of assets across business lines
 - Commercial Lending: **\$1.9B** of floating-rate loans, with **71%** secured by multifamily and residential, making multifamily our largest collateral type
 - Residential Lending: **\$1.8B** of non-QM and agency loans
 - Infrastructure Lending: **\$231M** of predominately floating-rate loans
- Fundings of **\$3.9B** across business lines drove growth of assets to a record **\$25.0B**
- Completed our 16th and 17th non-QM securitizations totaling **\$1.1B** and sold **\$836M** outside of securitizations
- Securitized or priced **\$668M** of conduit loans in **four** transactions

Liquidity and Capitalization

- **\$1.1B** of cash plus approved undrawn debt capacity as of April 28
- Issued **\$500M** of **4.375%** senior sustainability notes due 2027
- Completed two CLOs:
 - Third CRE CLO: **\$1.0B** / initial spread of **SOFR + 1.64%** / initial advance rate of **84%**
 - Second infrastructure CLO: **\$500M** / initial spread of **SOFR + 1.89%** / initial advance rate of **82%**
- Adjusted debt-to-equity ratio decreased from **2.3x** to **2.1x**
- S&P corporate credit rating upgraded to BB/Outlook Stable

NOTE: Please refer to the Calculation Methodologies section herein for the definition of DE

COMMERCIAL AND RESIDENTIAL LENDING SEGMENT

Commercial Lending Portfolio

Q1 Activity

- **\$1.1B** funded on new loans
- **\$241M** follow on fundings
- **\$716M** repayments

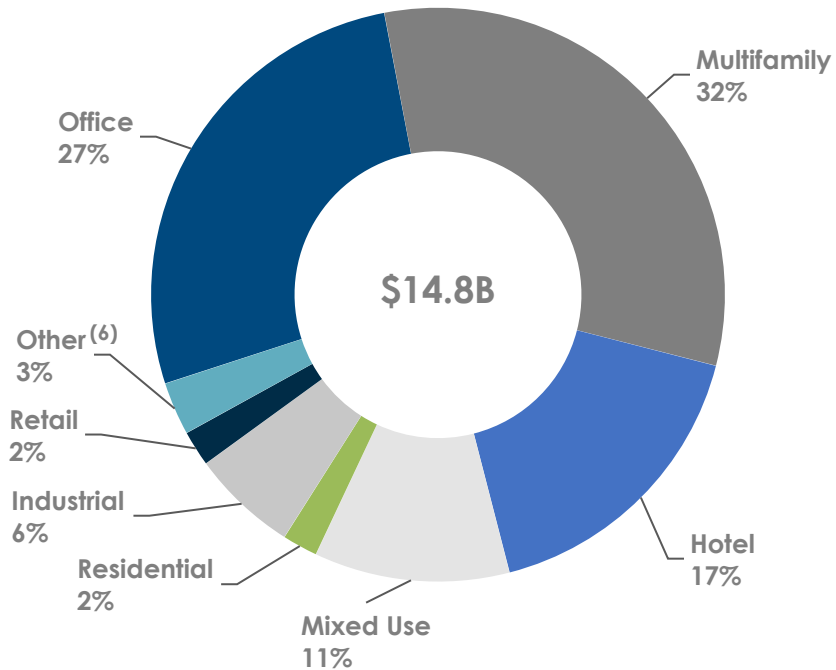
\$14.8B

Total Portfolio

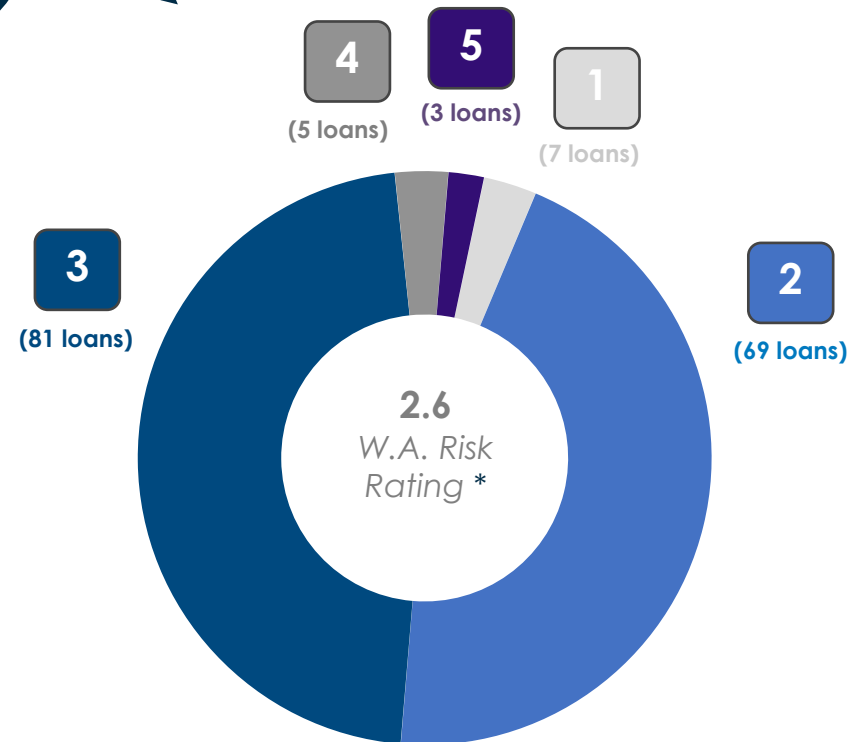
61%

W.A. LTV

Property Type



Risk Rating



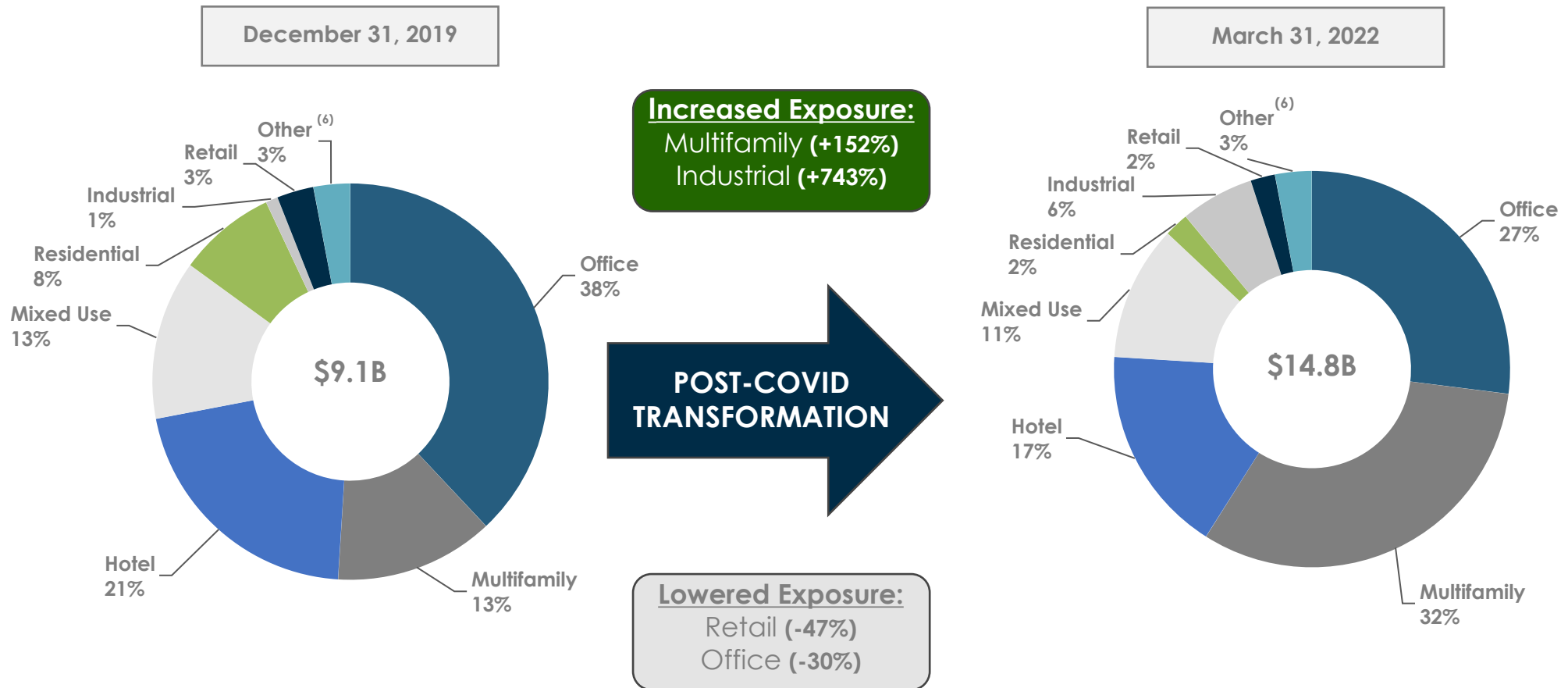
2.6
W.A. Risk
Rating *

* 2.6 in prior quarter

NOTE: Amounts are as of and for the quarter ended March 31, 2022, unless otherwise indicated. See the Ratings Criteria section included in the Appendix

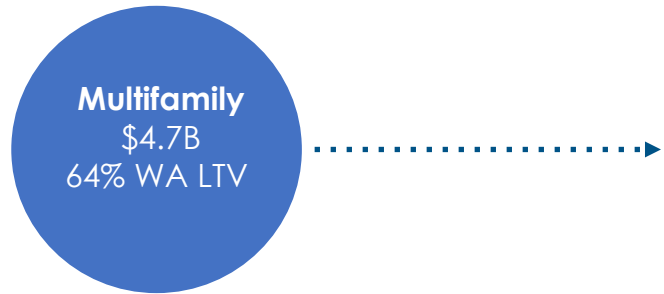
Commercial Portfolio Collateral Mix Transformation

- **60%** of our portfolio represents post-COVID originations, with an evolving collateral mix that has more multifamily and industrial and less retail and office



Commercial Portfolio - Top 3 Property Types

\$ millions



MSA	\$	Loans
Dallas, TX	\$ 672	16
United Kingdom	543	3
Los Angeles, CA	452	3
Phoenix, AZ	389	5
Philadelphia, PA	354	4
Top 5 Total	\$ 2,410	31

US Regions (85%):

- 25% Southwest
- 19% Southeast
- 17% Northeast
- 14% West
- 8% Mid-Atlantic
- 2% Midwest

International (15%)



MSA	\$	Loans
Washington, DC	\$ 717	4
United Kingdom	529	6
Los Angeles, CA	520	4
Brooklyn, NY	478	3
Houston, TX	296	2
Top 5 Total	\$ 2,540	19

US:

- 48% Suburban
- 52% CBD

International:

- 29% Suburban
- 71% CBD

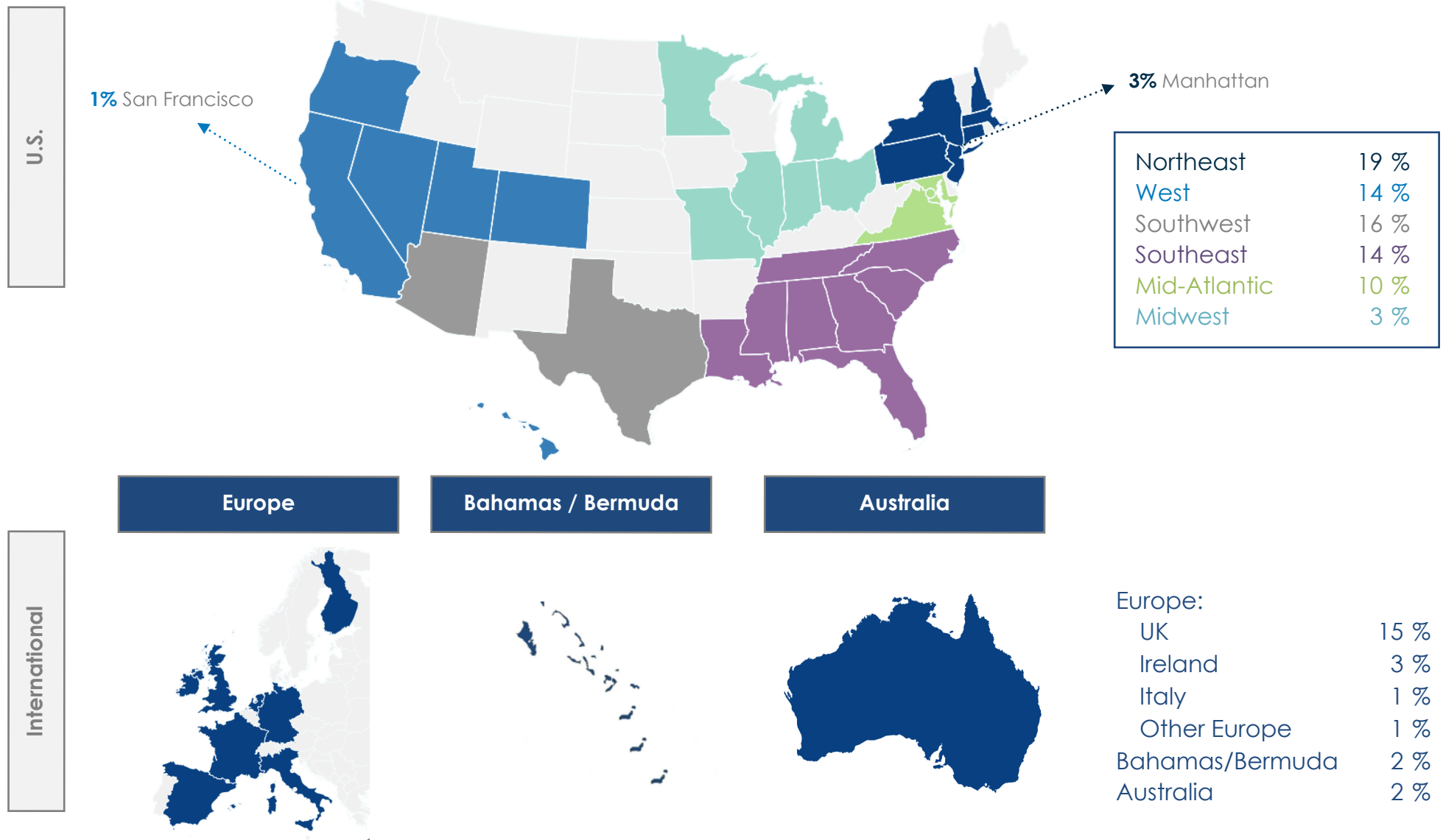


MSA	\$	Loans
Bahamas	\$ 243	1
Orlando, FL	243	3
Los Angeles, CA	150	1
Boston, MA	132	2
Denver, CO	120	2
Top 5 Total	\$ 887	9

- 45% Full Service – Destination / Resort
- 11% Extended Stay
- 19% Full Service Other
- 14% Select Service
- 11% Full Service CBD

NOTE: Amounts are as of March 31, 2022.

Commercial Portfolio Geographic Diversification⁽⁵⁾



NOTE: Amounts are stated as a percentage of commercial loan portfolio and are as of March 31, 2022.

Commercial Portfolio Metrics

\$ millions

Asset Carrying Values	Mar 31, 2022	Dec 31, 2021	Sept 30, 2021	Jun 30, 2021	Mar 31, 2021
First mortgage loans held-for-investment ⁽¹⁾	\$ 13,587	\$ 12,981	\$ 10,985	\$ 10,417	\$ 9,955
Subordinated mortgages ⁽¹⁾	71	71	81	64	70
Mezzanine loans ⁽¹⁾	425	418	477	477	603
CMBS	632	637	437	437	436
Preferred equity investments	119	118	118	117	116
Commercial Portfolio before Credit Loss Allowance	\$ 14,834	\$ 14,225	\$ 12,098	\$ 11,512	\$ 11,180
Credit loss allowance	(48)	(52)	(52)	(52)	(66)
Commercial Portfolio Carrying Values	\$ 14,786	\$ 14,173	\$ 12,046	\$ 11,460	\$ 11,114
Unlevered Returns					
First mortgage loans held-for-investment ⁽¹⁾⁽²⁾	5.1%	5.2%	5.6%	5.9%	6.0%
Subordinated mortgages ⁽¹⁾	11.9%	11.8%	11.6%	11.7%	10.5%
Mezzanine loans ⁽¹⁾	11.6%	10.9%	11.1%	11.0%	11.6%
CMBS	5.9%	5.8%	5.5%	5.5%	5.6%
Preferred equity investments	9.8%	9.7%	9.7%	9.7%	9.6%

Top 10 Commercial Lending Commitments

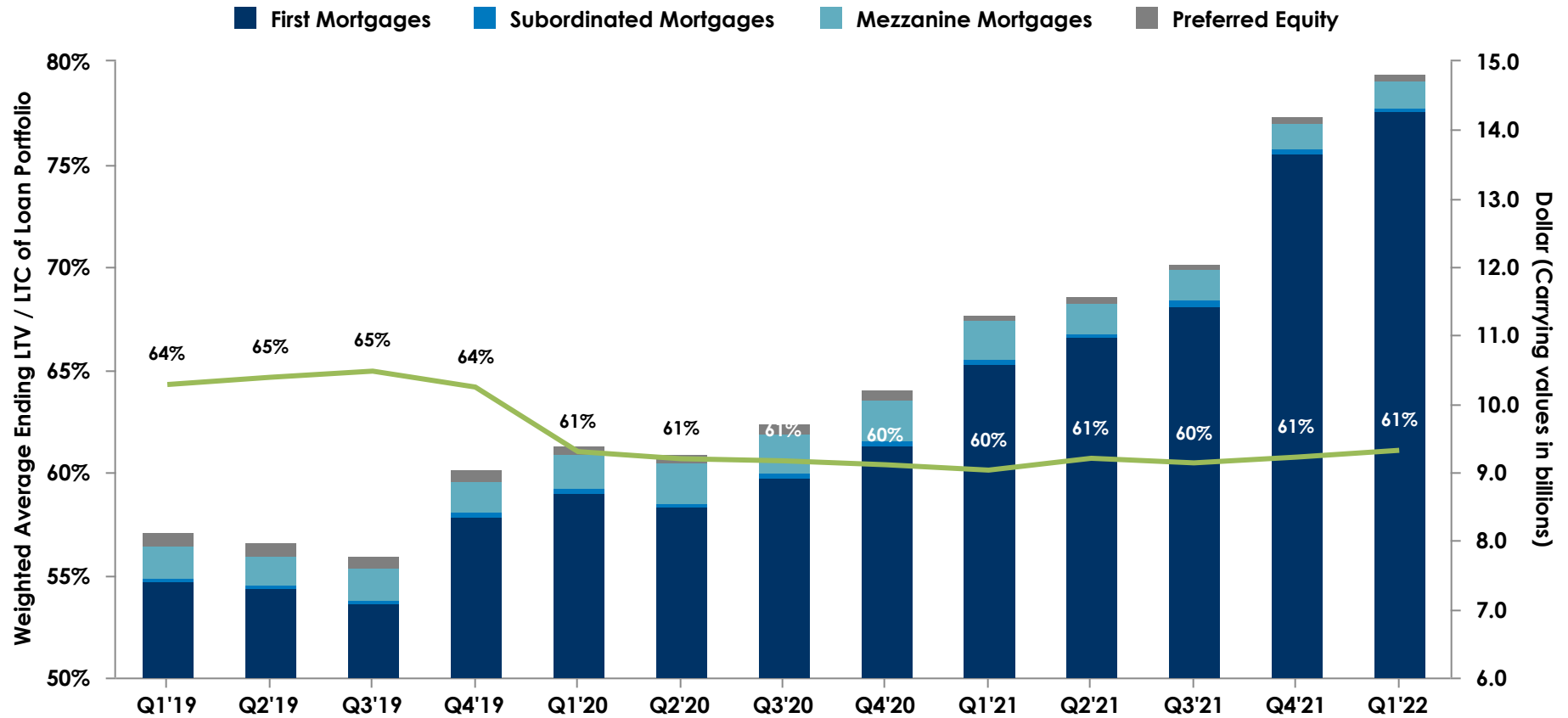
\$ millions

Loan Type	Origination Date	Fully Extended Maturity Date	Location	Property Type	Loan Commitment	UPB	LTV
Senior/Mezz	12/24/2021	12/31/2025	Various, Ireland	Industrial	\$506.8	\$50.7	57%
Senior	2/19/2021	2/25/2028	Various, UK	Mixed Use	472.8	472.8	59%
Senior	1/8/2019	1/11/2026	Birmingham, UK	Other	328.2	328.2	62%
Senior/Mezz	12/23/2019	12/9/2022	Washington, DC	Office	324.3	303.1	72%
Senior	12/23/2021	4/21/2028	London, UK	Multifamily	319.6	15.8	60%
Senior/Mezz	12/18/2018	12/31/2022	London, UK	Mixed Use	307.8	278.6	60%
Senior/Mezz	10/8/2021	10/9/2026	Brooklyn, NY	Office	301.0	219.9	64%
Senior	9/26/2019	10/1/2025	Washington, DC	Mixed Use	300.0	199.9	67%
Senior	3/2/2021	3/2/2026	Various, UK	Multifamily	298.8	298.8	58%
Senior/Mezz	3/17/2021	4/9/2026	Los Angeles, CA	Multifamily	295.0	280.0	62%

NOTE: For LTV determination, see the Calculation Methodologies section included in the Appendix.

Commercial Portfolio LTV ⁽³⁾

\$ billions



Weighted Average LTV of Loan Portfolio ⁽³⁾

	First Mortgages	Subordinated Mortgages	Mezzanine Mortgages	Preferred Equity	Total ⁽⁴⁾
Beginning	0 %	39 %	41 %	52 %	2 %
Ending LTV	61 %	57 %	56 %	65 %	61 %

NOTE: For LTV determination, see the Calculation Methodologies section included in the Appendix.

Residential Portfolio

\$ millions

Significant Activity During the Quarter:

- Acquired **\$1.8B** of loans
- Securitized **\$1.1B** of loans in our 16th and 17th securitizations and sold **\$836M** of loans outside of securitizations

Asset Carrying Values	Mar 31, 2022	Dec 31, 2021	Sep 30, 2021	Jun 30, 2021	Mar 31, 2021
Loans, held for sale	\$ 2,299	\$ 2,590	\$ 1,813	\$ 494	\$ 445
Loans, held for investment	56	59	92	143	151
Post-securitization retained RMBS	311	251	215	232	249
Residential Portfolio Carrying Values	\$ 2,666	\$ 2,900	\$ 2,120	\$ 869	\$ 845
Weighted Average Coupon					
Loans, held for sale ⁽⁷⁾	4.3%	4.2%	4.3%	4.8%	5.7%
Loans, held for investment	6.0%	6.0%	6.1%	6.3%	6.2%

INFRASTRUCTURE LENDING SEGMENT

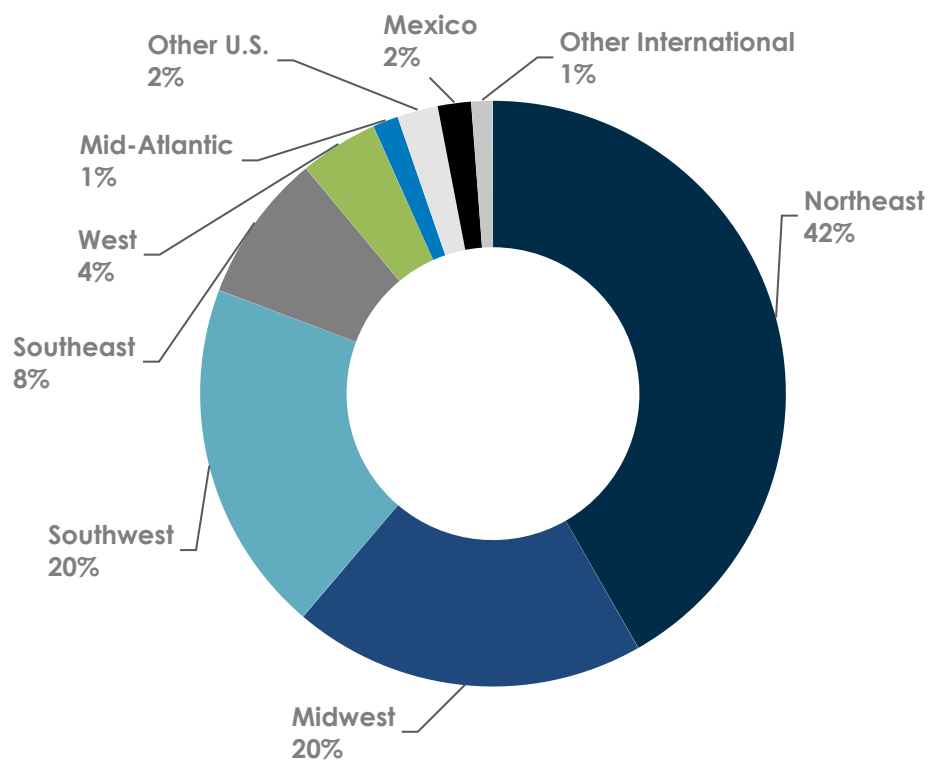
Portfolio Metrics and Activity

Q1 Activity

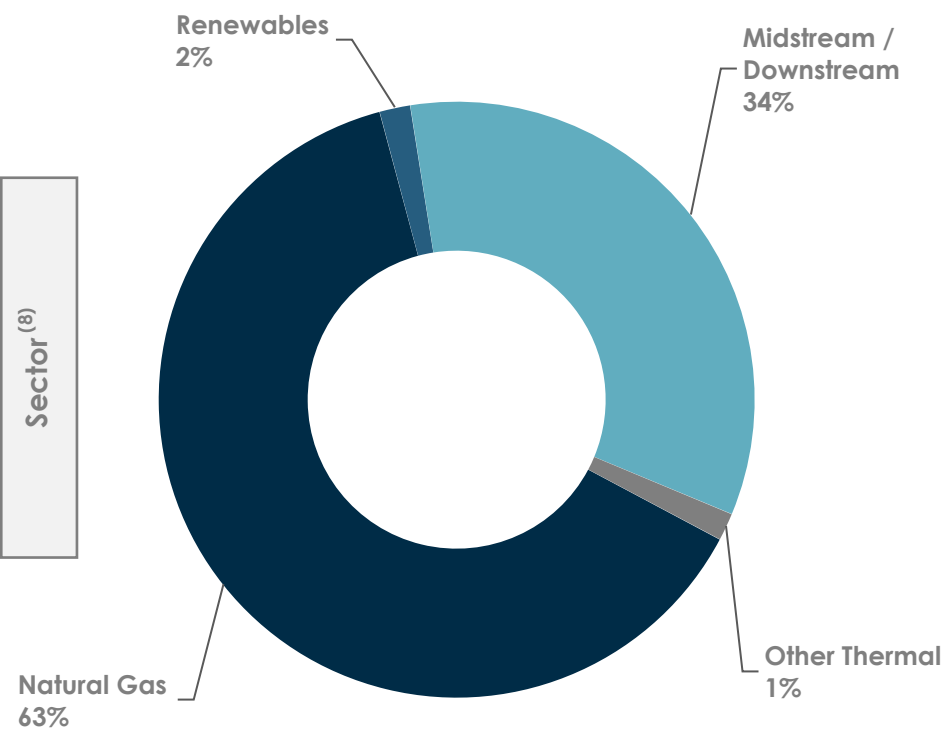
- **\$211M** funded on new loans
- **\$9M** follow on fundings
- **\$93M** repayments

\$2.2B
Total Portfolio

Geographic Location



Sector ⁽⁸⁾



NOTE: Amounts are as of March 31, 2022

PROPERTY SEGMENT

Investment Portfolio

\$ millions

Significant Activity During the Quarter:

- Recognized unrealized fair value increases of **\$218M** (or **\$173M**, net of 20.6% non-controlling interests) in the Woodstar I and Woodstar II affordable housing portfolios held by our Woodstar Fund, driven by increased net operating income and favorable debt. See page 19 for more details.

Investment	Net Carrying Value ⁽⁹⁾	Asset Specific Financing	Net Investment	Q1'22 Net Operating Income ⁽¹⁰⁾	Occupancy Rate
Wholly-Owned:					
Medical Office Portfolio	\$ 762	\$ 595	\$ 167	\$ 11.2	92%
Master Lease Portfolio	344	193	151	6.6	100%
Subtotal - Undepreciated Carrying Value	\$ 1,106	\$ 788	\$ 318	\$ 17.8	96%
Accumulated Depreciation and Amortization	(194)	—	(194)	—	
Subtotal - Wholly-Owned	\$ 912	\$ 788	\$ 124	\$ 17.8	
Woodstar Fund	1,264	—	1,264	26.2	98%
Total Property Segment Investment Portfolio	\$ 2,176	\$ 788	\$ 1,388	\$ 44.0	98%

NOTE: Amounts are as of and for the period ended March 31, 2022

Woodstar Fund (the "Fund")

\$ millions

- The Fund, which was formed in Q4 2021, holds the 15,057 units comprising the Woodstar I and Woodstar II portfolios and is accounted for under ASC 946, *Financial Services – Investment Companies*, with its investments reported on our consolidated balance sheet at fair value and changes in fair value each period recognized in earnings

Income Statement:

- **DE (\$16M)**: Represents net income at the portfolio-level excluding unrealized fair value adjustments
- **GAAP (\$234M)**: Net income from our investments is reported as a single line item which includes changes in fair value of the investments **(\$218M)**, changes in working capital **(\$6M)**, and cash income distributions received **(\$10M)**



Net Income	
Rental income	\$ 45.2
Cost of rental operations	(19.0)
Interest expense	(10.5)
Change in fair value	218.3
Income from affordable housing fund investments	\$ 234.0



Change in FMV	
Properties	\$ 137.0
Debt	65.0
Derivative	16.3
Total change in FMV	\$ 218.3

Balance Sheet:

- **Net Investment**: Property-level assets, net of property-level debt
- **Temporary Equity**: **20.6%** attributable to third party investors



Net Investment	
Properties, at fair value	\$ 2,470.1
Cash and other assets	59.6
Secured debt, at fair value	(1,236.0)
Accrued liabilities	(29.6)
Investments of consolidated affordable housing fund, at fair value	\$ 1,264.1

NOTE: Amounts are as of and for the quarter ended March 31, 2022

Portfolio Snapshot

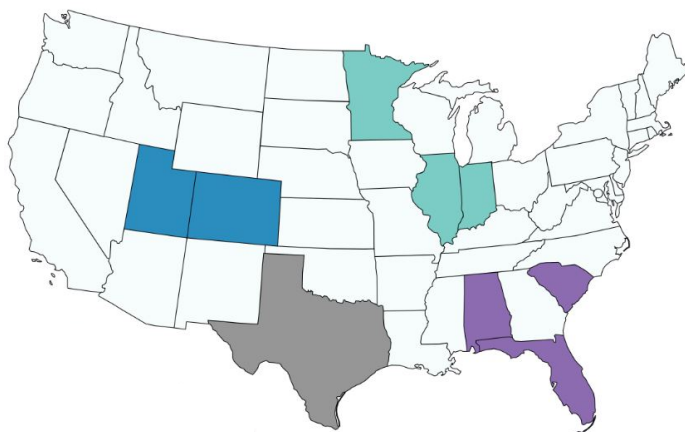
\$ millions, sq. ft. in thousands

Woodstar Fund



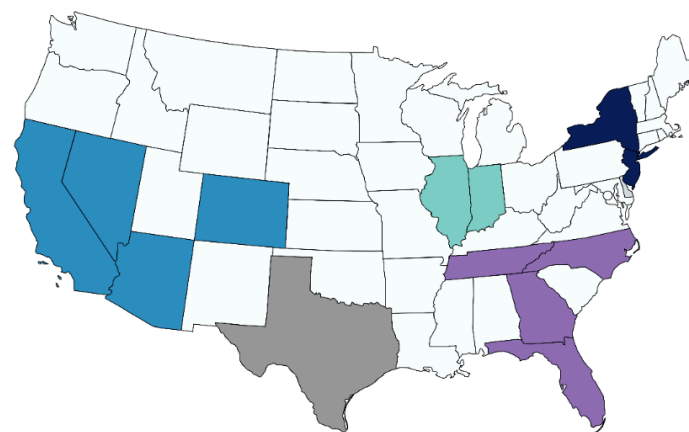
Florida	%	Occupancy	Units
North	6 %	96 %	1,230
Central	76 %	99 %	11,879
South	18 %	99 %	1,948
Total	100 %	98 %	\$ 15,057

Master Lease



	%	Gross Investment	Occupancy	Sq. Ft.
Midwest	36 %	\$ 123	100 %	757
Southwest	25 %	86	100 %	451
Southeast	23 %	80	100 %	393
West	16 %	55	100 %	278
Total	100 %	\$ 344	100 %	1,879

Medical Office



	%	Gross Investment	Occupancy	Sq. Ft.
Northeast	30 %	\$ 228	100 %	430
Texas	20 %	154	92 %	457
Southeast	18 %	139	76 %	366
West	17 %	131	90 %	372
Midwest	15 %	110	93 %	325
Total	100 %	\$ 762	92 %	1,950

NOTE: Amounts are as of and for the period ended March 31, 2022

INVESTING AND SERVICING SEGMENT

Investment Portfolio

\$ millions

Significant Activity During the Quarter:

- Securitized or priced **\$668M** of conduit loans in **four** transactions
- Obtained **6** new servicing assignments with a UPB of **\$5.8B**, bringing our named portfolio to **\$98.0B**
- Subsequent to quarter end, Fitch reaffirmed LNR's rating at **CSS1**, the highest rating possible

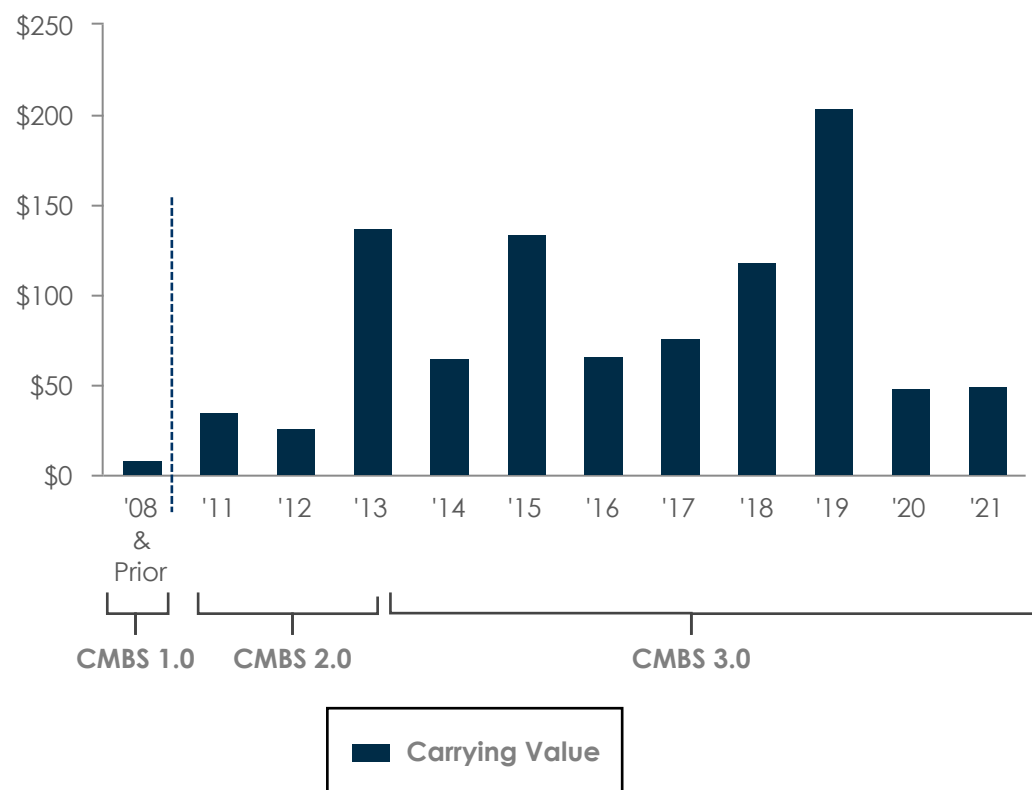
Asset Carrying Values	Mar 31, 2022	Dec 31, 2021	Sept 30, 2021	Jun 30, 2021	Mar 31, 2021
Owned CMBS, non-VRR	\$ 487	\$ 509	\$ 477	\$ 479	\$ 486
Owned CMBS, VRR	288	288	290	290	256
Total Wholly Owned CMBS	\$ 775	\$ 797	\$ 767	\$ 769	\$ 742
CMBS, JVs (net of non-controlling interests)	203	199	196	203	196
Total CMBS	\$ 978	\$ 996	\$ 963	\$ 972	\$ 938
Properties and lease intangibles, net	147	166	188	190	211
Conduit Loans	385	287	286	382	168
Special servicing intangible	59	59	55	56	55
Other	31	31	26	31	32
Total	\$ 1,600	\$ 1,539	\$ 1,518	\$ 1,631	\$ 1,404

NOTE: VRR refers to vertical risk retention.

CMBS and Special Servicing

Owned CMBS by Vintage ⁽¹¹⁾

\$ millions



NOTE: Amounts as of March 31, 2022; carrying value represents estimated fair value

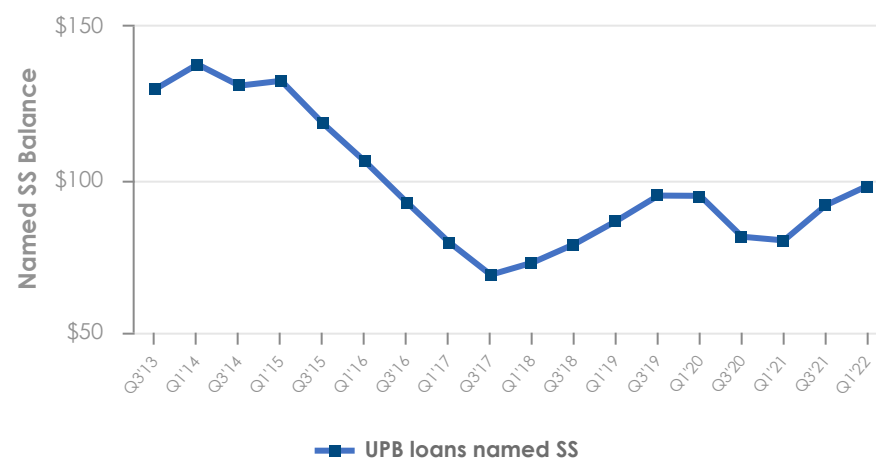
LNR Special Servicer

\$ billions

Named SS:

178
CMBS Trusts

\$98.0B
Loan Balance



Active SS:

\$4.5B
SS Loan Balance



\$2.1B
REO Loan Balance



\$6.6B
Total Active SS Balance

CAPITALIZATION

Capitalization Overview

Credit Metrics

Ba2 / BB / BB+
Current Corporate Issuer Rating

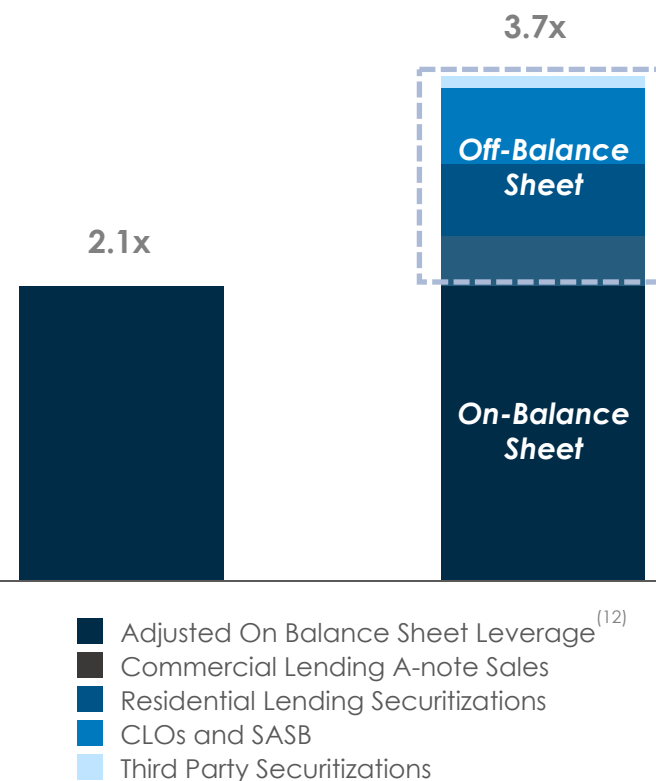
\$3.8B
Total Unencumbered Assets

2.7x
Interest Coverage Ratio

1.6x
Unencumbered Assets to Unsecured Debt

\$26.2B
Total Capitalization

Adjusted Debt-to-Equity Ratios



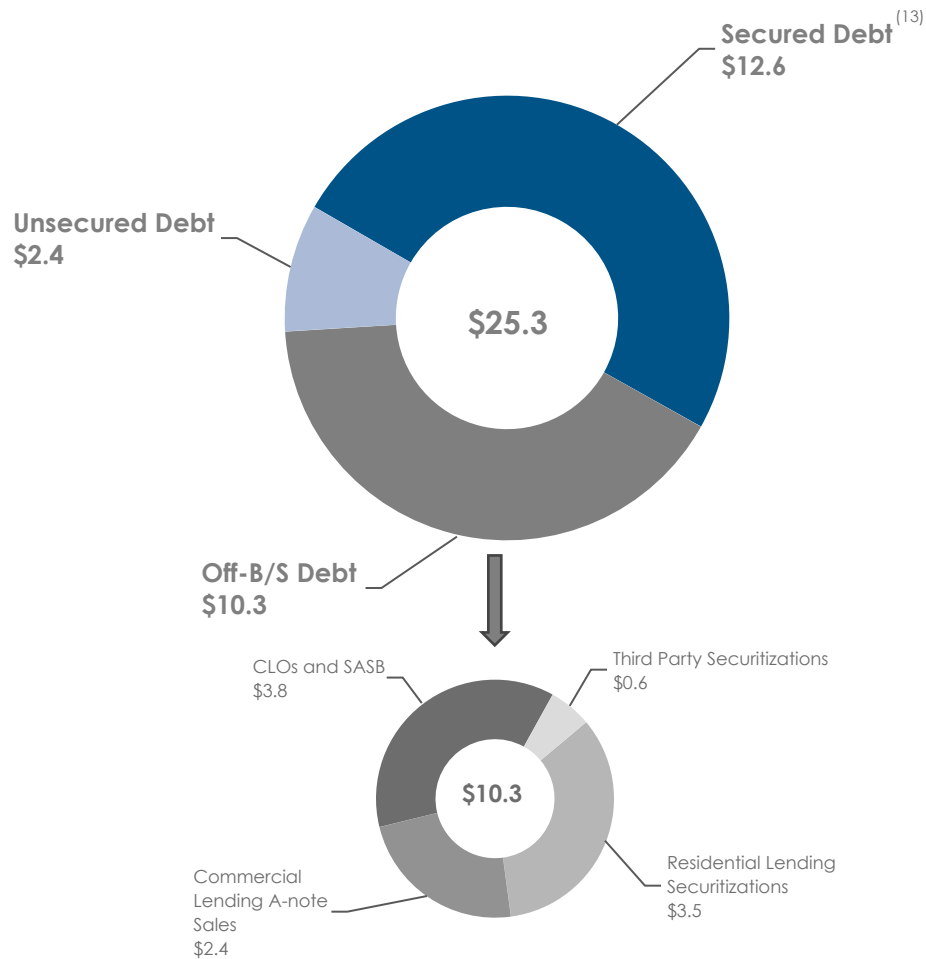
NOTE: Amounts are as of March 31, 2022

Capitalization Overview, continued

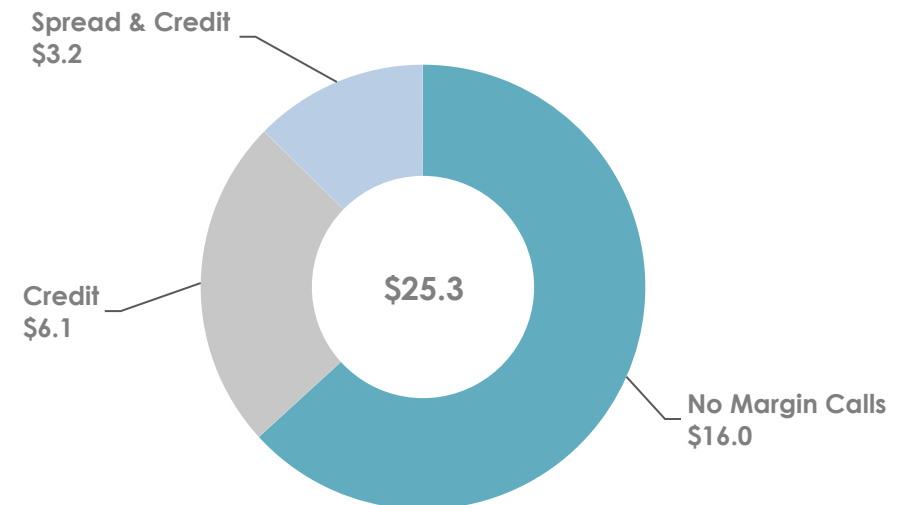
\$ billions

- **87%** of our debt facilities do not permit valuation adjustments based on capital market events

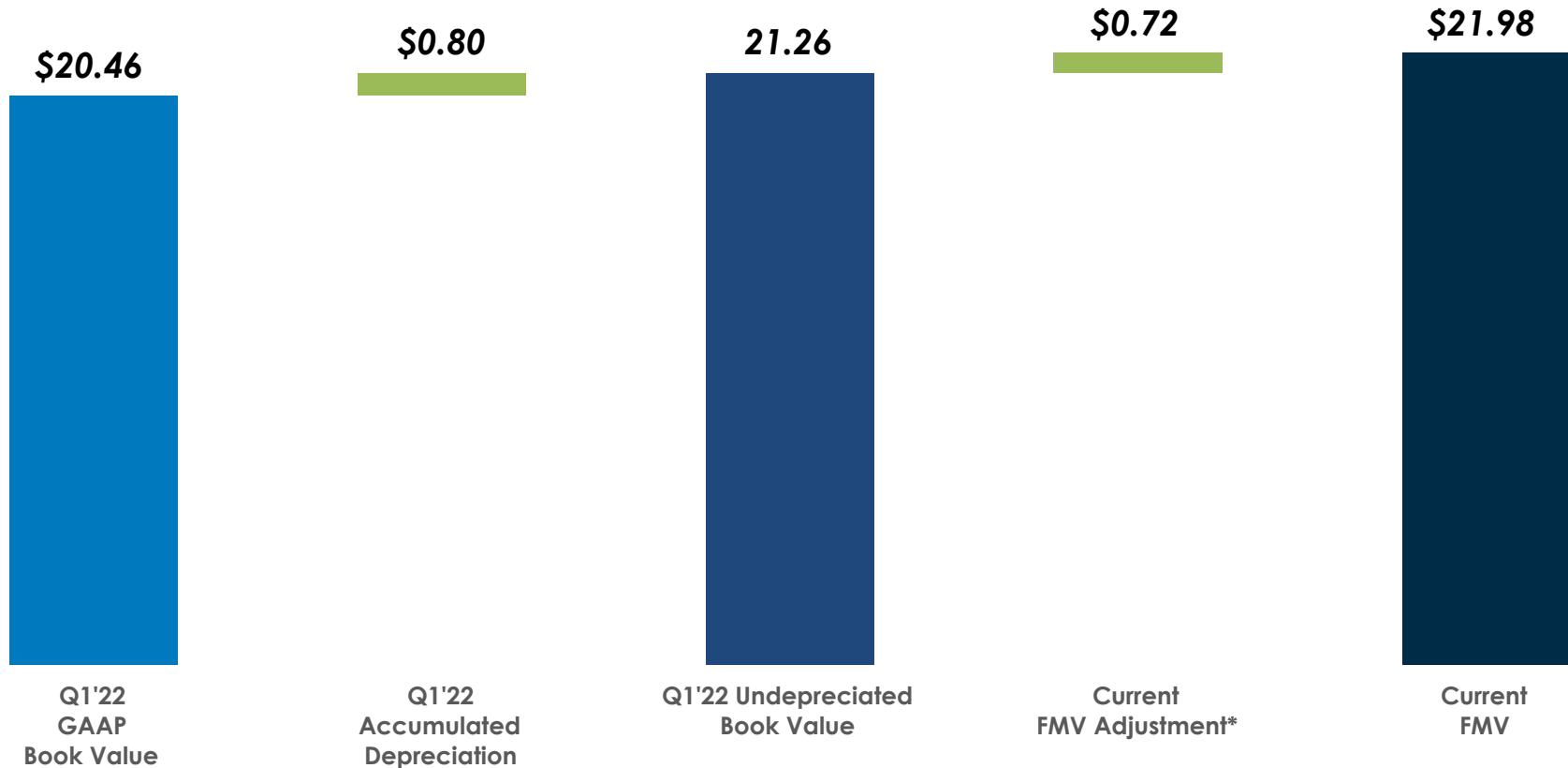
Total Debt Outstanding
(including off-balance sheet)



Margin Call Provisions
(including off-balance sheet)



Book Value and Fair Value per Share Bridge



- Represents management's current estimate of fair market value ("FMV") of property assets held at depreciated cost and does not include contingent or other obligations that might be incurred in connection with the disposition of these assets. The determination of fair market value is subjective and based on several economic, regulatory and other factors, all of 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. See "Risk Factors" in 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

\$24B

Max Facility Size

\$10B

Available Capacity

22

Counterparties

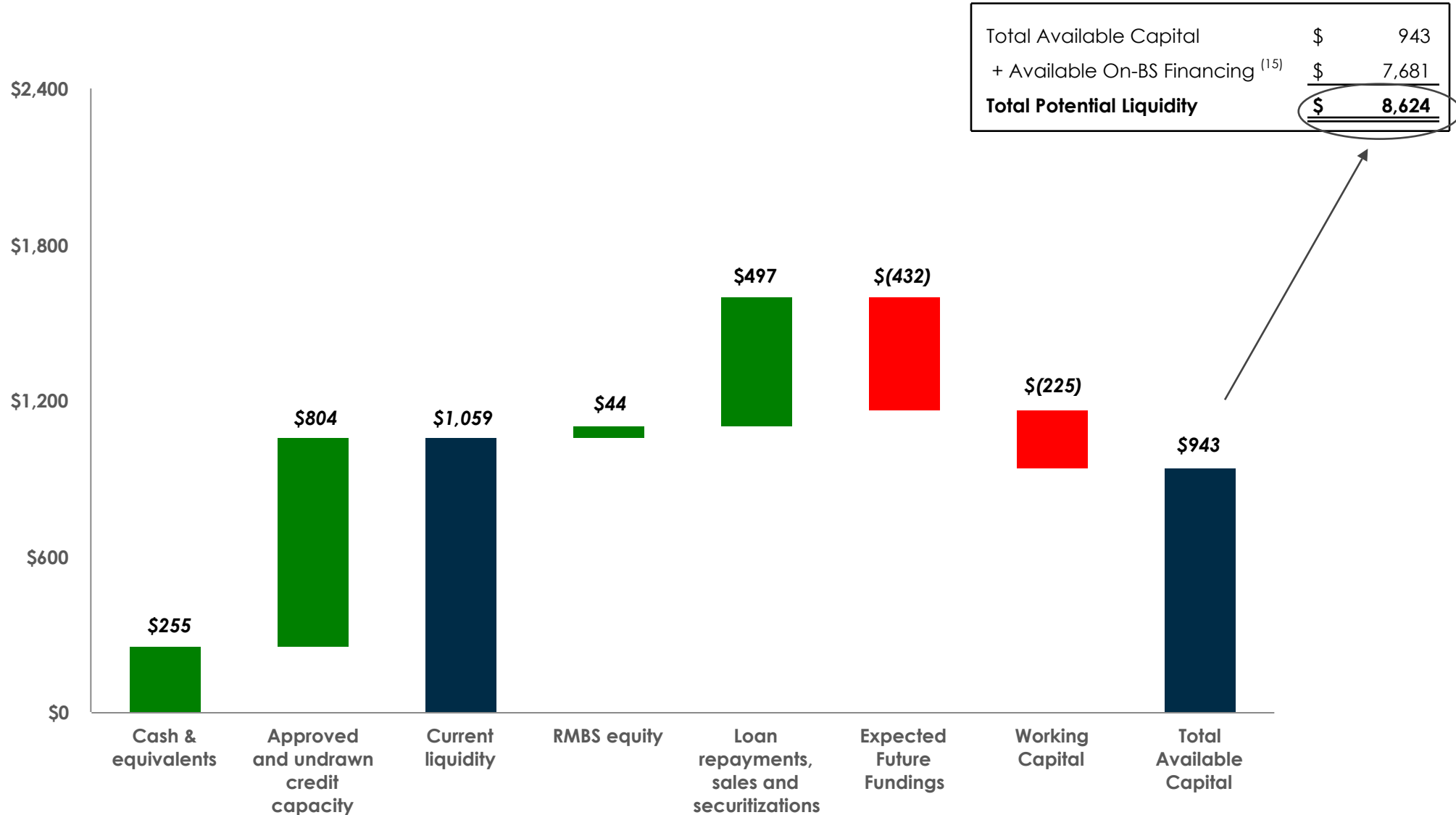
Debt Obligations

Type	Maximum Facility Size ⁽¹⁴⁾	Drawn ⁽¹³⁾	Available Capacity
Asset Specific Financing:			
Large Loans, Commercial	\$ 12,543	\$ 6,407	\$ 6,136
Infrastructure Lending Segment	1,922	931	991
Property Segment	795	795	—
Residential Loans	3,350	1,618	1,732
Conduit Loans, Commercial	650	260	390
CMBS and RMBS	827	688	139
REO Portfolio	132	118	14
Subtotal - Asset Specific Financing	\$ 20,219	\$ 10,817	\$ 9,402
Corporate Debt:			
Convertible Senior Notes	250	250	—
Senior Unsecured Notes	2,100	2,100	—
Term Loan	787	787	—
Revolving Secured Financing	150	—	150
Subtotal - Corporate Debt	\$ 3,287	\$ 3,137	\$ 150
TOTAL DEBT	\$ 23,506	\$ 13,954	\$ 9,552

NOTE: As of March 31, 2022

Financial Capacity

\$ millions



NOTE: As of April 28, 2022

Share Count

shares in thousands

	2022 Q1	2021				2021 YTD
		Q1	Q2	Q3	Q4	
Number of Shares, GAAP EPS:						
Basic — Average shares outstanding	302,944	283,319	284,710	285,676	289,994	285,942
Effect of dilutive securities — Convertible Notes	9,649	9,649	9,649	9,649	9,649	9,649
Effect of dilutive securities — Other	736	263	212	123	1,141	1,235
Diluted — Average shares outstanding	313,329	293,231	294,571	295,448	300,784	296,826
Shares Outstanding	306,912	286,852	287,809	288,623	304,820	304,820
Number of Shares, Distributable EPS:						
Basic — Average shares outstanding	302,944	283,319	284,710	285,676	289,994	285,942
Effect of Weighted Average Unvested Stock Awards	3,826	4,484	4,515	4,271	3,956	4,305
Effect of dilutive securities — Woodstar II OP units	9,773	10,622	10,383	9,849	9,773	10,154
Effect of dilutive securities — Other	605	263	95	19	1,037	1,037
Diluted — Average shares outstanding	317,148	298,688	299,703	299,815	304,760	301,438

APPENDIX

Company Information

Starwood Property Trust, an affiliate of global private investment firm Starwood Capital Group Global L.P., 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

Contact Information:

Headquarters:

591 West Putnam Avenue
Greenwich, CT 06830
203.422.7700

Investor Relations:

Zachary Tanenbaum
203.422.7788
ztanenbaum@starwood.com

New York Stock Exchange:

Symbol: STWD

Analyst Coverage:

BTIG

Eric Hagen, 212.738.6014

Credit Suisse

Douglas Harter, 212.538.5983

JMP Securities

Steven Delaney, 212.906.3517

JP Morgan

Richard B. Shane, Jr., 415.315.6701

Keefe Bruyette & Woods North America

Jade Rahmani, 212.887.3882

Raymond James

Stephen Laws, 901.579.4868

Wells Fargo

Don Fandetti, 212.214.8069

Rating Agencies:

Moody's Investors Service

Mark L. Wasden, 212.553.4866
Ana Arsov, 212.553.3763

Rating

Ba2 / Outlook Stable

Fitch Ratings

Meghan Neenan, 212.908.9121
Chelsea Richardson, 212.612.7899

Rating

BB+ / Outlook Stable

S&P Ratings

Brendan Browne, 212.438.8283

Rating

BB / Outlook Stable



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 \$1,271M, \$1,358M, \$1,163M, \$1,085M, and \$918M being classified as first mortgages as of March 31, 2022, December 31, 2021, September 30, 2021, June 30, 2021, and March 31, 2021, respectively. Excludes loans for which interest income is not recognized.*
2. *The unlevered return on our commercial loans decreased from a year ago primarily due to repayment of loans with higher LIBOR floors being replaced by newer loans with lower floating rate floors. Unlevered returns exclude loans for which interest income is not recognized.*
3. *LTVs are calculated using the methodology described in the Calculation Methodologies section of this Appendix, which follows. Single property CMBS of \$542M are included in first mortgages.*
4. *Represents the entire investment, which includes all components of the capital stack that it owns (i.e., first mortgages, subordinated mortgages, mezzanine loans and preferred equity).*
5. *Excludes <1% of CMBS which are not associated with a particular region.*
6. *Includes other property types not specifically identified in the applicable table, including land development, car wash and exhibition centers.*
7. *The weighted average coupons on our residential loans decreased from a year ago primarily due to market spread tightening.*
8. *Sectors are defined as follows: Natural Gas: power plants fueled with natural gas; Renewables: solar power, wind power and renewable fuel projects; Midstream/Downstream: oil and gas pipelines/storage/refineries; Other Thermal: power plants fueled with coal and petroleum coke.*
9. *Net carrying value for wholly-owned investments includes properties and lease intangibles.*
10. *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

11. 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.
12. Represents (i) total outstanding secured and unsecured financing arrangements (excluding the non-recourse CLOs and SASB, and adjusted to include our share of the Woodstar portfolio debt with a UPB of \$1,002M), less cash and lender-restricted cash; divided by (ii) undepreciated permanent equity (i.e. GAAP permanent equity plus accumulated depreciation and amortization of \$245M as of March 31, 2022), less our share of the Woodstar portfolio debt change in fair value of \$52M.
13. Includes our share of the Woodstar portfolio debt with a UPB of \$1,002M.
14. Excludes non-recourse CLOs, SASB, residential lending securitizations, commercial lending A-note sales, third party securitizations and our share of the Woodstar portfolio debt. Drawn amounts also exclude discounts / premiums and unamortized deferred financing costs.
15. 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.

➤ **Distributable Earnings Calculation**

- The Company calculates Distributable 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.

Ratings Criteria

Rating	Characteristics
1	▪ Sponsor capability and financial condition – Sponsor is highly rated or investment grade or, if private, the equivalent thereof with significant management experience. ▪ Loan collateral and performance relative to underwriting – The collateral has surpassed underwritten expectations. ▪ Quality and stability of collateral cash flows – Occupancy is stabilized, the property has had a history of consistently high occupancy, and the property has a diverse and high quality tenant mix. ▪ Loan structure – Loan to collateral value ratio (“LTV”) does not exceed 65%. The loan has structural features that enhance the credit profile.
2	▪ Sponsor capability and financial condition – Strong sponsorship with experienced management team and a responsibly leveraged portfolio. ▪ Loan collateral and performance relative to underwriting – Collateral performance equals or exceeds underwritten expectations and covenants and performance criteria are being met or exceeded. ▪ Quality and stability of collateral cash flows – Occupancy is stabilized with a diverse tenant mix. ▪ Loan structure – LTV does not exceed 70% and unique property risks are mitigated by structural features.
3	▪ Sponsor capability and financial condition – Sponsor has historically met its credit obligations, routinely pays off loans at maturity, and has a capable management team. ▪ Loan collateral and performance relative to underwriting – Property performance is consistent with underwritten expectations. ▪ Quality and stability of collateral cash flows – Occupancy is stabilized, near stabilized, or is on track with underwriting. ▪ Loan structure – LTV does not exceed 80%.
4	▪ Sponsor capability and financial condition – Sponsor credit history includes missed payments, past due payment, and maturity extensions. Management team is capable but thin. ▪ Loan collateral and performance relative to underwriting – Property performance lags behind underwritten expectations. Performance criteria and loan covenants have required occasional waivers. A sale of the property may be necessary in order for the borrower to pay off the loan at maturity. ▪ Quality and stability of collateral cash flows – Occupancy is not stabilized and the property has a large amount of rollover. ▪ Loan structure – LTV is 80% to 90%.
5	▪ Sponsor capability and financial condition – Credit history includes defaults, deeds-in-lieu, foreclosures and / or bankruptcies. ▪ Loan collateral and performance relative to underwriting – Property performance is significantly worse than underwritten expectations. The loan is not in compliance with loan covenants and performance criteria and may be in default. Sale proceeds would not be sufficient to pay off the loan at maturity. ▪ Quality and stability of collateral cash flows – The property has material vacancy and significant rollover of remaining tenants. ▪ Loan structure – LTV exceeds 90%.

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, 2021 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, businesses and others to contain the COVID-19 pandemic, including variants and resurgences, 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, on the borrowers underlying the Company's real estate-related assets and infrastructure loans and tenants of the Company's owned properties, including their ability to make payments on their loans or to pay rent, as the case may be, 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 achieve the benefits that it anticipates from the prior acquisition of the project finance origination, underwriting and capital markets business of GE Capital Global Holdings, LLC;
- national and local economic and business conditions, including continued disruption from the COVID-19 pandemic;
- the occurrence of certain geo-political events (such as wars, terrorist attacks and tensions between states) that affect the normal and peaceful course of international relations (such as the recent Russian invasion of Ukraine);
- 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, the Company undertakes no obligation to, and expressly disclaims 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

MERCER ON FILLMORE

