

**Q2
2022** | **SUPPLEMENTAL
REPORTING
INFORMATION**



Table of Contents

<u>Press Release</u>	<u>Page</u>	<u>1</u>
<u>Highlights</u>	<u>Page</u>	<u>9</u>
<u>Commercial and Residential Lending Segment</u>	<u>Page</u>	<u>11</u>
<u>Infrastructure Lending Segment</u>	<u>Page</u>	<u>19</u>
<u>Property Segment</u>	<u>Page</u>	<u>20</u>
<u>Investing and Servicing Segment</u>	<u>Page</u>	<u>23</u>
<u>Capitalization</u>	<u>Page</u>	<u>25</u>
<u>Appendix</u>	<u>Page</u>	<u>32</u>

Cover photo: Crown Towers; Perth, Australia

PRESS RELEASE



For Immediate Release

Starwood Property Trust Reports Results for Quarter Ended June 30, 2022

– Quarterly GAAP Earnings of \$0.67 and Distributable Earnings (DE) of \$0.51 per Diluted Share –

– \$3.8 Billion of Investment Activity, Including \$2.2 Billion in Commercial Lending –

– Undepreciated Book Value Increased 26% Year-over-Year to \$21.51 -

– Paid Dividend of \$0.48 per Share –

GREENWICH, Conn., August 4, 2022 /PRNewswire/ -- Starwood Property Trust, Inc. (NYSE: STWD) today announced operating results for the fiscal quarter ended June 30, 2022. The Company's second quarter 2022 GAAP net income was \$212.3 million, or \$0.67 per diluted share, and Distributable Earnings (a non-GAAP financial measure) was \$162.5 million, or \$0.51 per diluted share. GAAP net income reflects unrealized increases in fair value of the Woodstar Fund's affordable housing investments, net of non-controlling interests. It also reflects unrealized reductions in the fair value of residential lending investments, which together resulted in a net increase to undepreciated book value in the quarter of \$0.25^(*).

"Our diversified platform delivered strong performance this quarter despite a turbulent equity and credit market backdrop. We closed on nearly \$4 billion of new investments, growing our portfolio to a record of \$27 billion. Book value increased again this quarter, driven in large part by our affordable housing assets which appreciated due to continued robust rent growth. Today, our commercial loan portfolio LTV stands at just 61%, a major cushion to possible adverse movements in equity cap rates, and is 99% floating rate, providing upside to higher rates. Moreover, the commercial loan book has dramatically changed in its constitution, from 13% in the resilient multifamily sector pre-COVID to more than one third multifamily at quarter end. Similarly, the proportion of loans in the more challenged office asset class has dropped from almost 40% to roughly half that today," stated Barry Sternlicht, Chairman and CEO of Starwood Property Trust.

"There are great opportunities for our enterprise as the banks take steps back from the lending market but we must be, as we have through each cycle since we created STWD in 2009, careful to balance growth against a cushion that is prudent in this volatile and uncertain world right now. In addition to our available funds, we believe we can access incremental capital through partial or full sales of our owned property assets or obtaining leverage on our unencumbered asset portfolio. As we always do, we will continue to balance growth and liquidity preservation for the remainder of the year," added Jeffrey DiModica, President of Starwood Property Trust.

^(*) These fair values represent estimates and are subject to change. 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. Similarly, residential lending investments are impacted by changes in interest rates and credit spreads, which could cause increases or decreases to fair value.

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 Thursday, August 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: 13730650

The playback can be accessed through August 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 \$91 billion of capital since inception and manages a portfolio of \$27 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 quarter ended June 30, 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 June 30, 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	\$ 227,555	\$ 30,096	\$ —	\$ 3,499	\$ —	\$ 261,150	\$ —	\$ 261,150
Interest income from investment securities	22,591	1,173	—	20,990	—	44,754	(29,448)	15,306
Servicing fees	142	—	—	15,616	—	15,758	(3,205)	12,553
Rental income	1,044	—	22,628	7,852	—	31,524	—	31,524
Other revenues	61	90	48	4,854	3	5,056	(3)	5,053
Total revenues	251,393	31,359	22,676	52,811	3	358,242	(32,656)	325,586
Costs and expenses:								
Management fees	254	—	—	—	31,370	31,624	—	31,624
Interest expense	88,226	15,001	7,074	6,391	36,142	152,834	(216)	152,618
General and administrative	11,845	3,631	975	23,114	5,342	44,907	98	45,005
Acquisition and investment pursuit costs	738	—	2	(223)	—	517	—	517
Costs of rental operations	1,826	—	5,216	3,556	—	10,598	—	10,598
Depreciation and amortization	1,183	104	8,179	2,774	—	12,240	—	12,240
Credit loss provision, net	7,925	513	—	—	—	8,438	—	8,438
Other expense	1,251	—	—	7	—	1,258	—	1,258
Total costs and expenses	113,248	19,249	21,446	35,619	72,854	262,416	(118)	262,298
Other income (loss):								
Change in net assets related to consolidated VIEs	—	—	—	—	—	—	8,373	8,373
Change in fair value of servicing rights	—	—	—	543	—	543	(908)	(365)
Change in fair value of investment securities, net	(19,312)	—	—	(8,150)	—	(27,462)	26,217	(1,245)
Change in fair value of mortgage loans, net	(121,356)	—	—	7,876	—	(113,480)	—	(113,480)
Income from affordable housing fund investments	—	—	307,165	—	—	307,165	—	307,165
Earnings (loss) from unconsolidated entities	2,786	394	—	1,748	—	4,928	(1,063)	3,865
Gain on sale of investments and other assets, net	138	—	—	—	—	138	—	138
Gain (loss) on derivative financial instruments, net	127,140	265	5,354	9,007	(13,183)	128,583	—	128,583
Foreign currency (loss) gain, net	(78,331)	(289)	18	—	—	(78,602)	—	(78,602)
Other loss, net	(33,809)	—	—	—	—	(33,809)	—	(33,809)
Total other income (loss)	(122,744)	370	312,537	11,024	(13,183)	188,004	32,619	220,623
Income (loss) before income taxes	15,401	12,480	313,767	28,216	(86,034)	283,830	81	283,911
Income tax (provision) benefit	(557)	1	—	(1,650)	—	(2,206)	—	(2,206)
Net income (loss)	14,844	12,481	313,767	26,566	(86,034)	281,624	81	281,705
Net income attributable to non-controlling interests	(4)	—	(67,482)	(1,851)	—	(69,337)	(81)	(69,418)
Net income (loss) attributable to Starwood Property Trust, Inc.	\$ 14,840	\$ 12,481	\$ 246,285	\$ 24,715	\$ (86,034)	\$ 212,287	\$ —	\$ 212,287

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 June 30, 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.	\$ 14,840	\$ 12,481	\$ 246,285	\$ 24,715	\$ (86,034)	\$ 212,287
Add / (Deduct):						
Non-controlling interests attributable to Woodstar II Class A Units	—	—	4,691	—	—	4,691
Non-controlling interests attributable to unrealized gains/losses	—	—	60,043	(1,910)	—	58,133
Non-cash equity compensation expense	2,036	345	76	1,424	6,026	9,907
Management incentive fee	—	—	—	—	5,271	5,271
Acquisition and investment pursuit costs	(39)	—	(82)	—	—	(121)
Depreciation and amortization	1,229	96	8,250	2,895	—	12,470
Interest income adjustment for securities	2,573	—	—	3,723	—	6,296
Extinguishment of debt, net	—	—	—	—	(247)	(247)
Other non-cash items	32,666	—	336	80	—	33,082
Reversal of GAAP unrealized (gains) / losses on:						
Loans	121,356	—	—	(7,876)	—	113,480
Credit loss provision, net	7,925	513	—	—	—	8,438
Securities	19,312	—	—	8,150	—	27,462
Woodstar Fund investments	—	—	(307,165)	—	—	(307,165)
Derivatives	(130,811)	(290)	(6,108)	(9,818)	15,693	(131,334)
Foreign currency	78,331	289	(18)	—	—	78,602
Earnings from unconsolidated entities	(2,786)	(394)	—	(1,748)	—	(4,928)
Recognition of Distributable realized gains / (losses) on:						
Loans	(36,343)	—	—	7,753	—	(28,590)
Securities	(333)	—	—	(4,413)	—	(4,746)
Woodstar Fund investments	—	—	15,175	—	—	15,175
Derivatives	42,576	—	(34)	8,247	—	50,789
Foreign currency	(2,117)	(31)	18	—	—	(2,130)
Earnings from unconsolidated entities	2,903	394	—	2,375	—	5,672
Distributable Earnings (Loss)	\$ 153,318	\$ 13,403	\$ 21,467	\$ 33,597	\$ (59,291)	\$ 162,494
Distributable Earnings (Loss) per Weighted Average Diluted Share	\$ 0.48	\$ 0.04	\$ 0.07	\$ 0.11	\$ (0.19)	\$ 0.51

Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Statement of Operations by Segment
For the six months ended June 30, 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	\$ 430,025	\$ 57,079	\$ —	\$ 7,665	\$ —	\$ 494,769	\$ —	\$ 494,769
Interest income from investment securities	43,427	1,920	—	48,379	—	93,726	(64,437)	29,289
Servicing fees	278	—	—	29,687	—	29,965	(7,420)	22,545
Rental income	2,730	—	44,993	15,381	—	63,104	—	63,104
Other revenues	113	158	98	9,508	3	9,880	(9)	9,871
Total revenues	476,573	59,157	45,091	110,620	3	691,444	(71,866)	619,578
Costs and expenses:								
Management fees	531	—	—	—	86,388	86,919	—	86,919
Interest expense	156,828	26,931	13,155	12,601	69,984	279,499	(430)	279,069
General and administrative	23,447	7,142	2,031	46,557	9,970	89,147	179	89,326
Acquisition and investment pursuit costs	1,237	1	7	(306)	—	939	—	939
Costs of rental operations	2,345	—	10,217	7,326	—	19,888	—	19,888
Depreciation and amortization	1,477	209	16,398	5,803	—	23,887	—	23,887
Credit loss provision, net	4,626	154	—	—	—	4,780	—	4,780
Other expense	1,251	—	55	7	—	1,313	—	1,313
Total costs and expenses	191,742	34,437	41,863	71,988	166,342	506,372	(251)	506,121
Other income (loss):								
Change in net assets related to consolidated VIEs	—	—	—	—	—	—	35,122	35,122
Change in fair value of servicing rights	—	—	—	326	—	326	393	719
Change in fair value of investment securities, net	(21,417)	—	—	(17,441)	—	(38,858)	37,258	(1,600)
Change in fair value of mortgage loans, net	(237,584)	—	—	(1,679)	—	(239,263)	—	(239,263)
Income from affordable housing fund investments	—	—	541,206	—	—	541,206	—	541,206
Earnings (loss) from unconsolidated entities	1,446	739	—	1,899	—	4,084	(1,129)	2,955
Gain on sale of investments and other assets, net	86,748	—	—	11,858	—	98,606	—	98,606
Gain (loss) on derivative financial instruments, net	245,535	897	22,900	36,870	(50,351)	255,851	—	255,851
Foreign currency (loss) gain, net	(105,585)	(317)	19	—	—	(105,883)	—	(105,883)
Loss on extinguishment of debt	(206)	(469)	—	(148)	—	(823)	—	(823)
Other (loss) income, net	(34,597)	—	—	—	—	(34,597)	25	(34,572)
Total other income (loss)	(65,660)	850	564,125	31,685	(50,351)	480,649	71,669	552,318
Income (loss) before income taxes	219,171	25,570	567,353	70,317	(216,690)	665,721	54	665,775
Income tax benefit (provision)	4,583	5	—	(4,344)	—	244	—	244
Net income (loss)	223,754	25,575	567,353	65,973	(216,690)	665,965	54	666,019
Net income attributable to non-controlling interests	(7)	—	(119,893)	(9,179)	—	(129,079)	(54)	(129,133)
Net income (loss) attributable to Starwood Property Trust, Inc.	\$ 223,747	\$ 25,575	\$ 447,460	\$ 56,794	\$ (216,690)	\$ 536,886	\$ —	\$ 536,886

Reconciliation of Net Income to Distributable Earnings
For the six months ended June 30, 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.	\$ 223,747	\$ 25,575	\$ 447,460	\$ 56,794	\$ (216,690)	\$ 536,886
Add / (Deduct):						
Non-controlling interests attributable to Woodstar II Class A Units	—	—	9,382	—	—	9,382
Non-controlling interests attributable to unrealized gains/losses	—	—	104,945	646	—	105,591
Non-cash equity compensation expense	4,453	642	134	2,699	12,072	20,000
Management incentive fee	—	—	—	—	34,226	34,226
Acquisition and investment pursuit costs	(337)	—	(160)	(169)	—	(666)
Depreciation and amortization	1,463	191	16,542	6,047	—	24,243
Interest income adjustment for securities	5,063	—	—	2,015	—	7,078
Extinguishment of debt, net	—	—	—	—	(493)	(493)
Income tax (provision) benefit associated with realized (gains) losses	—	—	—	—	—	—
Other non-cash items	32,669	—	792	202	—	33,663
Reversal of GAAP unrealized (gains) / losses on:						
Loans	237,584	—	—	1,679	—	239,263
Credit loss provision, net	4,626	154	—	—	—	4,780
Securities	21,417	—	—	17,441	—	38,858
Woodstar Fund investments	—	—	(541,206)	—	—	(541,206)
Derivatives	(251,983)	(975)	(25,278)	(38,907)	56,466	(260,677)
Foreign currency	105,585	317	(19)	—	—	105,883
Earnings from unconsolidated entities	(1,446)	(739)	—	(1,899)	—	(4,084)
Sales of properties	(86,610)	—	—	(11,858)	—	(98,468)
Recognition of Distributable realized gains / (losses) on:						
Loans	(72,551)	—	—	(2,808)	—	(75,359)
Securities	(3,101)	—	—	(4,387)	—	(7,488)
Woodstar Fund investments	—	—	30,834	—	—	30,834
Derivatives	79,469	—	(69)	32,886	—	112,286
Foreign currency	(2,295)	81	19	—	—	(2,195)
Earnings from unconsolidated entities	1,664	739	—	2,845	—	5,248
Sales of properties	84,738	—	—	177	—	84,915
Distributable Earnings (Loss)	\$ 384,155	\$ 25,985	\$ 43,376	\$ 63,403	\$ (114,419)	\$ 402,500
Distributable Earnings (Loss) per Weighted Average Diluted Share	\$ 1.21	\$ 0.08	\$ 0.14	\$ 0.20	\$ (0.36)	\$ 1.27

Starwood Property Trust, Inc. and Subsidiaries
Condensed Consolidated Balance Sheet by Segment
As of June 30, 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	\$ 67,812	\$ 26,325	\$ 27,926	\$ 27,863	\$ 120,192	\$ 270,118	\$ 2,056	\$ 272,174
Restricted cash	2,889	38,835	958	10,011	11,939	64,632	—	64,632
Loans held-for-investment, net	15,623,041	2,263,006	—	9,742	—	17,895,789	—	17,895,789
Loans held-for-sale	2,195,953	—	—	40,694	—	2,236,647	—	2,236,647
Investment securities	1,338,195	67,336	—	1,210,361	—	2,615,892	(1,702,532)	913,360
Properties, net	215,099	—	874,119	136,761	—	1,225,979	—	1,225,979
Investments of consolidated affordable housing fund	—	—	1,558,850	—	—	1,558,850	—	1,558,850
Investments in unconsolidated entities	38,612	27,454	—	35,246	—	101,312	(15,802)	85,510
Goodwill	—	119,409	—	140,437	—	259,846	—	259,846
Intangible assets	14,948	—	32,050	69,691	—	116,689	(41,725)	74,964
Derivative assets	126,546	232	371	1,578	—	128,727	—	128,727
Accrued interest receivable	117,918	4,941	14	1,118	7,827	131,818	(158)	131,660
Other assets	126,936	6,952	66,483	34,667	22,453	257,491	(306)	257,185
VIE assets, at fair value	—	—	—	—	—	—	57,993,563	57,993,563
Total Assets	\$ 19,867,949	\$ 2,554,490	\$ 2,560,771	\$ 1,718,169	\$ 162,411	\$ 26,863,790	\$ 56,235,096	\$ 83,098,886
Liabilities and Equity								
Liabilities:								
Accounts payable, accrued expenses and other liabilities	\$ 152,679	\$ 24,052	\$ 10,161	\$ 48,634	\$ 37,823	\$ 273,349	\$ 65	\$ 273,414
Related-party payable	—	—	—	—	30,754	30,754	—	30,754
Dividends payable	—	—	—	—	149,991	149,991	—	149,991
Derivative liabilities	11,899	197	—	—	43,041	55,137	—	55,137
Secured financing agreements, net	9,999,749	1,025,145	788,557	584,395	770,965	13,168,811	(21,364)	13,147,447
Collateralized loan obligations and single asset securitization, net	2,951,308	812,843	—	—	—	3,764,151	—	3,764,151
Unsecured senior notes, net	—	—	—	—	2,324,772	2,324,772	—	2,324,772
VIE liabilities, at fair value	—	—	—	—	—	—	56,256,080	56,256,080
Total Liabilities	13,115,635	1,862,237	798,718	633,029	3,357,346	19,766,965	56,234,781	76,001,746
Temporary Equity: Redeemable non-controlling interests	—	—	322,753	—	—	322,753	—	322,753
Permanent Equity:								
Starwood Property Trust, Inc. Stockholders' Equity:								
Common stock	—	—	—	—	3,167	3,167	—	3,167
Additional paid-in capital	1,926,108	624,101	(378,128)	(556,122)	4,150,574	5,766,533	—	5,766,533
Treasury stock	—	—	—	—	(138,022)	(138,022)	—	(138,022)
Accumulated other comprehensive income	28,970	—	—	—	—	28,970	—	28,970
Retained earnings (accumulated deficit)	4,797,121	68,152	1,608,794	1,469,935	(7,210,654)	733,348	—	733,348
Total Starwood Property Trust, Inc. Stockholders' Equity	6,752,199	692,253	1,230,666	913,813	(3,194,935)	6,393,996	—	6,393,996
Non-controlling interests in consolidated subsidiaries	115	—	208,634	171,327	—	380,076	315	380,391
Total Permanent Equity	6,752,314	692,253	1,439,300	1,085,140	(3,194,935)	6,774,072	315	6,774,387
Total Liabilities and Equity	\$ 19,867,949	\$ 2,554,490	\$ 2,560,771	\$ 1,718,169	\$ 162,411	\$ 26,863,790	\$ 56,235,096	\$ 83,098,886

HIGHLIGHTS

STWD Highlights

Leading diverse global multi-cylinder platform

Robust Capital Deployment

\$3.8B of new investments and fundings across business lines

Strong Balance Sheet

Record **\$26.9B** of total assets with an adjusted debt-to-equity ratio of **2.3x**

Correlation to Rising Rates

100 bps increase in LIBOR results in **\$33M** additional annual net interest income

Ample Capacity to Fund Growth

\$9.3B of capacity across secured financing facilities and capacity to issue an additional **\$2.2B** of corporate debt

NOTE: Amounts are as of and for the quarter ended June 30, 2022, unless otherwise indicated.

Q2 2022 Highlights

Quarter Performance

- GAAP book value per share increased by **\$0.22** to **\$20.68**, with undepreciated book value increasing by **\$0.25** to **\$21.51**
- Distributable Earnings ("DE") of **\$0.51** and GAAP earnings of **\$0.67** per diluted share
- Originated or acquired **\$3.8B** of assets across business lines
 - Commercial Lending: **\$2.2B** of floating-rate loans
 - Residential Lending: **\$1.0B** of non-QM loans
 - Infrastructure Lending: **\$196M** of predominately floating-rate loans
- Fundings of **\$3.8B** across business lines drove growth of assets to a record **\$26.9B**
- Sold **\$220M** of residential loans at **99.7%** of par and completed our 18th and 19th non-QM securitizations totaling **\$828M**
- Securitized or priced **\$372M** of conduit loans in **three** transactions
 - **100%** of all securitizable loans were either securitized or priced at quarter end
- Obtained **9** new servicing assignments with a UPB of **\$9.0B**, bringing our named portfolio to **\$105.1B**, the first time it has exceeded \$100B since 2016

Liquidity and Capitalization

- **\$665M** of cash plus approved undrawn debt capacity as of July 29
- Adjusted debt-to-equity ratio of **2.3x**
- Entered into a new ATM Agreement and issued **1.4M** shares of common stock for gross proceeds of **\$33M** at an average share price of **\$23.54** which was accretive to book value
- Closed a new **\$500M** facility for infrastructure loans and completed **\$1.2B** in new or upsized commercial lending financing facilities

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

COMMERCIAL AND RESIDENTIAL LENDING SEGMENT

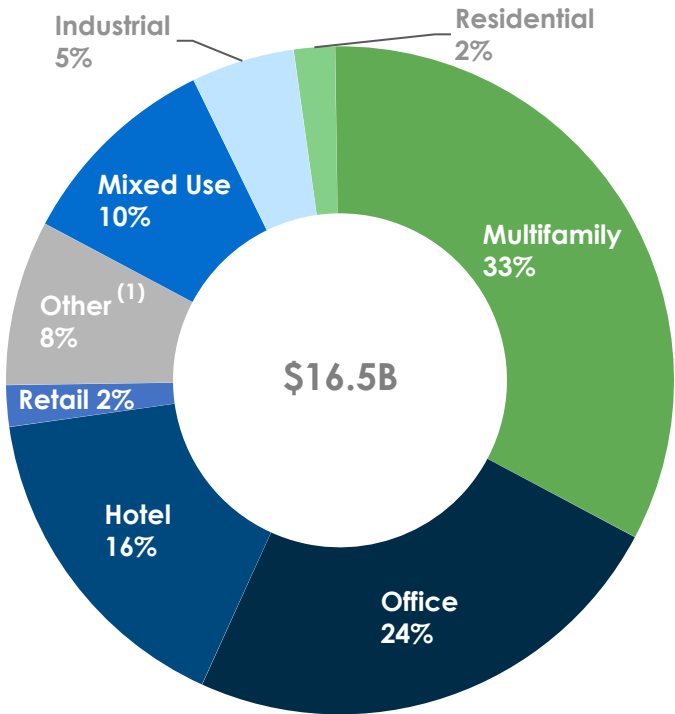
Commercial Lending Portfolio

Q2 Activity

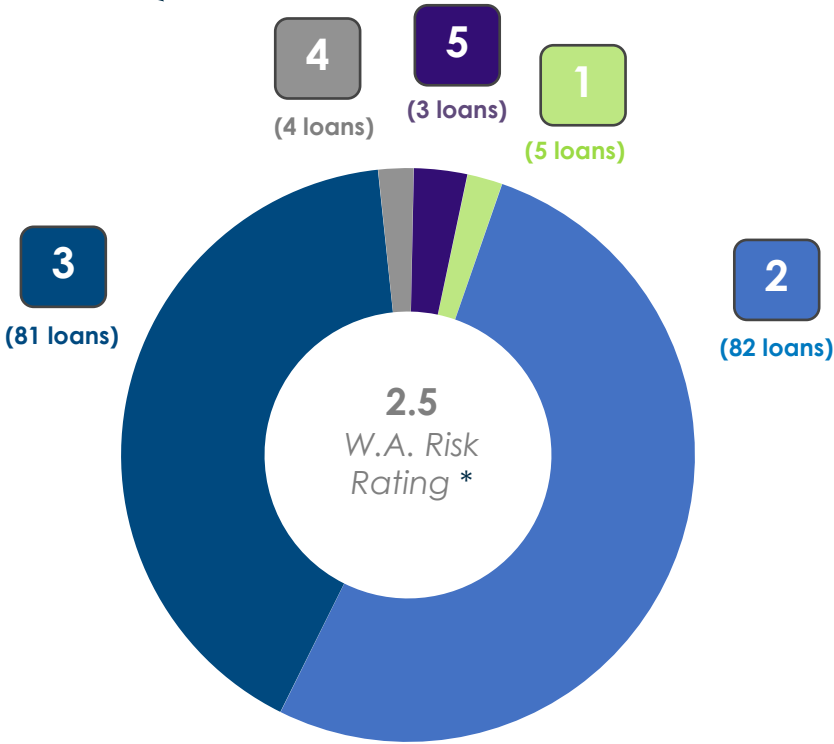
- **\$2.0B** funded on new investments
- **\$239M** follow on fundings
- **\$319M** repayments
- **\$50M** transfer of one loan to REO



Property Type



Risk Rating

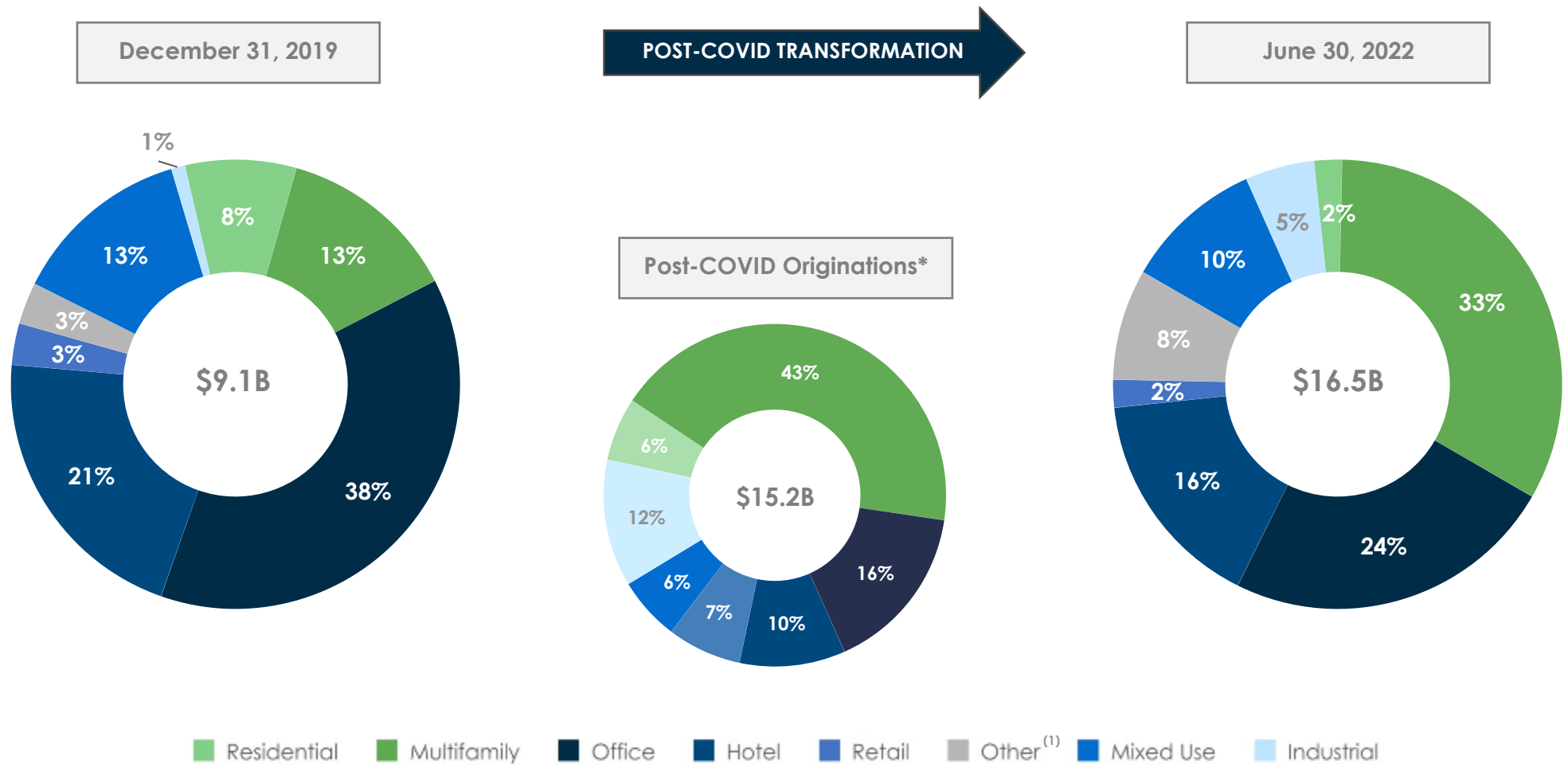


* 2.6 in prior quarter

NOTE: Amounts are as of and for the quarter ended June 30, 2022, unless otherwise indicated. See the Ratings Criteria section included in the Appendix

Commercial Portfolio Collateral Mix Transformation

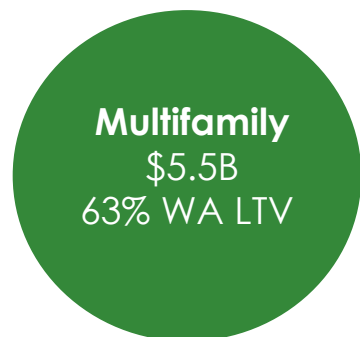
- **65%** of our portfolio represents post-COVID originations, with an evolving collateral mix that has more multifamily and industrial and less retail and office



* Represents new commitments from January 1, 2020 through June 30, 2022; excludes repayments and fundings on pre-existing commitments

Commercial Portfolio - Top 3 Property Types

\$ millions



MSA	\$	Loans
Dallas, TX	\$ 642	15
United Kingdom	\$ 620	4
Phoenix, AZ	\$ 575	8
Miami, FL	\$ 461	3
Los Angeles, CA	\$ 452	3
Top 5 Total	\$ 2,750	33

US Regions (86%):

- 27% Southeast
- 25% Southwest
- 13% West
- 13% Northeast
- 7% Mid-Atlantic
- 1% Midwest

International (14%)



MSA	\$	Loans
Washington, DC	\$ 721	4
Los Angeles, CA	\$ 524	4
United Kingdom	\$ 504	5
Brooklyn, NY	\$ 488	3
Houston, TX	\$ 250	1
Top 5 Total	\$ 2,487	17

US:

- 53% Suburban
- 47% Central Business District (CBD)

International:

- 73% Suburban
- 27% CBD

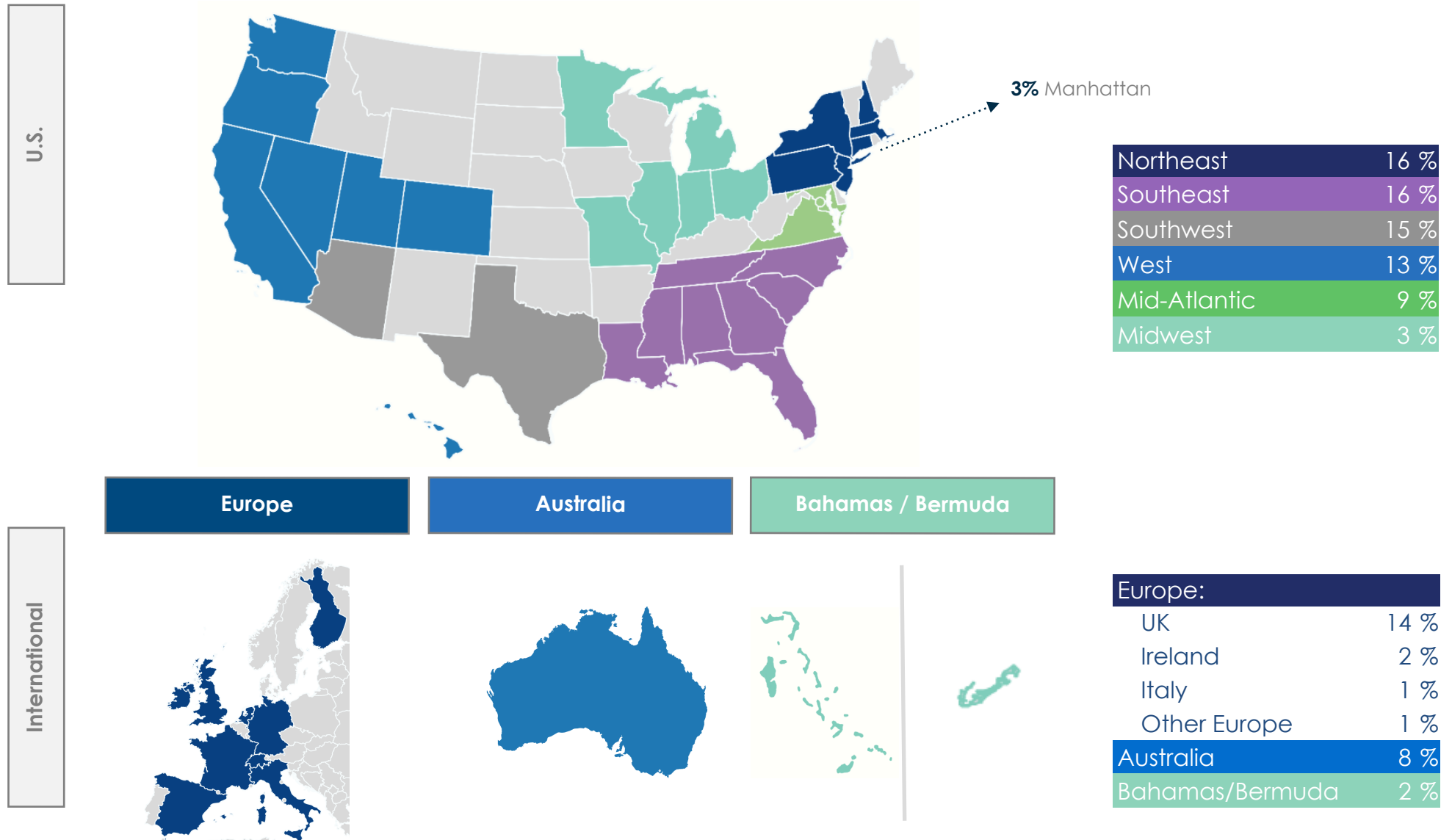


MSA	\$	Loans
Orlando, FL	\$ 244	3
Bahamas	\$ 243	1
Italy	\$ 233	2
Los Angeles, CA	\$ 150	1
Boston, MA	\$ 131	2
Top 5 Total	\$ 1,001	9

- 46% Full service Destination / Resort
- 10% Extended Stay
- 19% Full Service Other
- 14% Select Service
- 11% Full Service CBD

NOTE: Amounts are as of June 30, 2022.

Commercial Portfolio Geographic Diversification⁽²⁾



NOTE: Amounts are stated as a percentage of commercial loan portfolio and are as of June 30, 2022.

Commercial Portfolio Metrics

\$ millions

Asset Carrying Values	Jun 30, 2022	Mar 31, 2022	Dec 31, 2021	Sep 30, 2021	Jun 30, 2021
First mortgage loans held-for-investment ⁽³⁾	\$ 15,104	\$ 13,587	\$ 12,981	\$ 10,985	\$ 10,417
Subordinated mortgages ⁽³⁾	69	71	71	81	64
Mezzanine loans ⁽³⁾	434	425	418	477	477
CMBS	669	632	637	437	437
Preferred equity investments	120	119	118	118	117
First mortgage loans held-for-sale	64	—	—	—	—
Commercial Portfolio before Credit Loss Allowance	\$ 16,460	\$ 14,834	\$ 14,225	\$ 12,098	\$ 11,512
Credit loss allowance	(58)	(48)	(52)	(52)	(52)
Commercial Portfolio Carrying Values	\$ 16,402	\$ 14,786	\$ 14,173	\$ 12,046	\$ 11,460
Unlevered Returns					
First mortgage loans held-for-investment ⁽³⁾⁽⁴⁾	5.5%	5.1%	5.2%	5.6%	5.9%
Subordinated mortgages ⁽³⁾	12.5%	11.9%	11.8%	11.6%	11.7%
Mezzanine loans ⁽³⁾	12.2%	11.6%	10.9%	11.1%	11.0%
CMBS	6.0%	5.9%	5.8%	5.5%	5.5%
Preferred equity investments	9.8%	9.8%	9.7%	9.7%	9.7%

Top 10 Commercial Lending Commitments

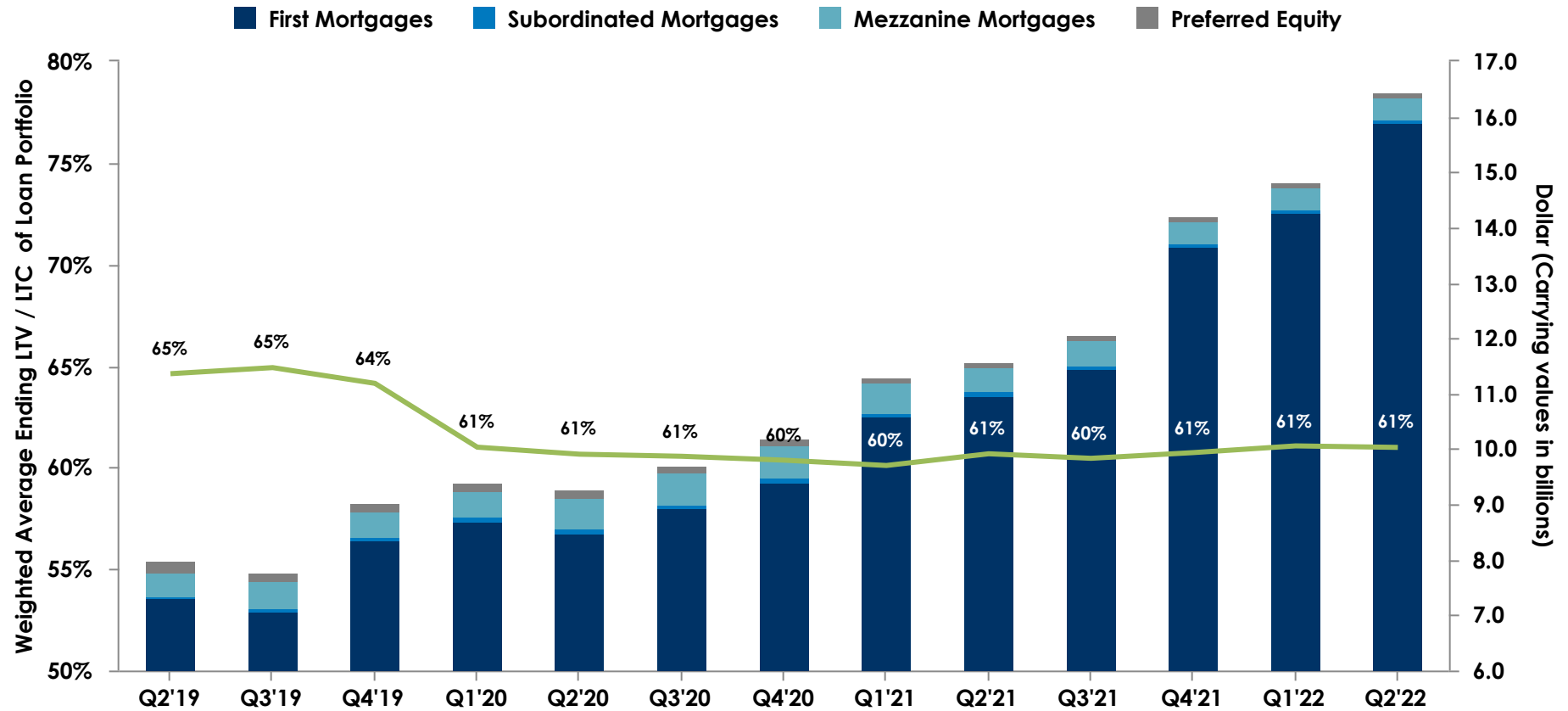
\$ millions

Loan Type	Origination Date	Fully Extended Maturity Date	Location	Property Type	Loan Commitment	UPB	LTV
Senior	Jun 2022	Jun 2029	Various, Australia	Other	\$ 960.5	\$ 960.5	58%
Senior/Mezz	Dec 2021	Dec 2025	Various, Ireland	Industrial	480.1	69.9	57%
Senior	Feb 2021	Feb 2028	Various, UK	Mixed Use	438.3	438.3	59%
Senior/Mezz	Dec 2019	Jun 2023	Washington, DC	Office	324.3	306.3	72%
Senior	Jan 2019	Jan 2026	Birmingham, UK	Other	304.3	304.3	62%
Senior/Mezz	Oct 2021	Oct 2026	Brooklyn, NY	Office	301.0	229.6	64%
Senior	Sep 2019	Oct 2025	Washington, DC	Mixed Use	300.0	230.5	67%
Senior	Dec 2021	Apr 2028	London, UK	Multifamily	296.3	25.2	60%
Senior/Mezz	Mar 2021	Apr 2026	Los Angeles, CA	Multifamily	295.0	280.0	56%
Senior/Mezz	Dec 2018	Jun 2023	London, UK	Mixed Use	284.5	264.2	60%

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

Commercial Portfolio LTV ⁽⁵⁾

\$ billions



Weighted Average LTV of Loan Portfolio ⁽⁵⁾

	First Mortgages	Subordinated Mortgages	Mezzanine Mortgages	Preferred Equity	Total ⁽⁶⁾
Beginning	0 %	41 %	39 %	53 %	0 %
Ending LTV	61 %	56 %	57 %	65 %	61 %

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

Residential Portfolio

\$ millions

Significant Activity During the Quarter:

- Acquired **\$1.0B** of loans
- Securitized **\$828M** of loans (WAC of **4.91%**) in our 18th and 19th securitizations, retaining **\$142M** of RMBS
- Sold **\$220M** of loans (WAC of **4.38%**) at **99.7%** of par
- **\$86M** of unrealized fair value decreases related to this loan portfolio, net of hedges, due to widening credit spreads and interest rate increases

Asset Carrying Values	Jun 30, 2022	Mar 31, 2022	Dec 31, 2021	Sep 30, 2021	Jun 30, 2021
Loans, held for sale	\$ 2,132	\$ 2,299	\$ 2,590	\$ 1,813	\$ 494
Loans, held for investment	55	56	59	92	143
Post-securitization retained RMBS	416	311	251	215	232
Residential Portfolio Carrying Values	\$ 2,603	\$ 2,666	\$ 2,900	\$ 2,120	\$ 869
Weighted Average Coupon (WAC)					
Loans, held for sale	4.6%	4.3%	4.2%	4.3%	4.8%
Loans, held for investment	6.0%	6.0%	6.0%	6.1%	6.3%

INFRASTRUCTURE LENDING SEGMENT

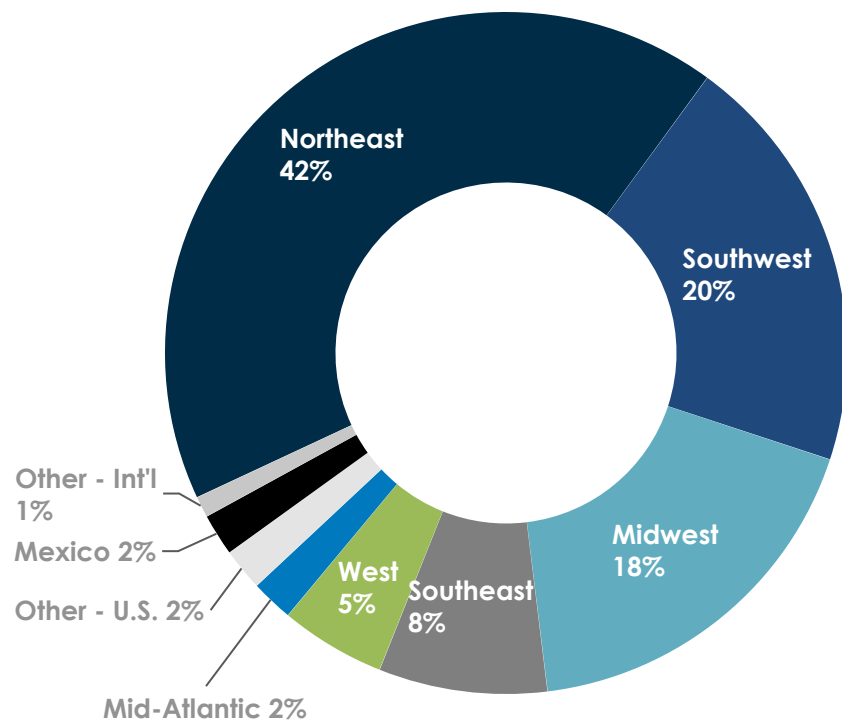
Portfolio Metrics and Activity

Q2 Activity

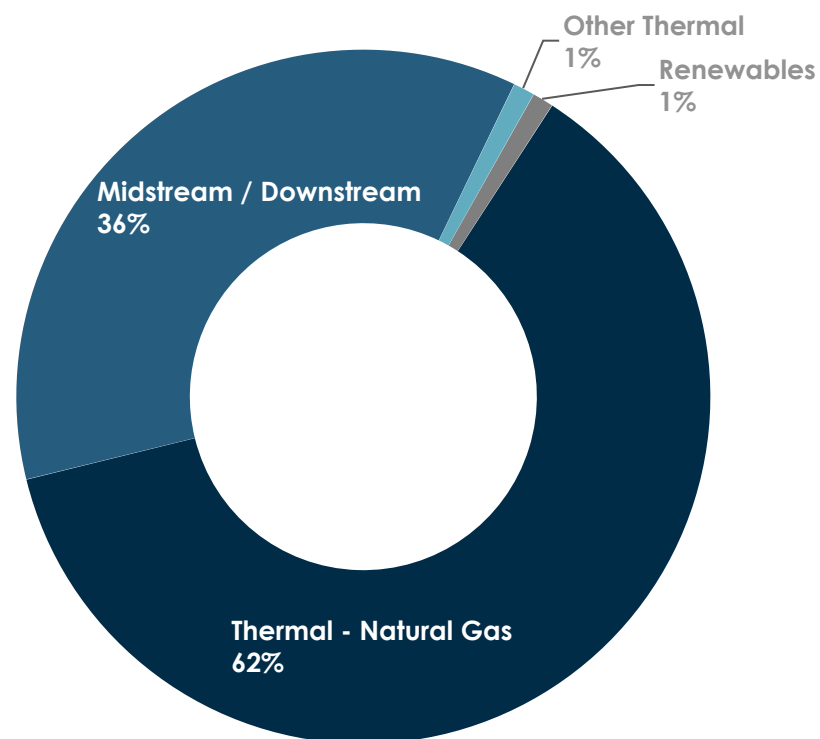
- **\$191M** funded on new loans
- **\$14M** follow on fundings
- **\$58M** repayments

\$2.4B
Total
Portfolio

Geographic Location



Sector ⁽⁷⁾



NOTE: Amounts are as of June 30, 2022

PROPERTY SEGMENT

Investment Portfolio

\$ millions

Significant Activity During the Quarter:

- Unrealized fair value increases of **\$292M** (or **\$232M**, 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 resulting from contractual rent growth. See page 21 for more details.

Investment	Net Carrying Value ⁽⁸⁾	Asset Specific Financing	Net Investment	Q2'22 Net Operating Income ⁽⁹⁾	Occupancy Rate
Wholly-Owned:					
Medical Office Portfolio	\$ 763	\$ 595	\$ 168	\$ 10.8	91%
Master Lease Portfolio	344	193	151	6.6	100%
Subtotal - Undepreciated Carrying Value	\$ 1,107	\$ 788	\$ 319	\$ 17.4	95%
Accumulated Depreciation and Amortization	(202)	—	(202)	—	
Subtotal - Wholly-Owned	\$ 905	\$ 788	\$ 117	\$ 17.4	
Woodstar Fund	1,559	—	1,559	26.7	98%
Total Property Segment Investment Portfolio	\$ 2,464	\$ 788	\$ 1,676	\$ 44.1	98%

NOTE: Amounts are as of and for the period ended June 30, 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 (\$15M):** Represents net income at the portfolio-level excluding unrealized fair value adjustments
- **GAAP (\$307M):** Net income from our investments is reported as a single line item, which includes changes in fair value of the investments **(\$292M)**, changes in working capital **(\$3M)**, and cash income distributions received **(\$12M)**



Net Income	
Rental and other income	\$ 46.9
Cost of rental operations	(20.2)
Interest expense	(11.5)
Change in fair value	292.0
Income from affordable housing fund investments	\$ 307.2



Change in FMV	
Properties	\$ 263.1
Debt	24.2
Derivative	4.7
Total change in FMV	\$ 292.0

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	\$ 2,735.9
Cash and other assets	62.6
Secured debt, at fair value	(1,211.7)
Accrued liabilities	(27.9)
Investments of consolidated affordable housing fund, at fair value	\$ 1,558.9

NOTE: Amounts are as of and for the quarter ended June 30, 2022

Portfolio Snapshot

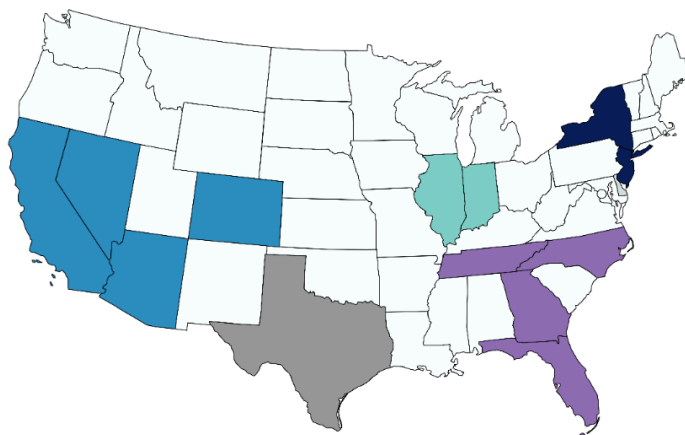
\$ millions, sq. ft. in thousands

Woodstar Fund



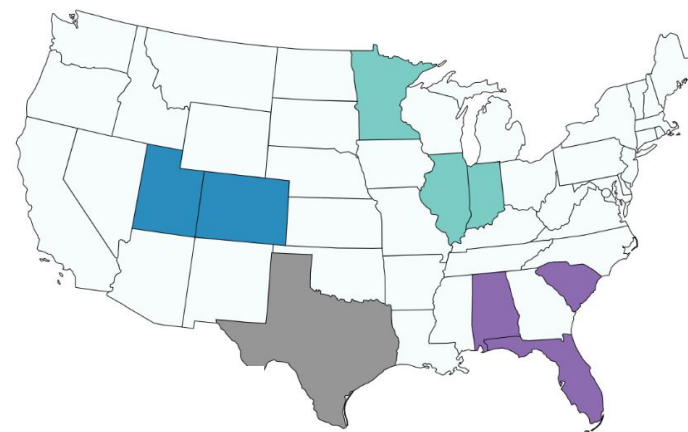
Region	%	Occupancy	Units
North	6%	94%	1,230
Central	76%	98%	11,879
South	18%	99%	1,948
Total	100%	98%	\$ 15,057

Medical Office



Region	%	Gross investment	Occupancy	Sq. Ft.
Northeast	30%	\$ 228	100%	430
Texas	20%	155	93%	457
Southeast	18%	139	79%	366
West	17%	131	91%	372
Midwest	15%	110	93%	325
Total	100%	\$ 763	91%	1,950

Master Lease



Region	%	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

NOTE: Amounts are as of and for the period ended June 30, 2022

INVESTING AND SERVICING SEGMENT

Investment Portfolio

\$ millions

Significant Activity During the Quarter:

- Securitized or priced **\$372M** of conduit loans in **three** transactions
- Obtained **9** new servicing assignments with a UPB of **\$9.0B**, bringing our named portfolio to **\$105.1B**
- Fitch reaffirmed LNR's rating at **CSS1**, the highest rating possible

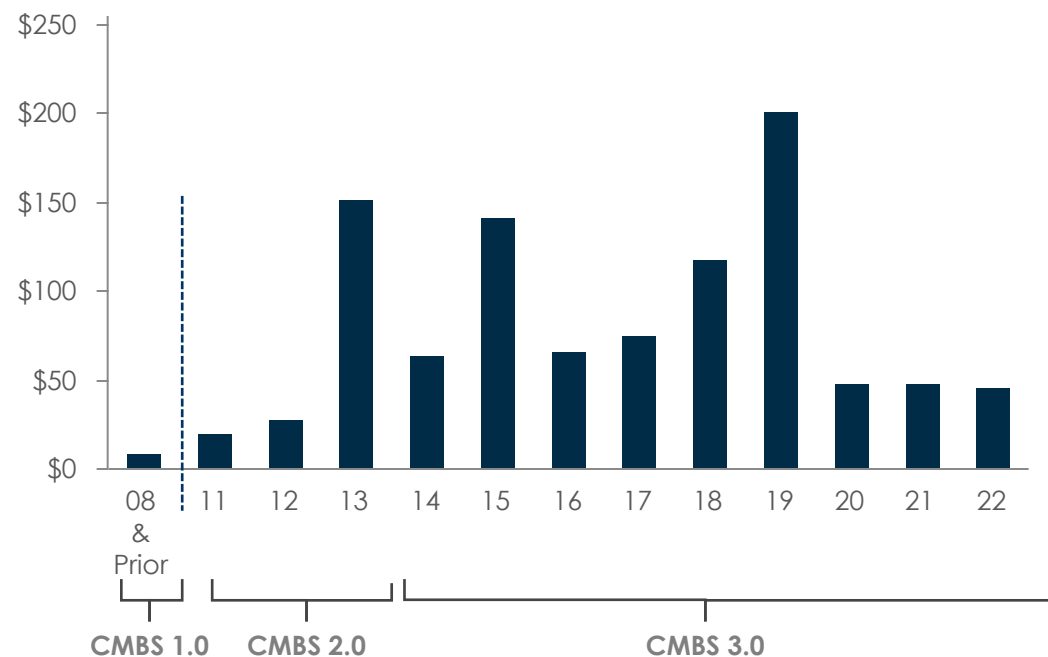
Asset Carrying Values	Jun 30, 2022	Mar 31, 2022	Dec 31, 2021	Sep 30, 2021	Jun 30, 2021
Owned CMBS, non-VRR	\$ 490	\$ 487	\$ 509	\$ 477	\$ 479
Owned CMBS, VRR	313	288	288	290	290
Total Wholly Owned CMBS	\$ 803	\$ 775	\$ 797	\$ 767	\$ 769
CMBS, JVs (net of non-controlling interests)	215	203	199	196	203
Total CMBS	\$ 1,018	\$ 978	\$ 996	\$ 963	\$ 972
Properties and lease intangibles, net	146	147	166	188	190
Conduit Loans	41	385	287	286	382
Special servicing intangible	59	59	59	55	56
Other	32	31	31	26	31
Total	\$ 1,296	\$ 1,600	\$ 1,539	\$ 1,518	\$ 1,631

NOTE: VRR refers to vertical risk retention.

CMBS and Special Servicing

Owned CMBS by Vintage ⁽¹⁰⁾

\$ millions



■ Carrying Value

NOTE: Amounts as of June 30, 2022; carrying value represents estimated fair value

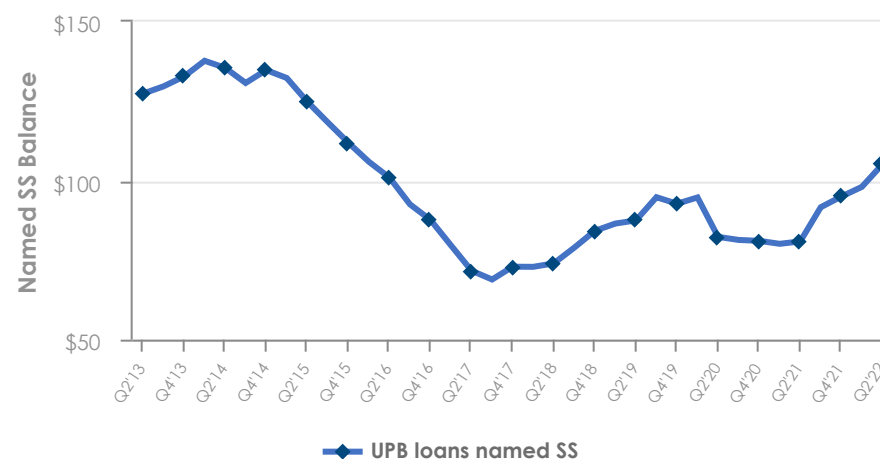
LNR Special Servicer

\$ billions

Named SS:

184
CMBS Trusts

\$105.1B
Loan Balance



Active SS:

\$4.0B
SS Loan Balance



\$2.1B
REO Loan Balance



\$6.1B
Total Active SS Balance

CAPITALIZATION

Capitalization Overview

Credit Metrics

Ba2 / BB / BB+
Current Corporate Issuer Rating

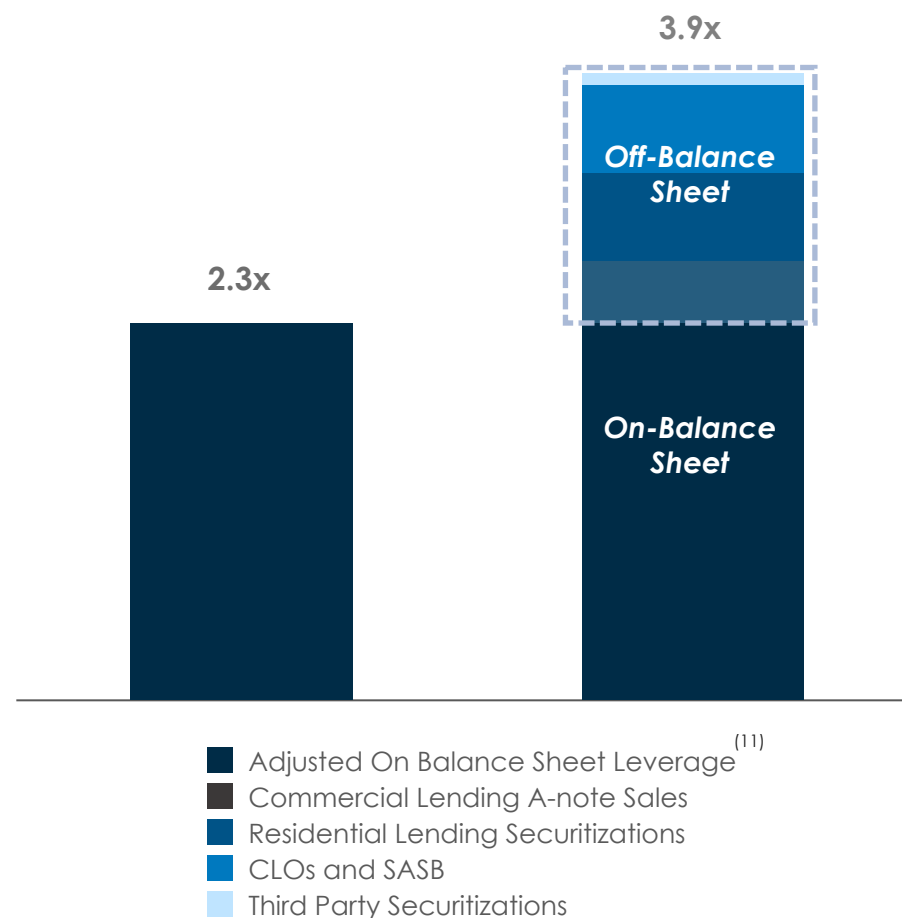
\$4.0B
Total Unencumbered Assets

2.0x
Interest Coverage Ratio

1.7x
Unencumbered Assets to Unsecured Debt

\$26.8B
Total Capitalization

Adjusted Debt-to-Equity Ratios



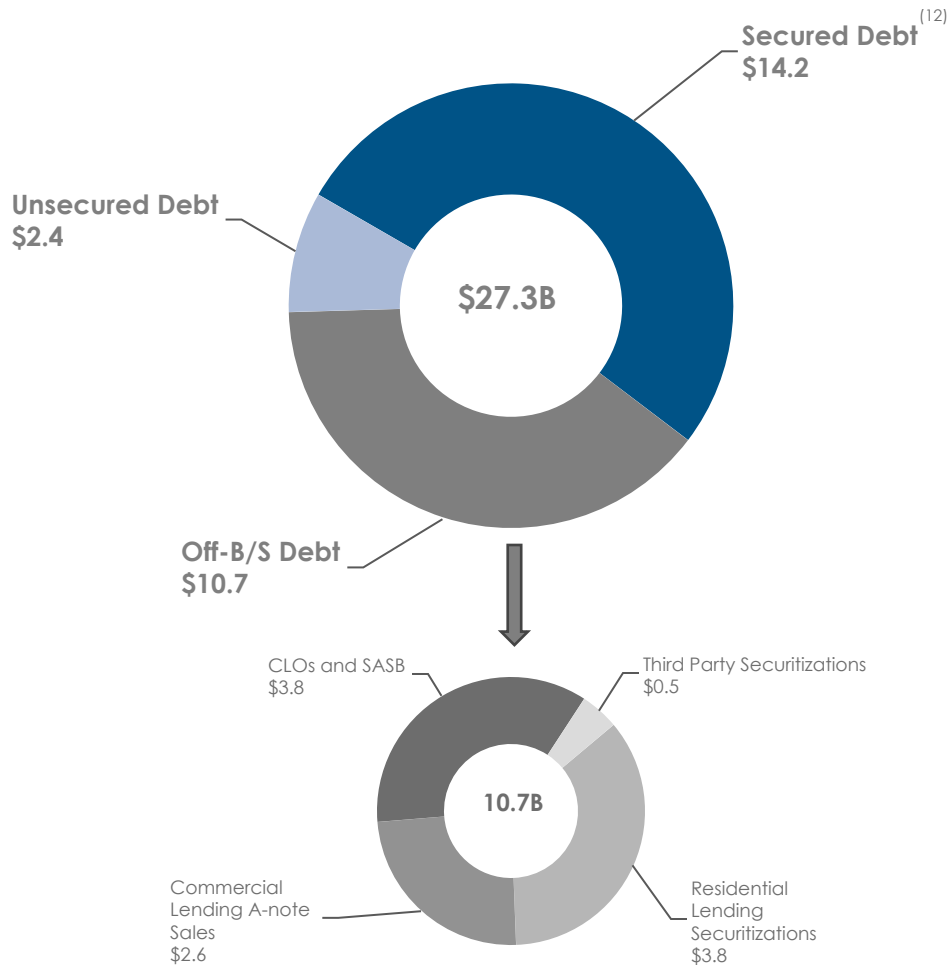
NOTE: Amounts are as of June 30, 2022

Capitalization Overview, continued

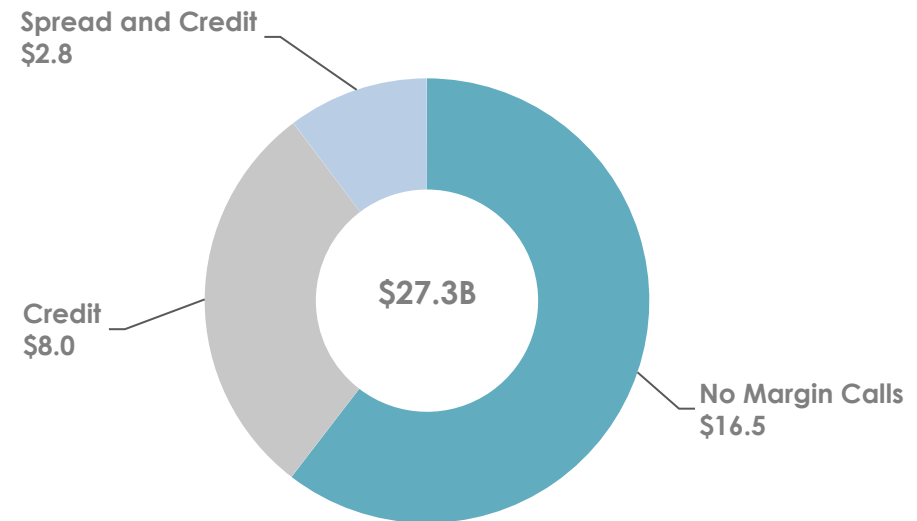
\$ billions

- **90%** of our outstanding debt does not permit valuation adjustments based on capital market events

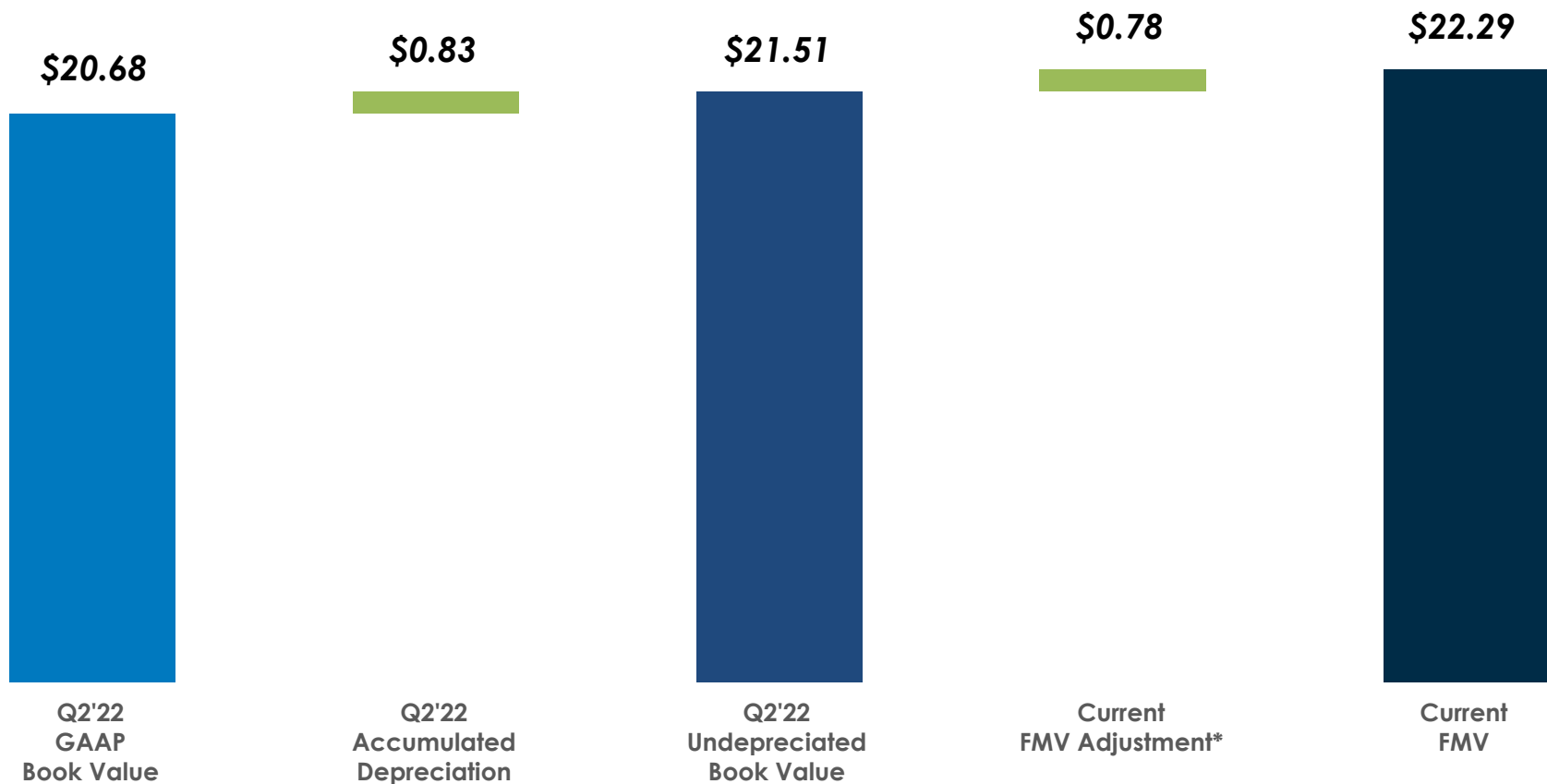
Total Debt Outstanding
(including off-balance sheet)



Margin Call Provisions
(including off-balance sheet)



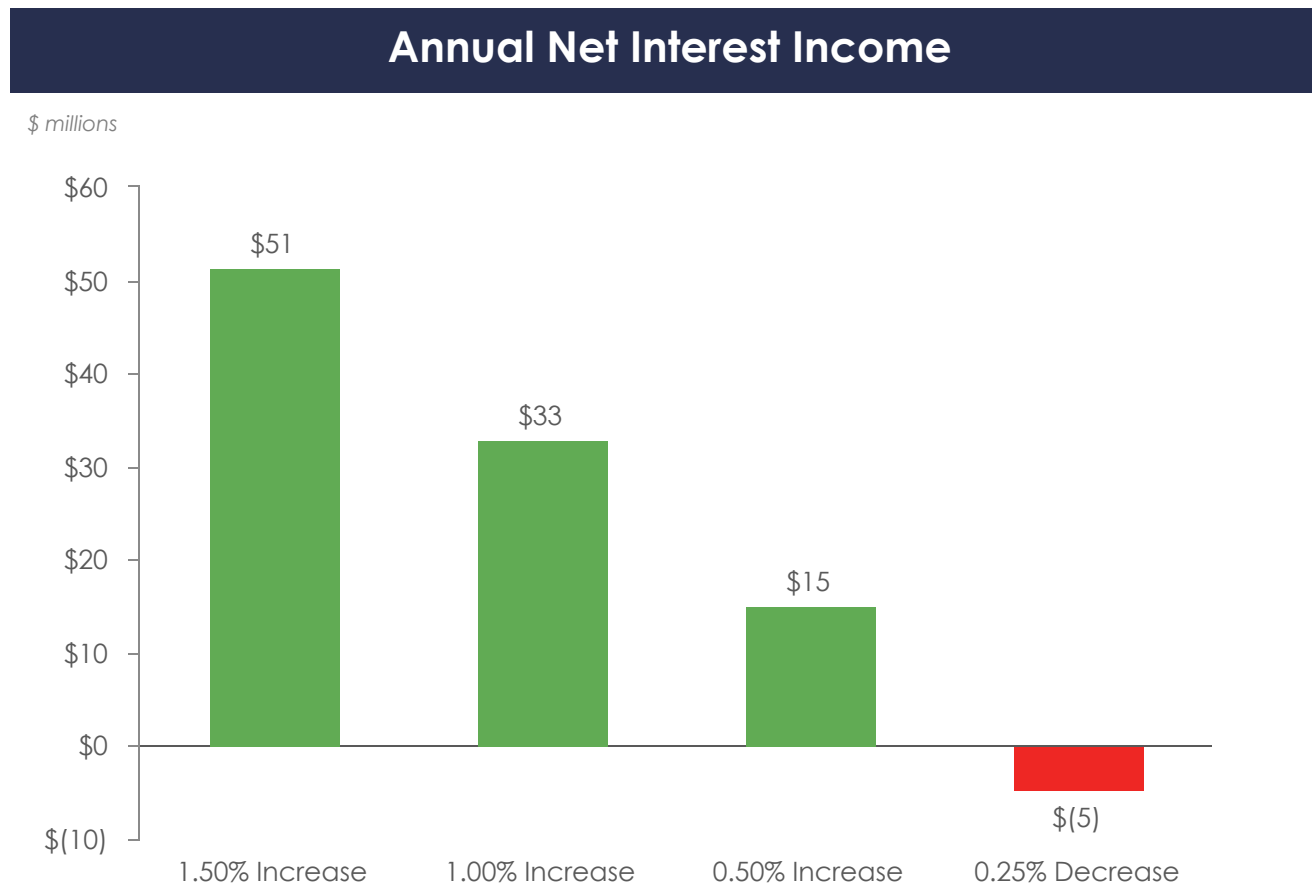
Book Value and Fair Value per Share Bridge



- 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 FMV 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 FMV 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.

Interest Rate Sensitivity

- Our commercial and infrastructure lending portfolios are positively correlated to rising rates



NOTE: Based on assets and liabilities as of June 30, 2022

Financing Facilities

\$ millions

\$24.8B

Max Facility Size

\$9.3B

Available Capacity

25

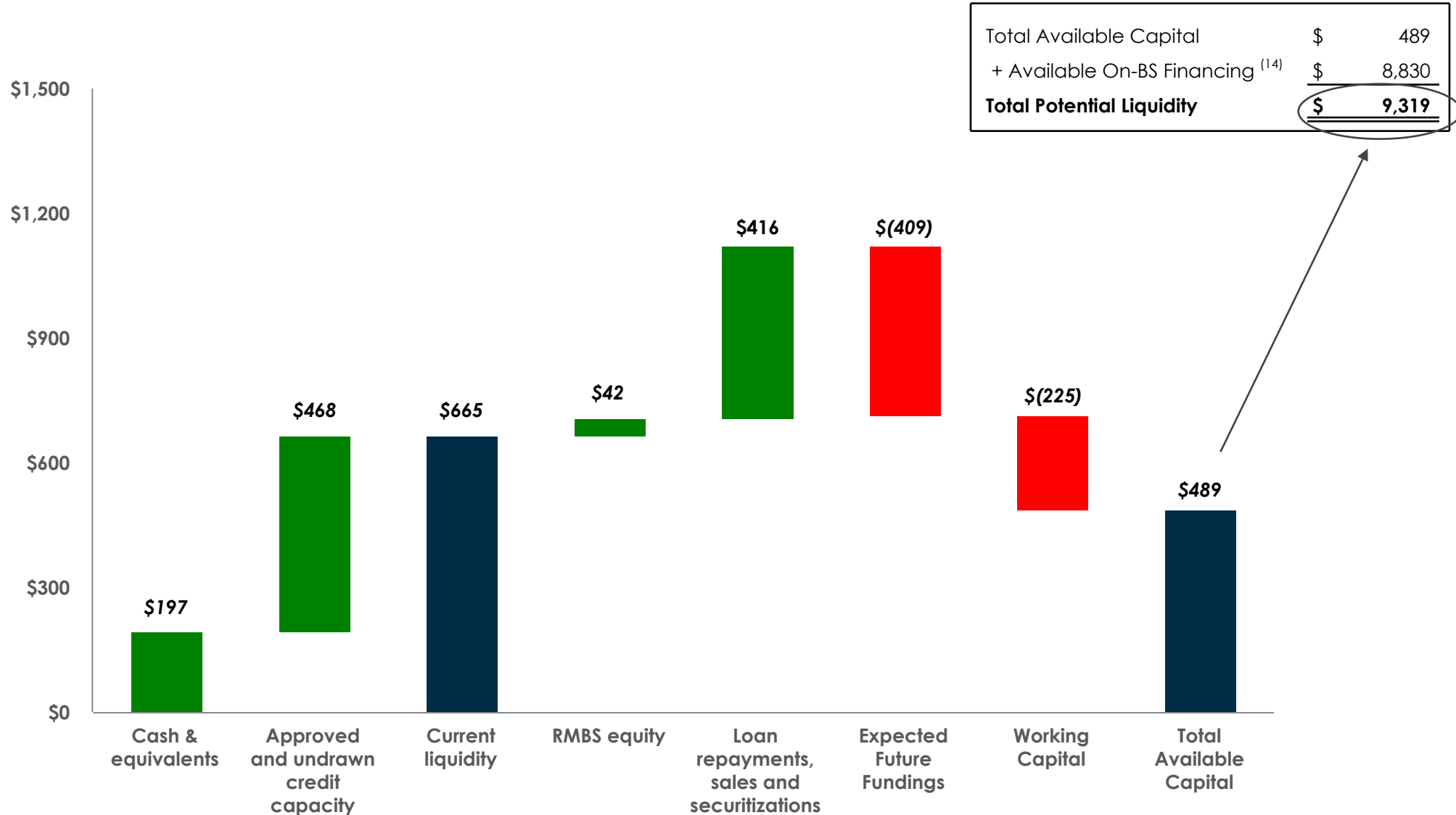
Counterparties

Type	Maximum Facility Size ⁽¹³⁾	Debt Obligations	
		Drawn ⁽¹³⁾	Available Capacity
Asset Specific Financing:			
Large Loans, Commercial	\$ 13,596	\$ 8,064	\$ 5,532
Infrastructure Lending Segment	2,407	1,038	1,369
Property Segment	795	795	—
Residential Loans	3,002	1,547	1,455
Conduit Loans, Commercial	650	31	619
CMBS and RMBS	877	757	120
REO Portfolio	224	211	13
Subtotal - Asset Specific Financing	\$ 21,551	\$ 12,443	\$ 9,108
Corporate Debt:			
Convertible Senior Notes	250	250	—
Senior Unsecured Notes	2,100	2,100	—
Term Loan	785	785	—
Revolving Secured Financing	150	—	150
Subtotal - Corporate Debt	\$ 3,285	\$ 3,135	\$ 150
TOTAL DEBT	\$ 24,836	\$ 15,578	\$ 9,258

NOTE: As of June 30, 2022

Financial Capacity

\$ millions



NOTE: As of July 29, 2022

Share Count

shares in thousands

	2022		2022
	Q2	Q1	YTD
Number of Shares, GAAP EPS:			
Basic — Average shares outstanding	305,035	302,944	303,995
Effect of dilutive securities — Convertible Notes	9,649	9,649	9,649
Effect of dilutive securities — Other	278	736	264
Diluted — Average shares outstanding	314,962	313,329	313,908
Shares Outstanding	309,212	306,912	309,212
Number of Shares, Distributable EPS:			
Basic — Average shares outstanding	305,035	302,944	303,995
Effect of Weighted Average Unvested Stock Awards	3,644	3,826	3,734
Effect of dilutive securities — Woodstar II OP units	9,773	9,773	9,773
Effect of dilutive securities — Other	120	605	120
Diluted — Average shares outstanding	318,572	317,148	317,622

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
Bain Rumohr, 312.368.3153

Rating

BB+ / Outlook Stable

S&P Ratings

Brendan Browne, 212.438.8283

Rating

BB / Outlook Stable



Footnotes

1. Includes other property types not specifically identified in the applicable table, including gaming resorts, exhibition centers, land development, and car wash.
2. Excludes <1% of CMBS which are not associated with a particular region.
3. 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 \$1,171M, \$1,271M, \$1,358M, \$1,163M, and \$1,085M being classified as first mortgages as of June 30, 2022, March 31, 2022, December 31, 2021, September 30, 2021, and June 30, 2021, respectively. Excludes loans for which interest income is not recognized.
4. Unlevered returns exclude loans for which interest income is not recognized.
5. LTVs are calculated using the methodology described in the Calculation Methodologies section of this Appendix, which follows. Single property CMBS of \$581M are included in first mortgages.
6. 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).
7. Sectors are defined as follows: Natural Gas: power plants fueled with natural gas; Renewables: wind power and renewable fuel projects; Midstream/Downstream: oil and gas pipelines/storage/refineries; Other Thermal: power plants fueled with coal and petroleum coke.
8. Net carrying value for wholly-owned investments includes properties and lease intangibles.
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 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 \$257M as of June 30, 2022), less our share of the Woodstar portfolio debt change in fair value of \$40M.*
12. *Includes our share of the Woodstar portfolio debt with a UPB of \$1,002M.*
13. *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.*
14. *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.

