

STARWOOD
PROPERTY TRUST

INVESTOR PRESENTATION

September 2018



Forward Looking Statements

This presentation contains certain forward-looking statements, including, without limitation, statements concerning our 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 our 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 our current beliefs, assumptions and expectations of our future performance taking into account all information currently available to us. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to us or within our control, and which could materially affect actual results, performance or achievements. Factors that may cause actual results to vary from our forward-looking statements include, but are not limited to:

- factors described in our Annual Report on Form 10-K for the year ended December 31, 2017, and our Quarterly Reports on Form 10-Q for the quarters ended June 30, 2018 and March 31, 2018, including those set forth under the captions "Risk Factors" and "Business";
- defaults by borrowers in paying debt service on outstanding indebtedness;
- impairment in the value of real estate property securing our loans or in which we invest;
- availability of mortgage origination and acquisition opportunities acceptable to us;
- potential mismatches in the timing of asset repayments and the maturity of the associated financing agreements;
- national and local economic and business conditions;
- 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 our filings with the U.S. Securities and Exchange Commission (the "SEC"), which are available on our website at http://www.starwoodpropertytrust.com and the SEC's website at http://www.sec.gov.

If a change occurs, our business, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. As a result, our business, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. We undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. In light of these risks, uncertainties and assumptions, the events described by our forward-looking statements might not occur. We qualify any and all of our forward-looking statements by these cautionary factors. Please keep this cautionary note in mind as you assess the information given in this presentation.

Starwood Property Trust Today (NYSE: STWD)

- A leading real estate finance company and the largest commercial mortgage REIT in the U.S. with a market capitalization of approximately **$5.9B**[1]
- Highly flexible investment platform backed by **300** dedicated employees and leveraging Starwood Capital Group's approximately **4,000** person organization
- Total capital deployed since 2009 inception of over **$44B** with **$0** of realized loan losses; current portfolio of over **$13B** spanning multiple business segments
- Lending segment is diversified across asset classes and geographies and has a very modest loan-to-value ratio of **62.4%**
- Floating-rate loan portfolio constructed to outperform in a rising interest rate environment; position as special servicer provides a hedge against credit deterioration
- Focused on providing a secure dividend for investors; current dividend yield of **8.7%**[1]

Note: As of June 30, 2018, unless otherwise noted
1) As of August 21, 2018

STWD's Primary Investment Cylinders

Commercial Lending	Residential Lending	Energy Project Finance	Owned Real Estate	CMBS Investing	Special Servicing	CMBS Loan Origination
■ Originate floating-rate first mortgage and mezzanine loans ■ **$7.0B** portfolio carrying value ■ **3 to 5** year average term ■ **62.4%** loan-to-value ratio ■ **$30B** invested since inception with **$0** of realized loan losses ■ **10% to 13%** targeted levered IRRs (1)	■ Invest in non-agency residential loans and RMBS ■ **$1.0B** portfolio carrying value, including **$793M** of loans ■ Non-agency loans have **63%** loan-to-value ratio and **724** average FICO ■ Target mid-teens levered returns (1)	■ Originate floating rate loans backed by energy infrastructure real assets ■ **$2.5B** of commitments across senior loan investments ■ **1.6x** debt service coverage ratio ■ **5+ year** average term on new originations ■ **10% to 13%** targeted levered IRRs (1)	■ Invest in high-quality stable real estate assets ■ Unique ability to acquire assets out of CMBS trusts ■ **$3.1B** portfolio carrying value ■ **9% to 12%** targeted cash-on-cash returns with the potential for upside through capital appreciation (1)	■ 20-year track record of real estate debt investing spanning several cycles ■ Invest primarily in mezzanine CMBS ■ **$1.1B** portfolio carrying value ■ Target mid-teen unlevered returns (1)	■ One of the largest commercial mortgage special servicers in the U.S. ■ Workout defaulted mortgages to return maximum proceeds ■ Currently servicing a portfolio of **$8.9B** of loans and REO and named special servicer on a total of **$74B** of loans	■ Originate $10M to $15M fixed-rate mortgages ■ Sell mortgages into CMBS transactions with multiple dealers ■ Securitized **$653M** in first half of 2018 ■ Gain-on-sale margins typically range from 2.0% to 4.0%

Note: As of June 30, 2018, unless otherwise noted. Pro-forma for GE Energy Project Finance Debt business acquisition.
(1) There can be no assurance that targeted returns will be achieved

GE Project Finance Debt Business Acquisition

Strategic Rationale and Transaction Benefits

Compelling Returns with Strong Credit Profile

- ✓ Energy project finance loans secured by real assets offer compelling risk adjusted returns that are largely backed by long-term purchase contracts with investment grade counterparties

Attractive Portfolio Characteristics

- ✓ Existing loan portfolio is 97% floating-rate, adding additional positive correlation to rising interest rates
- ✓ Expected maturity for new originations in excess of 5 years, extending STWD's loan duration
- ✓ Low correlation of energy project finance to commercial real state sector improves portfolio diversification

Established, Full Service Operating Platform

- ✓ 21 full time employees including seasoned leadership team with an average of 21+ years of industry experience and successful track record of $24 billion of originations since 2004
- ✓ Full service platform with expertise across loan origination, underwriting, capital markets and asset management

Leverages Existing Expertise at Starwood Energy

- ✓ Builds off existing capabilities of Starwood Energy Group, which specializes in energy infrastructure equity investments and has a $7 billion history of successful transactions in similar assets since its inception in 2005

Highly Scalable Opportunity

- ✓ Unique lending vertical in the large and growing energy infrastructure project finance sector, which offers robust capital deployment opportunities

Note: As of June 30, 2018, unless otherwise noted

GE Project Finance Debt Business

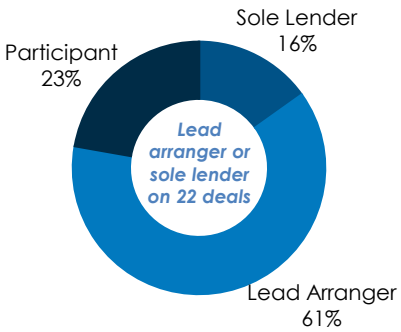
Platform and Portfolio Overview

- A leading energy project finance origination, underwriting and capital markets business with $24 billion in gross origination volume(1) since inception in 2004
- Domain expertise in the thermal and renewable power and downstream, midstream and upstream oil & gas sectors globally
- Long-standing relationships with key participants, including developers / OEMs, independent power producers (IPPs), private equity firms, and financial institutions
- Active secondary investor undertaking portfolio acquisitions and engaging in proactive portfolio optimization
- Target assets largely backed by long term contracts with investment grade counterparties
- Experienced management team with an average of 21+ years of industry experience and 11+ years of working together

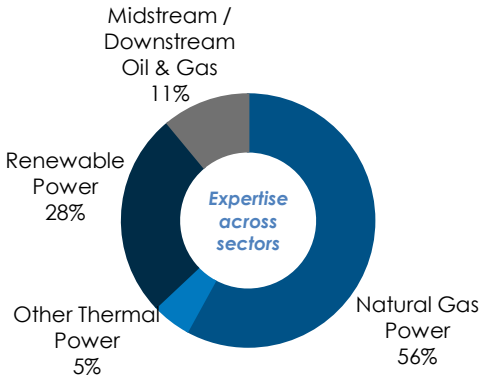
KEY PORTFOLIO METRICS	
No. of Loans	51
Total Commitments/Funded Balance	$2.48/$2.08B
Average Loan Size	$50M
Gross Asset Yield (2)	5.5%
Debt Service Coverage (3)	1.6x
Fully or Partially Contracted Revenue	95%
Weighted Average Maturity/Life Remaining (years)	5.8/4.1
Security	100% Senior Secured

CURRENT PORTFOLIO (Q2 2018)

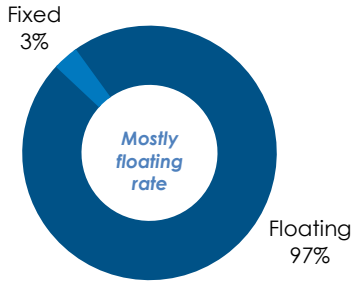
Energy Project Finance Debt Business Role



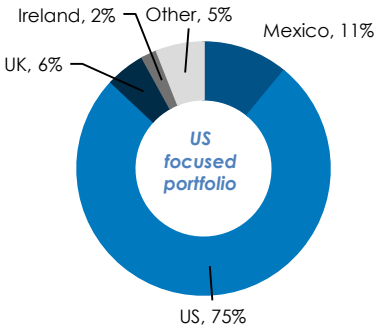
Sector



Interest Rate



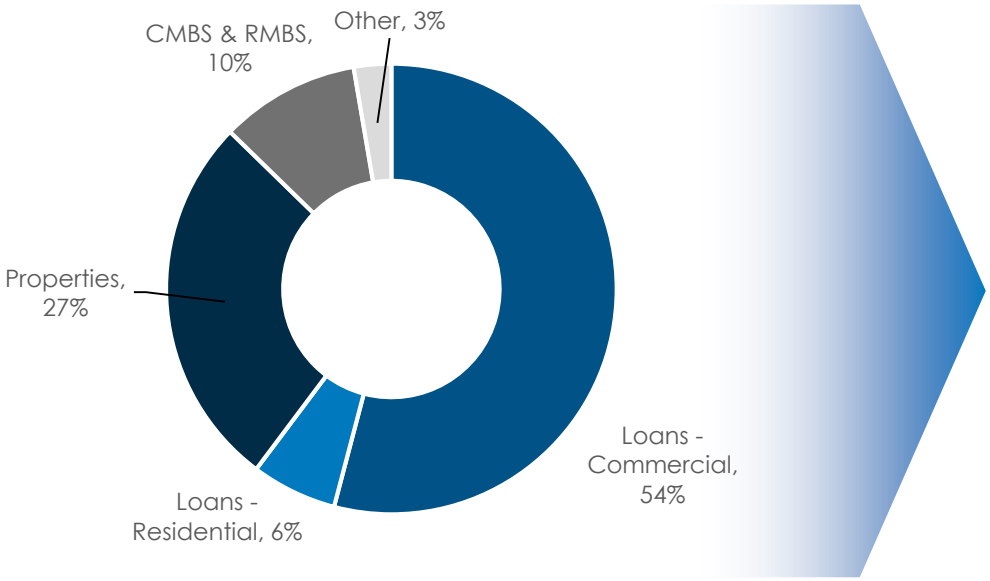
Geographic Exposure



Note: Stratifications based on total commitments in USD as of June 30, 2018
(1) Represents hold volume and syndicated volume
(2) Assumes 9/30/2018 projected forward 3ML of 2.47% and includes recurring fee income
(3) Most recent borrower certified DSCR

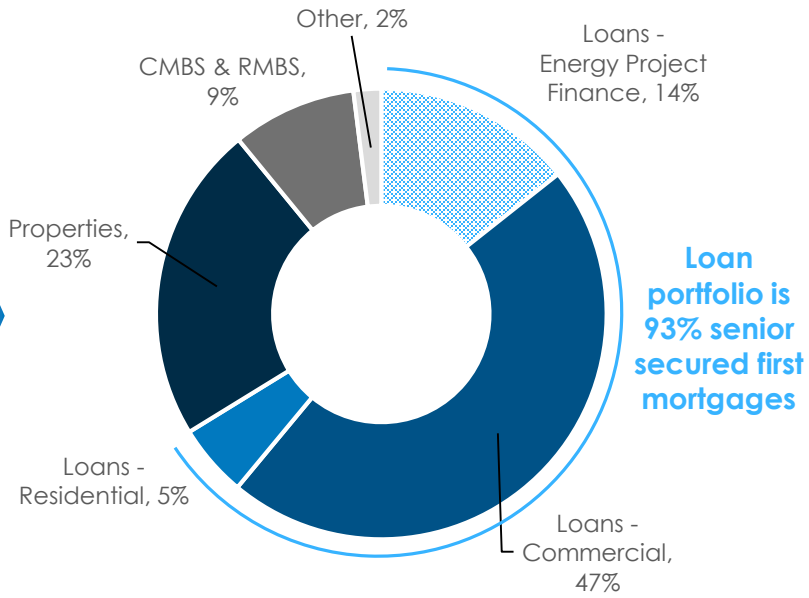
Diversified, Complementary and Scalable Platforms

ASSET BREAKDOWN (1)



Total Assets: $13.0B

PRO FORMA ASSET BREAKDOWN (1)



Total Pro Forma Assets: $15.1B

Note: As of June 30, 2018, unless otherwise noted. Pro-forma for GE Energy Project Finance Debt Business acquisition expected in Q3 2018.
(1) Statistics in pie charts exclude accumulated depreciation and amortization, cash & cash equivalents, restricted cash, loans transferred as secured borrowings, VIE's and other corporate and non-investment assets

STWD's Evolving Strategy

2009
- IPO in August 2009 raised approximately **$1.0B**

2010
- Deployed a total of **$1.7B** of capital in 2010
- Increased aggregate financing capacity under five financing facilities to **$1.1B**

2011
- Deployed a total of **$2.0B** of capital in 2011

2012
- Deployed a total of **$2.6B** of capital in 2012

2013
- Acquired LNR Property LLC for **$0.7B**
- Deployed a total of **$4.1B** of capital in 2013

2014
- Deployed a record **$7.4B** of capital in 2014
- Spun off Starwood Waypoint Residential Trust (NYSE: SFR), which eventually merged with Invitation Homes (NYSE: INVH)
- Commenced strategy of core plus equity investing

2015
- Deployed a total of **$5.8B** of capital in 2015
- Acquired a **$350M** multifamily portfolio located in Florida

2016
- Deployed a total of **$6.4B** of capital in 2016

2017
- Deployed **$7.3B** of capital
- Commenced strategy of non-agency residential mortgage investing

2018
- Deployed **$4.8B** of capital YTD, including a record **$2.8B** in Q2'18
- Announced acquisition of GE Energy Project Finance Debt Business

One SoHo Square
New York, NY



1180 Peachtree
Atlanta, GA



Presidential City
Philadelphia, PA



420 Kent Avenue
Brooklyn, NY



Note: As of June 30, 2018, unless otherwise noted

Starwood Capital Group

A Leading Global Real Estate Investment Firm

STARWOOD CAPITAL GROUP PROFILE

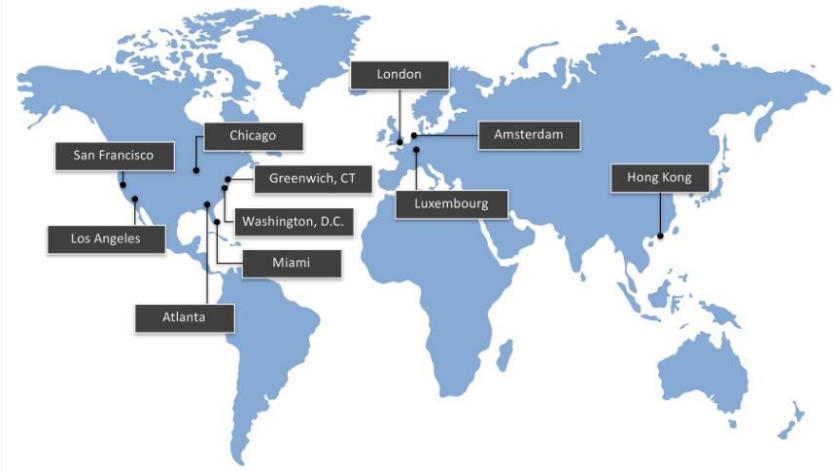
- Founded in 1991 by Barry Sternlicht
- Current assets under management in excess of **$56B**
- Acquired **$97B** of assets over the past **27** years across virtually every major real estate asset class
- Seasoned executive team that has been together for over **24 years** with an average of **32 years** of experience
- Extensive public markets expertise, having guided IPOs for **8** leading companies
- The investment flexibility to shift between real estate asset classes, geographies and positions in the capital stack as risk-reward dynamics evolve over cycles

AFFILIATED BUSINESSES

Real Estate Equity	Performing Real Estate Debt	Energy
STARWOOD CAPITAL GROUP	STARWOOD PROPERTY TRUST	STARWOOD OIL & GAS GROUP
STARWOOD RETAIL PARTNERS	STARWOOD MORTGAGE CAPITAL	
STARWOOD LAND VENTURES, LLC	STARWOOD EUROPEAN FINANCE	STARWOOD ENERGY GROUP
SH GROUP		

GLOBAL FOOTPRINT

Nearly 4,000 professionals in 11 offices and over 8,000 additional employees affiliated with multiple portfolio operating companies



Note: As of June 30, 2018, unless otherwise noted

Starwood Property Trust Organization

Fully Integrated Real Estate Debt Platform with over 300 Dedicated Professionals

STARWOOD PROPERTY TRUST INVESTMENT COMMITTEE	
Jeffrey DiModica President, Starwood Property Trust	**Barry Sternlicht** Chairman and CEO Starwood Capital Group & Starwood Property Trust
Andrew Sossen Chief Operating Officer, Starwood Property Trust	**Jeffrey Dishner** Senior Managing Director and Global Head of Real Estate Acquisitions, Starwood Capital Group
Dennis Schuh Chief Originations Officer, Starwood Property Trust	**Christopher Graham** Senior Managing Director and Head of Real Estate Acquisitions for the Americas, Starwood Capital Group
Mark Cagley Chief Credit Officer, Starwood Property Trust	**Carl Tash** Managing Director, Starwood Capital Group
Cary Carpenter Managing Director, Head of CRE Capital Markets, Trading and Syndication, Starwood Property Trust	**Austin Nowlin** Managing Director, Head of Capital Markets for the Americas, Starwood Capital Group

- Starwood Property Trust's business is supported by over 300 professionals across six offices in Greenwich, New York, Miami, London, Los Angeles and San Francisco across a variety of functions including:
  - **Originations**
  - **Underwriting**
  - **Asset Management**
  - **Loan Servicing**
  - **Surveillance**
  - **Finance/Investor Relations**
  - **Capital Markets/Trading**
  - **Treasury/Risk Management**

Note: As of June 30, 2018, unless otherwise noted

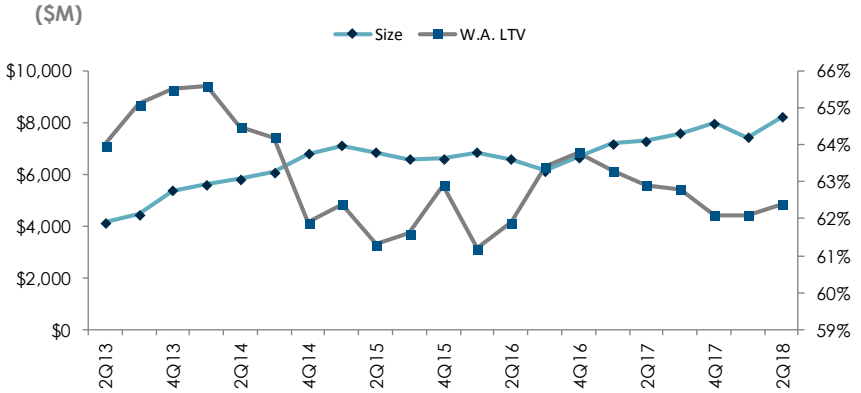
Lending Segment Overview

Leading Provider of First Mortgage and Mezzanine Loans

STWD COMPETITIVE ADVANTAGES

- Reputation, scale and market knowledge
- Information advantage from affiliation with Starwood Capital Group and insight into over $100B of real estate transactions annually
- Decades-long relationships with sponsors, banks and brokers in the CRE community
- Benefits of scale:
  - One-stop financing solution
  - Focus on large transactions
  - Lower cost of capital

PORTFOLIO SIZE[1] VS. W.A. LTV [(2)]



SELECT BORROWER CLIENTS

Jay Paul Company; Angelo, Gordon & Co.; Rockpoint Group; The Witkoff Group; Related; Invesco; Cerberus Capital Management, L.P.; Square Mile Capital Management LLC; Dune Real Estate Partners; Hines; Monday Properties; Ashford Hospitality Trust; GGP; Lincoln Property Company; Garrison Investment Group; Stellar Management; DLJ Real Estate Capital Partners; Chatham Lodging Trust

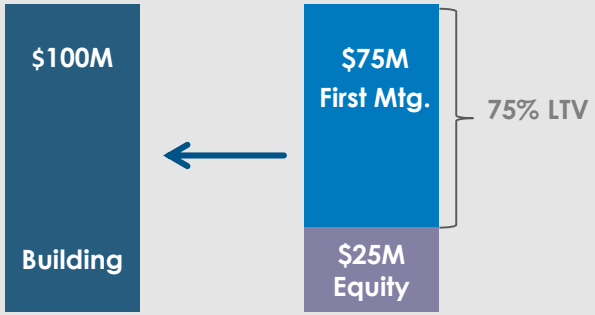
1) Includes lending segment assets as of each period end.
2) As of June 30, 2018. Underlying property values are determined by STWD's management based on its ongoing asset assessments, and loan balances that are the face value of a loan regardless of whether STWD has purchased the loan at a discount or premium to par. For any loans collateralized by ground-up construction projects without significant leasing or units with executed sales contracts, the fully funded loan balance is included in the numerator and the fully budgeted construction cost including costs of acquisition of the property is included in the denominator. For ground up construction loans which have significant leasing or units under contract for sale the fully funded loan balance is included in the numerator with an estimate of the stabilized value upon completion of construction included in the denominator

Lending Segment

Hypothetical Loan Origination And Structuring Process

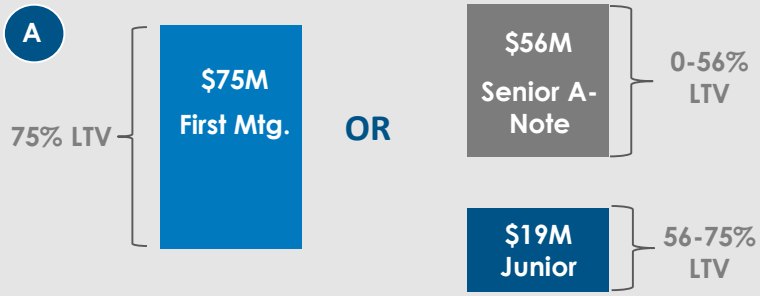
1. Originate Whole Loan

Originate a 75% LTV first mortgage at a rate of L + 3.30%



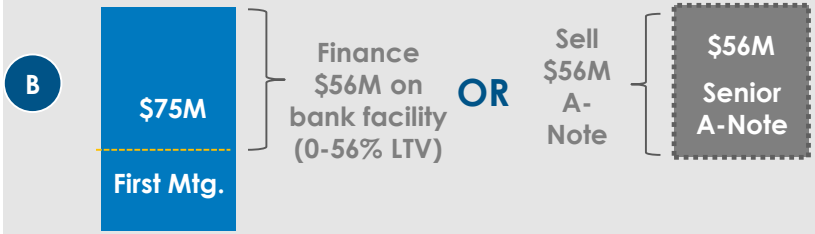
2. Either Retain First Mortgage or Split Into Sr/Jr

Senior tranche has a 56% LTV while the junior tranche remains at 75% LTV



3. Finance First Mortgage or Sell Senior

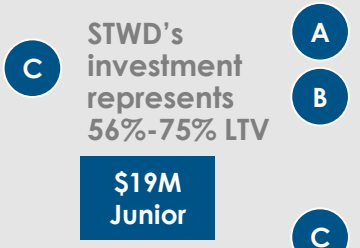
Either finance or sell the 0% - 56% LTV portion of the loan



Assume that STWD can finance the first mortgage or sell 100% of the senior loan at a cost of L + 2.00%

4. Retain Junior Tranche of Loan

STWD benefits from the lower cost of financing on the senior portion of the mortgage



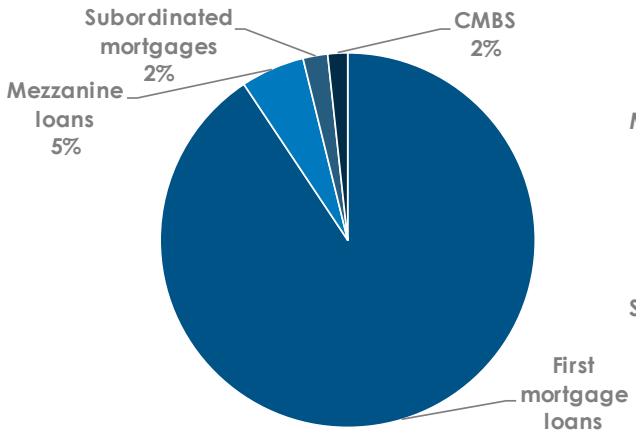
A	Asset Yield (L+)	3.30%
B	Cost of Financing (L+)	(2.00%)
	Net Interest Margin (L+)	1.30%
	Leverage	3.0x
C	IRR to Fully Extended Maturity, incl. Fees[1]	10.8%

1) Assumes 3 year initial term with two one-year extension options, 1-month LIBOR rate of 2.07%, 1.00% origination fee, and 0.25% extension fee

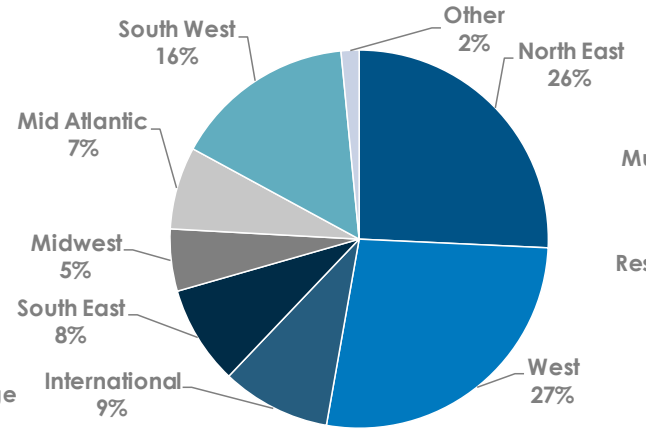
Lending Segment

Diversified Loan Portfolio With Strong Fundamentals

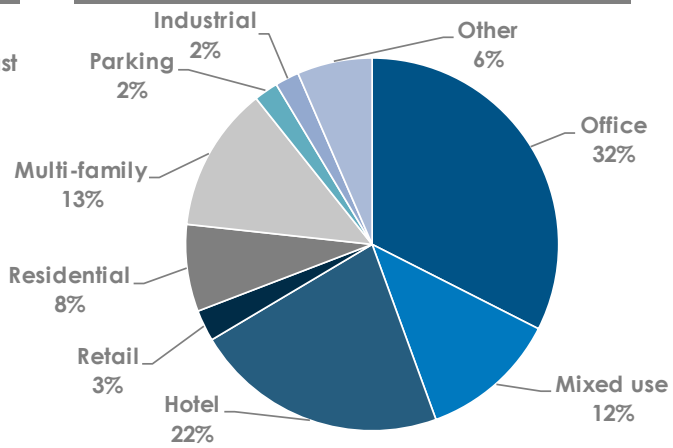
CARRYING VALUE BY LOAN TYPE



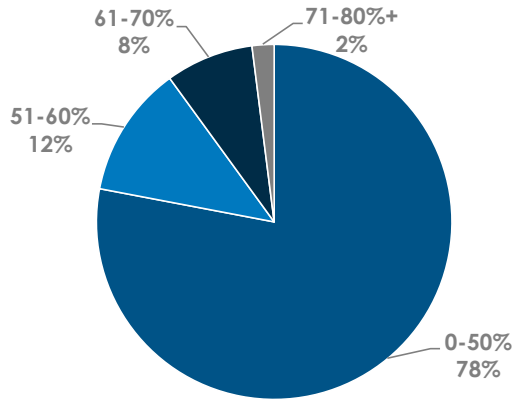
CARRYING VALUE BY REGION (1)



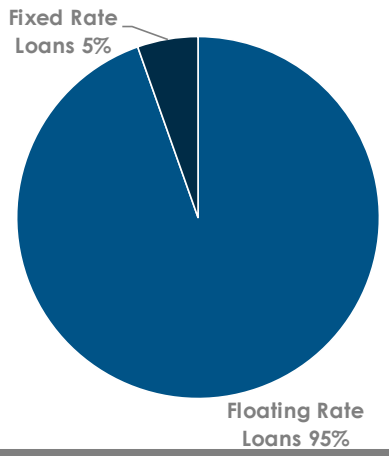
CARRYING VALUE BY PROPERTY TYPE (1)



LOAN PORTFOLIO BALANCES BY LTV OR LTC



FIXED VS. FLOATING MIX



PORTFOLIO METRICS

No. of Loans	96
Carrying Value	$7.0B
Average Loan Size[2]	$113M
W.A. LTV (%)	62.4%
Management-Expected Duration (years)	2.2
Fully-Extended Duration (years)	3.7

Note: As of June 30, 2018, unless otherwise noted

1) Based on carrying value, excluding RMBS and loans held for sale

2) Based on total commitment and inclusive of A-notes sold

Investment Process Overview

In-Depth Underwriting and Management of Real Estate Credit Risk

i ORIGINATION

- Sources deals from borrowers, banks and brokerage community
- Compensation linked to loan performance

ii CREDIT / UNDERWRITING

- Performs independent due diligence on market, property and sponsor and conducts site visits
- Leverages extensive access to commercial real estate data from a multitude of internal and external sources

iii TRANSACTION MANAGEMENT

- Structures, negotiates and conducts legal due diligence
- Manages all transactions from inception through closing with outside counsel

iv INVESTMENT COMMITTEE

- Comprised of the most senior ten members from STWD's and Starwood Capital Group's management teams, including Barry Sternlicht

v ASSET MANAGEMENT

- Over 100 asset management professionals utilize industry leading technology to continually monitor asset performance, market changes and sponsor activity
- Senior management participates in quarterly portfolio reviews evaluating each loan

$0 realized loan losses in nearly $30B of lending segment investments since inception

Note: As of June 30, 2018, unless otherwise noted

Property Segment Overview

High Quality Stabilized Assets with Attractive Current Return Profile

- Focused on investing in high quality real estate with:
  - Stable current cash-on-cash returns
  - Potential for capital appreciation
  - Longer duration of cash flows
  - Natural inflation hedge
- Acquired five major investments totaling approximately **$3.0B**
- Continue to leverage Starwood Capital Group and its acquisition and asset management professionals with expertise across all of the major real estate asset classes globally

SELECT OPERATING STATISTICS (1)

W.A. Occupancy Rate	97.6%
Number of Properties	124
Number of Residential Units	14,790
Total Commercial Square Footage	7.5M

DUBLIN PORTFOLIO





WOODSTAR MULTIFAMILY PORTFOLIO




MEDICAL OFFICE PORTFOLIO





Note: As of June 30, 2018, unless otherwise noted

1) Excludes STWD's 33% ownership interest in the Regional Mall Portfolio

Property Segment Portfolio

($ M)

Investment	Net Carrying Value [1]	Asset Specific Financing	Net Investment	Occupancy Rate	Weighted Average Lease Term
Wholly-Owned:					
Various, U.S. - Medical Office	$ 760	$ 484	$ 277	92.7%	6.3 years
Dublin, Ireland - Office	511	327	184	99.8%	10.2 years
Dublin, Ireland - Multi-family residential	19	12	7	97.0%	0.4 years
Southeast, U.S. - Multi-family residential	620	408	212	98.6%	0.5 years
Various, U.S. - Retail & Industrial	505	262	243	100.0%	23.8 years
Southeast, U.S. - DownREIT Portfolio	566	420	146	99.3%	0.5 years
Subtotal - Undepreciated Carrying Value	**$ 2,981**	**$ 1,912**	**$ 1,068**		
Accumulated Depreciation and Amortization	(200)	-	(200)		
Net Carrying Value	**$ 2,780**	**$ 1,912**	**$ 868**		
Joint Venture:					
Investment in unconsolidated entity - Retail	110	-	110		
Total	**$ 2,891**	**$ 1,912**	**$ 978**		

Note: As of June 30, 2018, unless otherwise noted

1) For wholly-owned assets, amount includes properties and intangibles

Investing & Servicing Segment Overview

Leading CMBS Investor, Special Servicer and Conduit Originator

SPECIAL SERVICING OF CMBS LOANS

- One of the largest CMBS special servicers in the U.S.
- Named special servicer on 164 trusts with a collateral balance of $74B
- $8.9B of loans and real estate owned currently in special servicing

CMBS INVESTING

- 20-year track record of real estate debt investing spanning several cycles
- Purchase new issue CMBS B-pieces and legacy bonds for yield and servicing control
- $1B portfolio carrying value

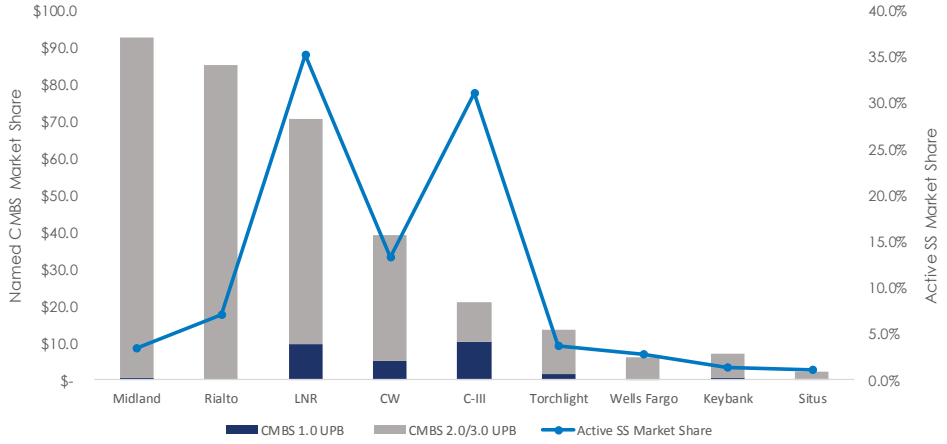
CONDUIT LOAN ORIGINATION

- Originate conduit loans for securitization into CMBS transactions
- Average loan size of $10-15M
- $397M in 2 securitizations in Q2'18

PROPERTY PORTFOLIO

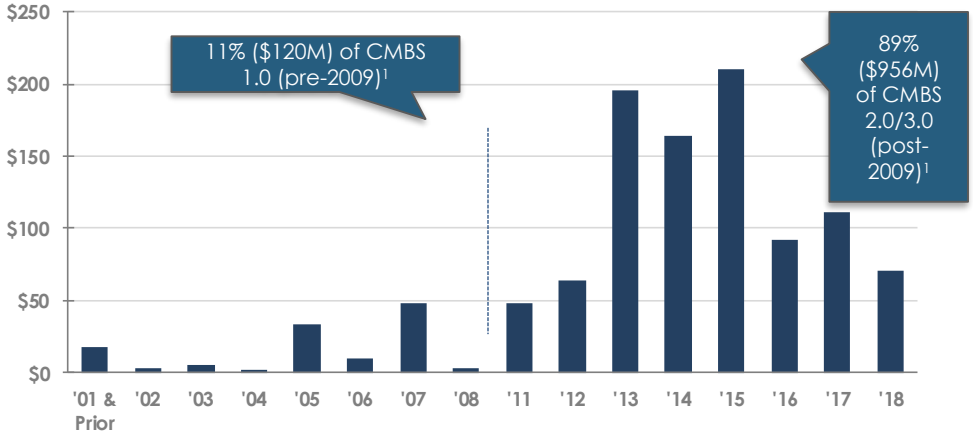
- Proprietary ability to purchase properties from CMBS trusts
- $373M investment balance

SPECIAL SERVICER MARKET SHARE



Source: Trepp and rating agency reports

STWD OWNED CMBS BY VINTAGE ($M)



Note: As of June 30, 2018, unless otherwise noted; Balances reflect fair market value

1) CMBS 1.0 deals were originated in 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 deals

Investment & Servicing Segment Advantages

THE POWER OF EXPERIENCE

- The longest serving investor in subordinate CMBS; persevered through every real estate cycle since 1991
- Senior management in the Investing & Servicing segment averages **15+** years with the company and **26+** years of industry experience
- Over **300** employees support STWD's investing and servicing activities
- The servicer has resolved over **6,438** non-performing assets with a total principal balance of over **$73.2B** since inception

UNDERWRITING PROCESS

- Since 2013 the segment has deployed over **$9.3B** of capital
- In evaluating a new CMBS investment, STWD utilizes the depth of experience of its employee base and its proprietary database on over **100,000** loans
- STWD's due diligence process is supported by an unmatched capacity – its ability to underwrite **300 – 600** commercial loans within a six-week timeframe, utilizing more than **200** professionals around the country and deep relationships with the CRE brokerage and sponsor community

Note: As of June 30, 2018, unless otherwise noted

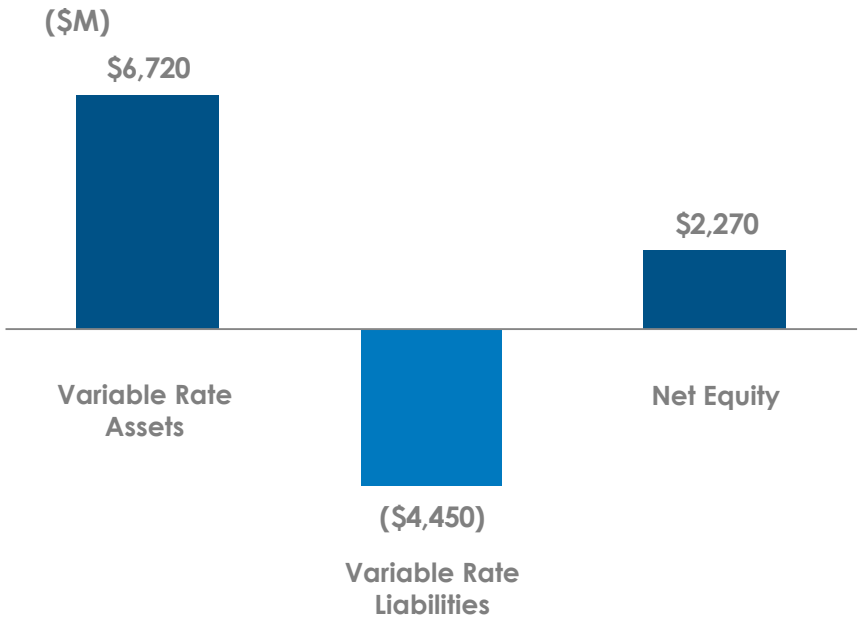
Established Culture of Managing Risk

BEST-IN-CLASS MARKET RISK MANAGEMENT POLICIES	
Credit Risk	• Comprehensive underwriting and asset management processes • Special servicer provides a unique natural credit hedge as more loans fall into special servicing upon credit deterioration
Interest Rate Risk	• 95% of portfolio is indexed to LIBOR • 92% of the floating rate loan portfolio benefits from having a LIBOR floor at an average of 0.83% • Where fixed rate loan portfolio is financed using floating rate liabilities, 100% of the floating rate exposure is hedged back to fixed
Currency Risk	• Fully hedge expected cash flows from assets denominated in foreign currency

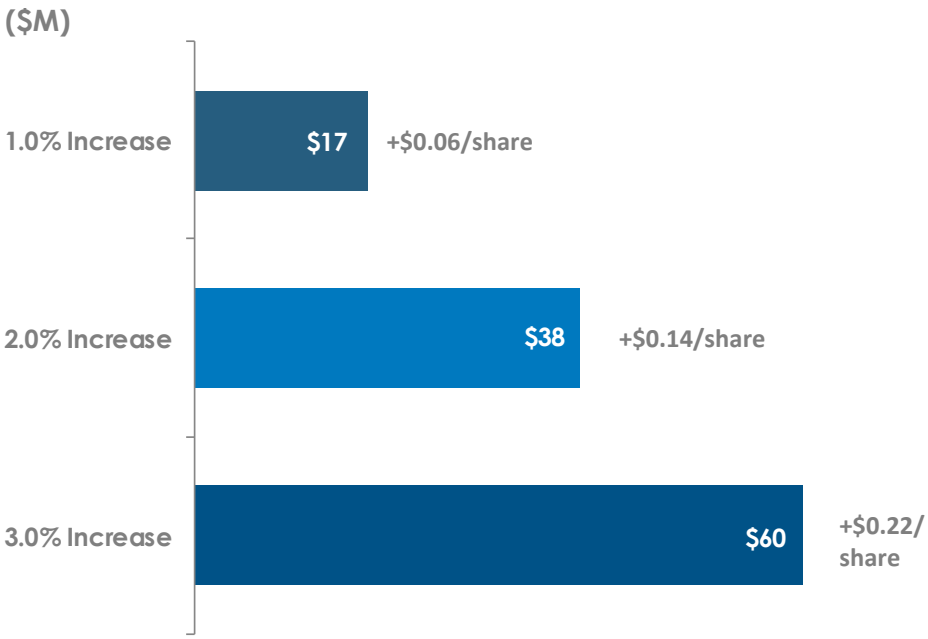
Note: As of June 30, 2018, unless otherwise noted

Well-Positioned to Benefit from a Rising Interest Rate Environment

VARIABLE RATE ASSETS & LIABILITIES (1)



CASH FLOW SENSITIVITY TO CHANGES IN LIBOR (1)



Incremental benefit expected to be realized by special servicer

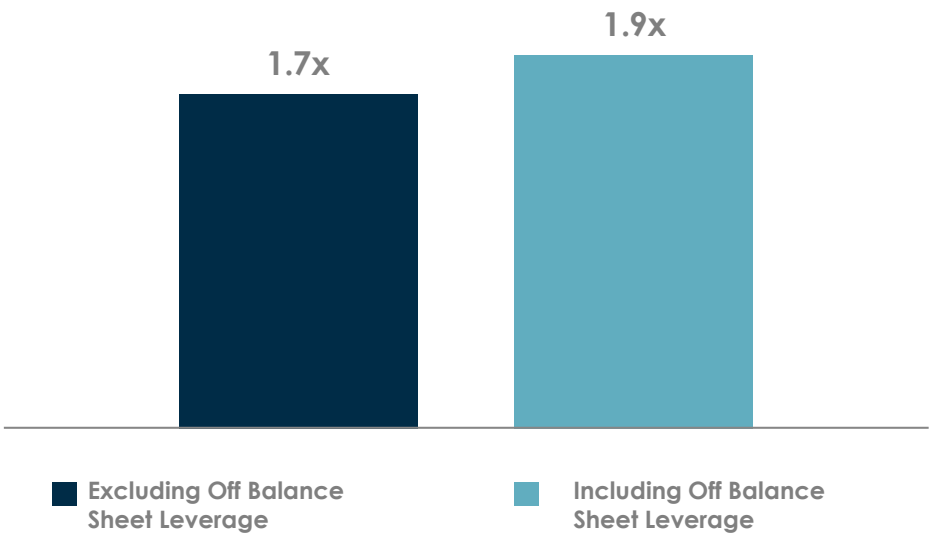
NOTE: As of June 30, 2018, unless otherwise noted

1) Includes all variable rate loans, held-to-maturity CMBS, variable rate debt and interest rate hedging instruments across all business segments. Excludes fixed rate loans, real estate properties, intangible assets, fixed rate debt, and other instruments which are not variable rate

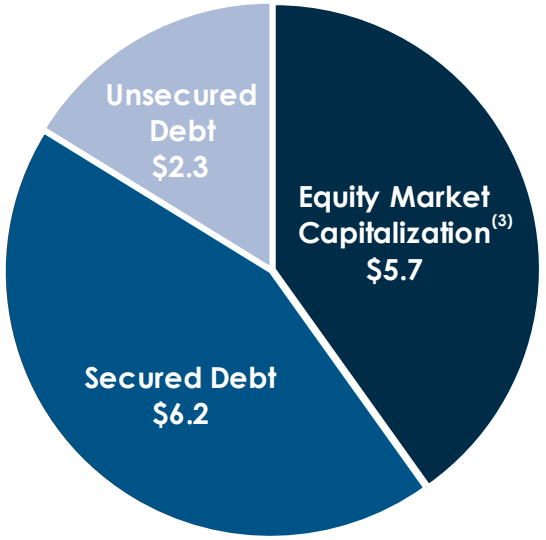
Conservative Balance Sheet

Utilize a Combination of Secured Asset-Level, Unsecured and Off Balance Sheet Debt

DEBT-TO-EQUITY RATIOS (1)



CAPITALIZATION



NOTE: As of June 30, 2018, unless otherwise indicated

1) Debt represents $8.5B of secured and unsecured financing agreements at June 30, 2018. Equity represents undepreciated equity, which equals $4.7B of GAAP equity including non-controlling interests and increased for $237.4M of accumulated depreciation and amortization at June 30, 2018. Debt reduced for cash of $234.5M at June 30, 2018. Structural leverage represents structural leverage on large loan business
2) Excludes Borrowings on transferred loans
3) As of June 30, 2018

Total Debt Capacity

Over $12.5 Billion of On-Balance Sheet Debt Capacity Not Including A-Note Syndications

US$ (M)

Type	Maximum Facility Size	Debt Obligations: Drawn [1]	Debt Obligations: Available Capacity
Asset Specific Financing:			
Large Loans	$ 6,126	$ 2,873	$ 3,253
Property Segment	1,965	1,932	33
Conduit Loans, Residential	698	498	200
Conduit Loans, Commercial	350	168	182
MBS	493	295	198
REO Portfolio	218	197	21
Subtotal - Asset Specific Financing	**$ 9,850**	**$ 5,963**	**$ 3,887**
Corporate Debt:			
Convertible Senior Notes	$ 591	$ 591	$ -
Senior Unsecured Notes	1,700	1,700	-
Term Loan	300	300	-
Revolving Secured Financing	100	-	100
Subtotal - Corporate Debt	**$ 2,691**	**$ 2,591**	**$ 100**
TOTAL DEBT:	**$ 12,541**	**$ 8,554**	**$ 3,987**

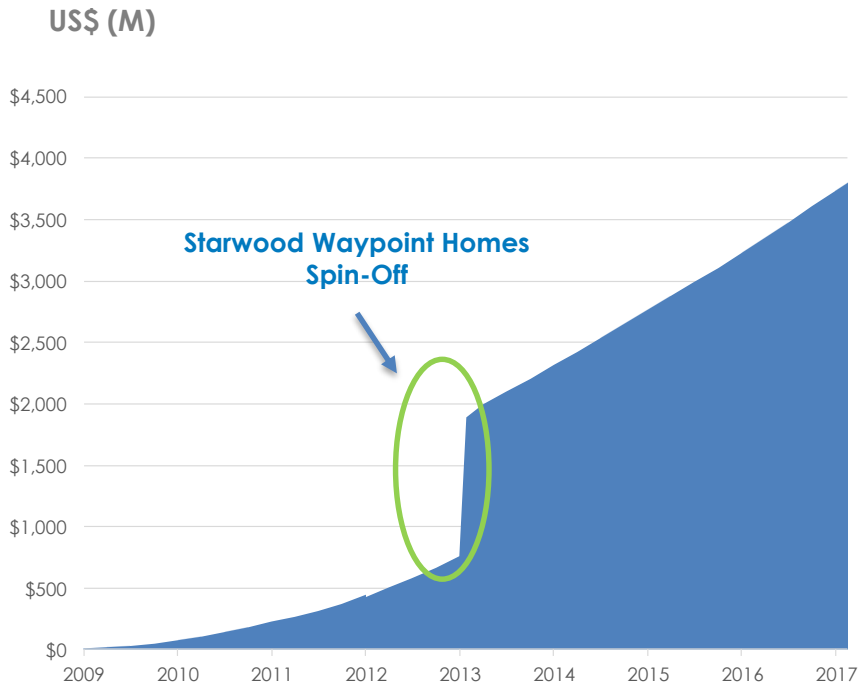
NOTE: As of June 30, 2018, unless otherwise indicated

1) Drawn amounts exclude discounts / premiums and unamortized deferred financing costs

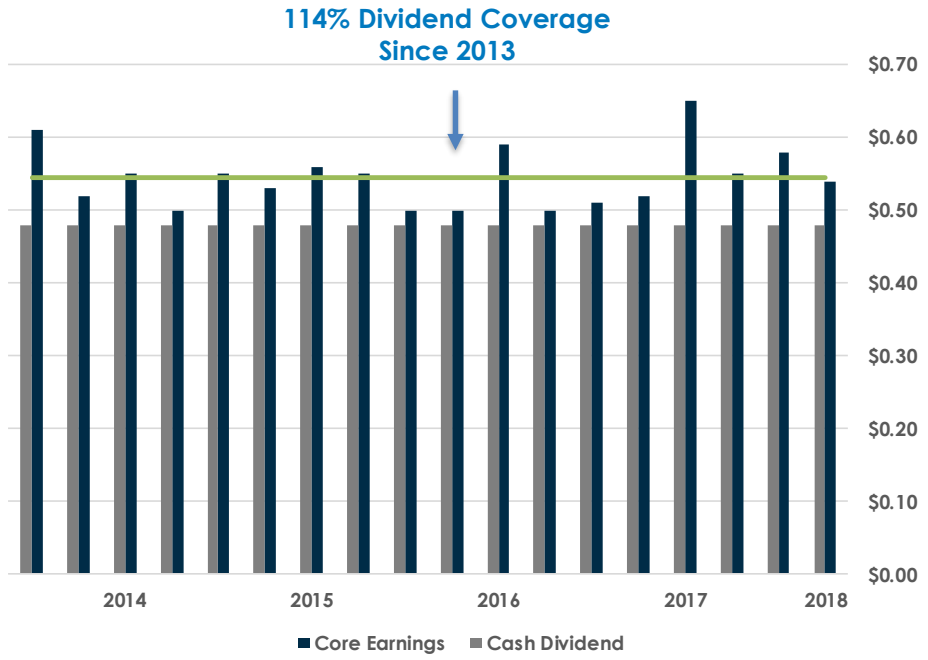
Excellent Returns with Acceptable Risk

Distributed Over $3.9B in Dividends[(1)] Since Inception Generating Sector-Leading Total Returns For Shareholders of 12% Per Year[(2)]

CUMULATIVE DIVIDENDS [(1)]



DIVIDEND COVERAGE



NOTE: As of August 27, 2018, unless otherwise noted

1) Inclusive of Starwood Waypoint Homes (NYSE: SFR) 2014 stock distribution. Spin-off was completed on 2/3/14 and valued at $1,131.7M. Shares are now trading as Invitation Homes (NYSE: INVH).
2) Source: Bloomberg. Total returns include reinvestment of common dividends.

STWD: A Premier Multi-Cylinder Platform

- Scaling Existing Businesses
- Developing New Businesses Internally
- Exploring New Asset Classes
- Geographic Expansion

Building the Premier Multi-Cylinder Finance Company Primarily Focused on the Real Estate Industry

Future growth opportunities will come from a combination of leveraging STWD's existing platform and pursuing new investments with meaningful synergies with Starwood Capital Group's core competencies


STARWOOD
PROPERTY TRUST
NYSE : STWD