

STARWOOD PROPERTY TRUST, INC. ANNOUNCES PRICING OF INITIAL PUBLIC OFFERING

Greenwich, CT – August 12, 2009 – Starwood Property Trust, Inc. announced today the pricing of its initial public offering of 40,500,000 shares of common stock at \$20.00 per share. The shares will begin trading today on the New York Stock Exchange under the symbol “STWD.” The underwriters have been granted a 30-day option to purchase up to an additional 6,075,000 shares at the public offering price, less the underwriting discount, to cover overallotments, if any.

Starwood Property Trust, Inc. will be externally managed and advised by SPT Management, LLC, an affiliate of Starwood Capital Group – a privately-held private equity firm which has invested \$6.8 billion of equity capital in most major sectors of real estate across the capital structure, representing approximately \$20.2 billion in assets since inception, as of March 31, 2009. Starwood Capital Group was founded and is controlled by Barry Sternlicht. Concurrent with the completion of the initial public offering, SPT Investment, LLC, an affiliate of Starwood Capital Group, which is controlled by Mr. Sternlicht, will purchase 1,000,000 shares of common stock at the same \$20.00 per share in a private placement.

The gross proceeds of the initial public offering and concurrent private placement, before the underwriting discount and expenses related to the offering, are expected to be approximately \$830 million, assuming the overallotment option is not exercised. Starwood Property Trust, Inc. intends to use the net proceeds from the offering to originate, finance and invest in commercial mortgage loans and other commercial real estate-related debt investments.

BofA Merrill Lynch, Deutsche Bank Securities and Citi are the joint book-running managers for the offering. Barclays Capital, Wells Fargo Securities, Calyon Securities (USA) Inc., Cantor Fitzgerald & Co., Piper Jaffray and Scotia Capital are acting as co-managers.

A registration statement relating to these securities was declared effective by the U.S. Securities and Exchange Commission. Copies of the prospectus related to the offering may be obtained, when available, by contacting BofA Merrill Lynch., Attention: Prospectus Department, 4 World Financial Center, New York, New York 10080, or by calling 1-212-449-1000; Deutsche Bank Securities, Attention: Prospectus Department, 100 Plaza One, Jersey City, New Jersey 07311, or by calling 1-800-503-4611; or Citi, Attention: Prospectus Department, Brooklyn Army Terminal, 140 58th Street, 8th Floor, Brooklyn, New York 11220, or by calling 1-800-831-9146.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any state or jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction.

About Starwood Property Trust, Inc.

Starwood Property Trust, Inc. is a newly formed company that is focused primarily on originating, investing in, financing and managing commercial mortgage loans and other commercial real estate-related debt investments. Starwood Property Trust, Inc. will be externally managed and advised by SPT Management, LLC, an affiliate of Starwood Capital Group and intends to elect to be taxed as a real estate investment trust (REIT) for U.S. federal income tax purposes.

Media Contact

Tom Johnson
Abernathy MacGregor Group
(212) 371-5999