

Starwood Capital Group Closes Private-Credit Focused Vehicles at Total Valuation of \$2.86 Billion



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Starwood Capital Group →
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MIAMI BEACH, Fla., June 3, 2025 /PRNewswire/ -- Starwood Capital Group ("Starwood Capital"), a leading global private investment firm, today announced the closings of its latest private credit-focused vehicles: **Starwood Real Estate Debt Strategies U.S. ("SREDS")**, **Starwood European Real Estate Debt Finance II ("SEREDF II")**, and **Starwood Australian Real Estate Debt Finance Trust I ("SAREDF")**. Together with related co-investment vehicles, these closings represent total capital commitments of **\$2.86 billion**.

The successful completion of these fundraises mark a significant milestone in the continued expansion of Starwood Capital's global real estate credit business. Since its inception in 1991, Starwood Capital has been a leader in the real estate credit markets as both a lender and borrower. Through its private investment vehicles and Starwood Property Trust (NYSE:**STWD**), the Firm has completed over \$100 billion of lending transactions since 2010.

Starwood Capital operates a fully integrated real estate lending platform, encompassing originations, underwriting, portfolio management, capital markets and legal functions, supported by a dedicated team of more than 60 professionals. With access to multiple sources of financing and a team of seasoned real estate and capital markets professionals, the Firm is well-positioned to deliver customized, creative financing solutions to borrowers across market cycles.


"We're incredibly excited to leverage our team's expertise and continue building on Starwood Capital's long-standing success in real estate credit," said Barry Sternlicht, Chairman and CEO of Starwood Capital. "As traditional lenders pull back in the face of regulatory and macroeconomic headwinds, Starwood Capital's depth of experience uniquely positions us to provide flexible, high-quality financing solutions at compelling yields through a variety of credit products."

Jonathan Pollack, President of Starwood Capital, added, "Our scale, expertise, and ability to act decisively enables us to deliver strong risk-adjusted returns for our investors. These fund closings reflect deep confidence in our platform and strategy from our global partners."

About Starwood Capital Group

Starwood Capital Group is a private investment firm with a core focus on real assets globally. Since its inception in 1991, Starwood Capital Group has raised over \$85 billion of capital, and currently has ~\$115 billion of assets under management. Through a series of comingled opportunity funds and Starwood Real Estate Income Trust, Inc. (SREIT), a non-listed REIT, the Firm has invested in virtually every category of real estate on a global basis, opportunistically shifting asset classes, geographies and positions in the capital stack as it perceives risk/reward dynamics to be evolving.

Starwood Capital also manages Starwood Property Trust (NYSE: **STWD**), the largest commercial mortgage real estate investment trust in the United States, which has successfully deployed over \$102 billion of capital since inception and manages a portfolio of over \$25 billion across debt and equity investments. Additionally, Starwood Capital manages over \$4 billion in several private debt funds investing across the globe.

Starwood's large, owned portfolio and its active affiliates provide significant real-time information that can be acted on, across asset classes and geographies. These affiliates include: Highmark Residential - 
Starwood's in-house property management company with over 2,000 people, Starwood Digital Ventures –

Starwood's in-house data center platform with over 70 people fully dedicated to Starwood's data center investment strategy, Starwood Hotels – Starwood's affiliated hotel brand management team with over 3,500 employees, Essex Title – which acts as a title agent for one or more underwriters in issuing title policies and/or providing support services, and Starwood Oil & Gas – which leverages Starwood's industry knowledge and extensive transactional experience to capitalize on conventional and unconventional assets in North America. Over the past 33 years, Starwood Capital Group and its affiliates have successfully executed an investment strategy that involves building enterprises in both the private and public markets.

Additional information can be found at www.starwoodcapital.com, www.starwoodnav.reit, www.starwoodpropertytrust.com and www.starwoodhotels.com.

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