

## **Starwood Real Estate Income Trust, Inc. Publicly Files Registration Statement for Proposed Initial Public Offering**

**Miami, FL (October 18, 2017)** – Starwood Real Estate Income Trust, Inc. (“Starwood REIT”) today announced that it has filed a registration statement on Form S-11 with the U.S. Securities and Exchange Commission for a proposed initial public offering of Class D, Class I, Class S and Class T shares of its common stock. Starwood REIT, which is externally managed by an affiliate of Starwood Capital Group, is offering up to \$4,000,000,000 in shares of its common stock in its primary offering, and up to \$1,000,000,000 in shares of its common stock pursuant to its distribution reinvestment plan.

Starwood REIT will be a diversified vehicle focusing on acquiring stabilized, income-oriented commercial real estate in both primary and secondary markets in the United States, with an ability to also invest in Europe. It intends to qualify as a real estate investment trust for federal income tax purposes. Shares will be offered on a continuous basis at a price generally equal to the net asset value per share of each class of common stock, updated monthly.

Starwood Capital, L.L.C. will act as the dealer manager for the offering on a best efforts basis and will engage selected broker-dealers to participate in the distribution of the shares to individual investors. Copies of the prospectus relating to the offering may be obtained, when available, from Starwood Capital, L.L.C. at 591 W. Putnam Ave., Greenwich, CT 06830.

A registration statement relating to these securities has been filed with the U.S. Securities and Exchange Commission but has not yet become effective. These securities may not be sold nor may offers to buy be accepted prior to the time the registration statement becomes effective.

This press release contains 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. These statements are based upon Starwood REIT’s current expectations and speak only as of the date hereof. Starwood REIT’s actual results may differ materially and adversely from those expressed in any forward-looking statements as a result of various factors and uncertainties including those relating to future economic, competitive and market conditions and future business decisions by Starwood REIT. Starwood REIT undertakes no obligation to revise or update publicly any forward-looking statements for any reason.

**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 THE SECURITIES DESCRIBED HEREIN 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. AN OFFERING IS MADE ONLY BY THE PROSPECTUS WHICH FORMS A PART OF THE REGISTRATION STATEMENT. THIS PRESS RELEASE MUST BE READ IN CONJUNCTION WITH THE PROSPECTUS IN ORDER TO FULLY UNDERSTAND ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH THE PROSPECTUS RELATES. A COPY OF THE PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH ANY OFFERING. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common stock, determined if the prospectus is truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense.**

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