STARWOOD
REAL ESTATE INCOME TRUST

APRIL 16, 2025

Starwood Real Estate Income Trust ("SREIT")

2024 Year-End Stockholder Letter

Dear SREIT Stockholder,

2024 Performance

Through year-end 2024, SREIT's Class I shares have delivered an inception-to-date annualized return of +6.8%. Calendar year 2024 total return for the Class I shares was +0.2%. For the fifth consecutive year, 100% of SREIT's distributions in 2024 were characterized as a Return of Capital ("ROC") for federal income tax purposes. Our annualized distribution rate is 5.7% which equates to approximately 9.7% on a tax-equivalent basis for investors in the highest income tax bracket.

Performance for the year was impacted by interest rates, both positively and negatively. Short-term interest rates (SOFR) declined with the Federal Reserve's three rate cuts beginning in September. Lower rates, combined with a sense that the worst is behind us, led to lower credit spreads and overall borrowing costs. This helped to stabilize asset values. In fact, third-party valuations for SREIT's portfolio were up in each of the last four quarters. The offset to lower short-term rates was a negative impact to the mark-to-market value of our interest rate hedges, which are in-place to protect distributable cash flow. Excluding these hedges, SREIT's 2024 total net return would have been +2.4%, underscoring the positive direction of real estate values.

Portfolio

While rent growth slowed throughout the year due to elevated supply deliveries, fundamentals in SREIT's portfolio remained solid with market leading +5.1% same-store cash flow (NOI) growth while maintaining 94% occupancy. Revenue growth in our two largest reporting segments (rental housing and industrial) outperformed the top 50 markets average by more than 3.0% on a combined basis.[5] This outperformance was primarily driven by our unique affordable housing portfolio within rental residential (which benefits from inflation and wage indexed rents) and allocation to in-fill, last mile and infrastructure centric industrial investments (which experienced lower levels of new supply growth). Bigger picture, supply/demand fundamentals for rental housing continue to benefit from an estimated four to five-million-unit shortfall and falling supply while industrial continues to benefit from the growth in e-commerce and the need to deliver products to consumers faster.

SREIT Highlights

as of December 31, 2024

6.8%
Annualized Net Return for Class I since inception in December 2018[1]

5.7%
Annualized Distribution Rate for Class I Share[2]

5.1%
Market Leading Same-Store Cash Flow Growth (Net Operating Income "NOI")[3]

100%
of 2024 distributions characterized as Return of Capital ("ROC")[4]

We believe SREIT's portfolio is strategically positioned, with 92% allocated to asset classes with strong long-term fundamentals, including rental housing, industrial, and floating-rate real estate loans. In addition, our assets are 80% located in the Sunbelt markets, which benefit from outsized long-term demand drivers including population growth, job growth, income growth, and superior affordability. Another 8% is invested internationally for diversification and in markets that typically enjoy higher barriers to new supply.

Across SREIT's balance sheet, we have emphasized downside protection with approximately 88% of our secured property debt currently being fixed-rate or hedged, and having three-and-a-half years of duration remaining. Due to an improving capital markets environment, we are looking to be opportunistic in extending loan maturities and, in several cases, reducing credit spreads. For example, we recently executed an early refinancing of the $1.2 billion loan on our extended stay hotel portfolio through March 2030 with a spread that is more than 110 bps inside previous levels, generating meaningful interest savings and increasing cash-on-cash yields. At present, our portfolio has an average cost of debt of approximately 3.8% with limited near-term loan maturities. A major challenge for most investors in this environment has been caused by maturing debt or unhedged interest rates, and we believe we are well-positioned from this perspective.

Outlook

As we look to 2025 and beyond, we expect to see continued cash flow growth due to several factors. We believe supply and demand fundamentals should continue to improve as new supply starts have declined 60-70% in the multifamily and industrial sectors. The realization of lower deliveries should begin to take hold and be reflected in rising rents in late 2025 / early 2026 market-by-market. In the meantime, demand for multifamily apartments remains robust with national absorption levels near 20-year highs. Affordability continues to play a key positive role in driving demand. SREIT's average multifamily rent is nearly half that of the median U.S. mortgage payment. Wage growth has also outpaced rent growth, improving the rent-to-income ratio of our portfolio, which now stands at a very healthy 21% in our market-rate apartment portfolio, providing significant room for future rent increases. Since affordable housing rents are formulaic (tied to inflation and wage growth) and a portion of SREIT's historical allowable rent increases have been deferred into the future, we have good visibility into continued mid-single-digit rent growth for this part of the portfolio in 2025. Similarly, within our industrial portfolio our releasing spreads were +50% throughout 2024 and rents remain approximately 20% below market, which should also allow for continued cash flow growth as leases roll over the next several years.

Liquidity

We continue to work on generating sufficient liquidity for those investors seeking redemptions, while also staying focused on protecting and maximizing value for the majority of SREIT stockholders who remain invested. This requires picking the right spots to generate liquidity as the markets continue to improve.

SREIT's current liquidity as of February 28, 2025 stands at approximately $0.8 billion, representing 8.4% of NAV. From December 2024 to March 2025, we successfully executed select asset sales totaling $1.4 billion (gross). Additionally, another $0.1 billion (gross) in asset sales have been awarded to buyers or are under contract, with closings expected within the next 30 to 60 days. From a timing standpoint, our decision to wait for the first Fed rate cuts proved to be the right one. The capital markets between September and November 2024 provided an attractive window for asset sales, as short-term rates declined and investor demand was strong. Once these asset sales are finalized, we expect total liquidity to increase to $0.9 billion, or approximately 10% of SREIT's NAV. We will continue to evaluate additional select asset sales and other strategic initiatives to strengthen liquidity throughout the year as market conditions allow.

Amid today's economic uncertainty and stock market volatility, real estate offers tangible, income-generating assets with low correlation to public market fluctuations, making it an effective portfolio diversifier. SREIT owns high-quality real estate in top performing markets with a sound balance sheet. With improving real estate fundamentals and declining competitive yields, we believe SREIT remains an attractive investment for those seeking stable, tax efficient income and long-term growth.

Thank you for your continued partnership and support.

Key Takeaways

01 Strong Portfolio Construction

- Well-positioned portfolio with strong long-term fundamentals and prospects for future growth
- Market leading **5.1%** same-store NOI growth
- Strong balance sheet: **3.8%** weighted average interest rate and only **7%** of loans maturing in 2025

02 Stable, Attractive Income

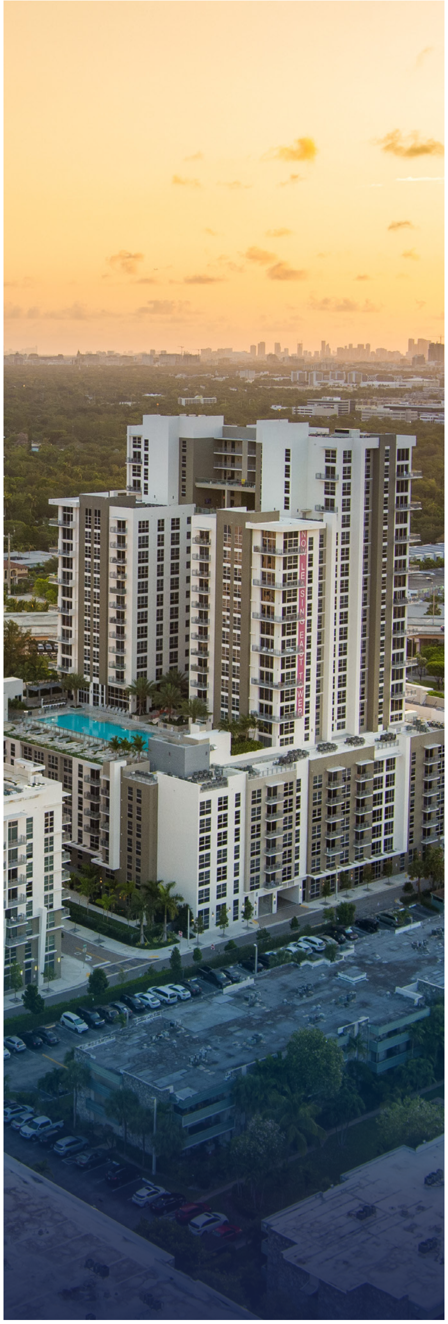
- **5.7%** annualized distribution rate (Class I share)
- Approximately **9.7%** on a tax equivalent basis
- SREIT's yield becoming attractive again with lower expected short-term rates; i.e. paid well to wait while markets recover

03 Market Dynamics Continue to Improve

- Real estate markets at or near bottom
- New construction starts across SREIT's core sectors are down significantly
- Lower borrowing cost are beginning to improve the capital markets

04 Focused on Transparency and Putting Investors First

- Continue to have high conviction in SREIT's portfolio, strategy and structure
- Using Starwood's **30+** years of real estate experience to protect and maximize value for stockholders



2024 SREIT Highlights

Key Portfolio Metrics

as of December 31, 2024

$23.9B
Total Asset Value[6]

$9.2B
Net Asset Value[7]

658
Number of Properties

94%
Occupancy[8]

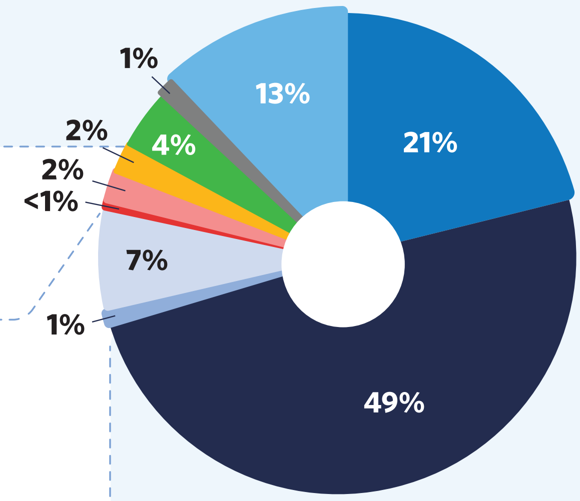
58%
Leverage[9]

Asset Class Selection

92% Allocated to Asset Classes with Strong Long-Term Fundamentals

88% Rental Housing, Industrial and Real Estate Loans

4% Other sectors with strong long-term fundamentals



- Market-Rate Apartments
- Affordable Housing
- Industrial
- Single-Family Rental
- Real Estate Loans
- Self-Storage
- Extended Stay
- Hotel
- Office
- Other

Other includes Medical Office and Retail

Market Selection

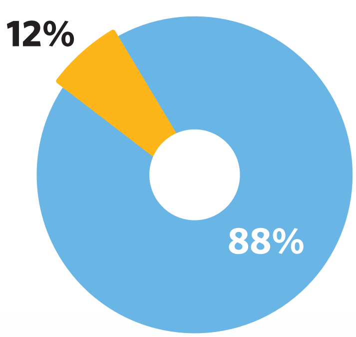
~80%
Concentrated in the Southeast and Southwest U.S.

~30%
In the Two Fastest Growing States: Florida and Texas

8%
In International Markets for Further Diversification

Debt Structuring

SREIT Balance Sheet



3.8%
Weighted Average Interest Rate

3.6 years
Average Remaining Duration

- **Fixed-Rate or Hedged***
- **Floating-Rate**

* Secured property debt; includes fixed-rate debt plus floating rate debt that is hedged with interest rate caps and swaps that are lower than the current SOFR rate.

Only 7% of SREIT's Debt Financing is rolling through 2025

2024 Asset Class Performance Highlights

	Revenue Growth	Occupancy
Rental Housing (71% of AUM)		
	3% Blended rent growth	**95%**
Industrial (13% of AUM)		
	50% T12 releasing spreads	**96%**
	20% Below market rents	
Real Estate Loans (4% of AUM)		
	12% Yield	

2024 Performance Summary Total Returns (% Net of Fees)[10]

	2024 Total Return	Annualized Inception to Date (ITD)	Annualized Distribution Rate[8]
Class I	0.20%	6.79%	5.73%
Class D (No Sales Load)*	-0.12%	6.37%	5.55%
Class D (With Sales Load)**	-1.59%	6.10%	
Class S (No Sales Load)*	-0.65%	6.02%	4.82%
Class S (With Sales Load)**	-4.01%	5.41%	
Class T (No Sales Load)*	-0.62%	6.06%	4.82%
Class T (With Sales Load)**	-3.98%	5.46%	

* Returns are net of stockholder servicing fee.

** Assumes payment of the full upfront sales charge at initial subscription (1.5% for the Class D shares and 3.5% for Class S and Class T shares) and are net of stockholder servicing fees.

Disclosures

Notes: Past performance does not predict future returns. Financial data is estimated and unaudited. All figures are as of December 31, 2024 unless otherwise noted. Opinions expressed reflect the current opinions of SREIT as of the date appearing in the materials only and are based on SREIT's opinions of the current market environment, which is subject to change. Certain information contained in the materials discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as research or investment advice.

Select Images: The selected images of certain SREIT investments are provided for illustrative purposes only, are not representative of all SREIT investments of a given property type and are not representative of SREIT's entire portfolio.

Starwood Proprietary Data: Certain information and data provided herein is based on Starwood's proprietary knowledge and data. Such proprietary market data is used by Starwood to evaluate market trends as well as to underwrite potential and existing investments. While Starwood currently believes that such information is reliable for purposes used herein, it is subject to change, and reflects Starwood's opinion as to whether the amount, nature and quality of the data is sufficient for the applicable conclusion, and no representations are made as to the accuracy or completeness thereof.

1. Represents Class I shares. For more information on SREIT's performance, please visit www.starwoodnav.reit/performance. Returns shown reflect the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any distribution per share declared in the period. All returns shown assume reinvestment of distributions pursuant to SREIT's distribution reinvestment plan, are derived from unaudited financial information and are net of all SREIT expenses, including general and administrative expenses, transaction related expenses, management fees, performance participation allocation, and share class specific fees, but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year. Past performance is historical and not a guarantee of future results. The returns have been prepared using unaudited data and valuations of the underlying investments in SREIT's portfolio, which are estimates of fair value and form the basis for SREIT's NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated. The inception dates for the Class I, S, D and T shares are December 21, 2018.

2. Reflects the current month's distribution annualized and divided by the prior month's net asset value, which is inclusive of all fees and expenses. Our inception to date cash flows from operating activities funded 100% of our distributions. Distributions are not guaranteed and may be sourced from non-income items.

3. Net Operating Income ("NOI") is a supplemental non-Generally Accepted Accounting Principles ("GAAP") measure of our property operating results that we believe is meaningful because it enables management to evaluate the impact of occupancy, rents, leasing activity, and other controllable property operating results at our real estate. We define NOI as operating revenues less operating expenses, which excludes (i) impairment of investments in real estate, (ii) depreciation and amortization, (iii) straight-line rental income and expense amortization, (iv) amortization of above- and below-market lease intangibles, net, (v) lease termination fees, (vi) property expenses not core to the operations of such properties, and (vii) other non-property related revenue and expense items such as (a) general and administrative expenses, (b) management fees, (c) performance participation allocation, (d) loss from unconsolidated real estate ventures, (e) income from investments in real estate debt, net, (f) net gain on dispositions of real estate, (g) interest expense, and (h) other expense, net. We evaluate our consolidated results of operations on a same property basis, which allows us to analyze our property operating results excluding acquisitions and dispositions during the periods under comparison. Properties in our portfolio are considered same property if they were owned for the full periods presented, otherwise they are considered non-same property. Properties held-for-sale are excluded from same property results and are considered non-same property. We do not consider our investments in unconsolidated real estate ventures and investments in real estate-related debt to be same property. For a reconciliation of GAAP net income (loss) to same property NOI for the year ended December 31, 2024 and 2023, please refer to SREIT's Current Report on Form 8-K filed with the Securities and Exchange Commission on April 3, 2025.

4. Tax Information: A portion of REIT distributions may be tax deferred given the ability to characterize ordinary income as Return of Capital ("ROC"). ROC distributions reduce the stockholder's tax basis in the year the dividend is received, and generally defer taxes on that portion until the stockholder's stock is sold via redemption. Certain non-cash deductions, such as depreciation and amortization, lower the taxable income for REIT distributions. Investors should be aware that a REIT's ROC percentage may vary significantly in a given year and, as a result, the impact of the tax law and any related advantages may vary significantly from year to year. SREIT's return of capital was 92% in 2019, 100% in 2020, 100% in 2021, 100% in 2022, and 100% in 2023. SREIT's Return of Capital for 2024 was 100%, which means the maximum effective tax rate on SREIT's 2024 distributions is 0%. This assumes the maximum ordinary tax bracket of 37%. Please note the effective tax rate is after the 20% reduction in rates introduced under the Tax Cuts and Jobs Act of 2017. The Tax Cuts and Jobs Act of 2017 is not applicable to capital gain dividends or certain qualified dividend income. It is only available for qualified REITs and the board is authorized to revoke the REIT election. The tax benefit is set to expire in 2026. There may be adverse legislative or regulatory tax changes. Other investments may offer tax advantages. An accelerated depreciation schedule does not guarantee a profitable return on investment.

5. Based on Green Street's U.S. Apartment Outlook published January 27, 2025 and U.S. Industrial Outlook published January 28, 2025. The metrics utilized include Green Street's 2024 M-RevPAF growth of +1.4% for the top 50 apartment markets vs. SREIT's +3.8% same-store apartment rental revenue growth for its portfolio and Green Street's M-RevPAF growth of -4.0% for the top 50 industrial markets vs. SREIT's +5.8% same-store industrial rental revenue growth for its portfolio. These growth metrics were weighted based on SREIT's December 31, 2024 sector values of 70% apartment and 13% industrial.

6. Total asset value is measured as the gross asset value of real estate investments (based on fair value) plus the total fair value of real estate-related securities as well as the addition of any other assets (including cash or any other cash equivalents, but excluding cash associated with subscriptions received in advance).

7. NAV is calculated in accordance with the valuation guidelines approved by our board of directors. NAV is not a measure used under generally accepted accounting principles in the United States ("GAAP"), and the valuations of and certain adjustments made to our assets and liabilities used in the determination of NAV will differ from GAAP. You should not consider NAV to be equivalent to stockholders' equity or any other GAAP measure. Please refer to our annual and quarterly reports filed with the SEC, which are available at www.starwoodnav.reit, for a reconciliation of NAV to GAAP measures. For information on how we calculate NAV, see the "Net Asset Value Calculation and Valuation Guidelines" section of our prospectus.

8. Reflects real estate property investments only and does not include real estate debt investments. Occupancy is weighted by the total real estate asset value of all real estate properties, excluding hospitality. For our multifamily investments, occupancy represents the percentage of all leased units divided by the total unit count as of the date indicated. For our office and industrial investments, occupancy represents the percentage of all leased square footage divided by the total available square footage as of the date indicated.

9. Leverage is measured on gross real estate assets (calculated using the greater of fair market value and cost of gross real estate assets, including equity in our real estate debt investments), inclusive of property-level and entity-level debt net of cash, but excluding indebtedness on our real estate debt investments. The leverage ratio would be higher if indebtedness on our real estate debt investments was taken into account.

10. Returns shown reflect the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any distribution per share declared in the period. All returns shown assume reinvestment of distributions pursuant to SREIT's distribution reinvestment plan, are derived from unaudited financial information and are net of all SREIT expenses, including general and administrative expenses, transaction related expenses, management fees, performance participation allocation, and share class specific fees, but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year. Past performance is historical and not a guarantee of future results. Class S, Class D and Class T shares listed as (With Sales Load) reflect the returns after the maximum upfront selling commission and dealer manager fees. Class S, Class D and Class T shares listed as (No Sales Load) exclude upfront selling commissions and dealer manager fees. Class I shares have no upfront selling commissions or dealer manager fees. The returns have been prepared using unaudited data and valuations of the underlying investments in SREIT's portfolio, which are estimates of fair value and form the basis for SREIT's NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated. The inception dates for the Class I, S, D and T shares are December 21, 2018. For more information on SREIT's performance, please visit www.starwoodnav.reit/performance.

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