

Item 1.01 Entry into a Material Definitive Agreement.

On February 16, 2010, Starwood Property Mortgage Sub-1, L.L.C. ("Mortgage Sub"), an indirect wholly-owned subsidiary of Starwood Property Trust, Inc., entered into a Loan Purchase and Sale Agreement (the "Purchase Agreement") with Teachers Insurance and Annuity Association of America (the "Seller") and Chicago Title Insurance Company, as escrow agent, for the purchase of a portfolio of 20 performing office and retail mortgage loans and B notes (collectively, the "Loans") for approximately \$510.0 million, subject to adjustment to include accrued and unpaid interest through the closing date of the Purchase Agreement.

The Purchase Agreement is subject to a limited number of closing conditions and is expected to close by the end of February 2010. The closing date for certain of the Loans may be extended up to two weeks to permit the Seller to satisfy certain conditions of the Purchase Agreement.

Item 8.01 Other Events.

On February 19, 2010, the Company issued a press release announcing Mortgage Sub's entry into the Purchase Agreement. A copy of the press release is attached as Exhibit 99.1 hereto and incorporated herein by reference.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits

Exhibit Number	Description
99.1	Press Release, dated February 19, 2010

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: February 19, 2010

STARWOOD PROPERTY TRUST, INC.

By: /s/ ANDREW J. SOSSEN
Name: Andrew J. Sossen
Title: Authorized Signatory

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EXHIBIT INDEX

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99.1	Press Release, dated February 19, 2010	4
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