

ADDENDUM TO AIFM DIRECTIVE DISCLOSURE DOCUMENT FOR STARWOOD EUROPEAN REAL ESTATE FINANCE LIMITED

Starwood European Real Estate Finance Limited (the **Company**) is categorised as an externally managed non-EEA AIF for the purposes of Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers (the **AIFM Directive**). The Company has appointed Starwood European Finance Partners Limited as its AIFM (the AIFM being categorised as a non-EU AIFM for the purposes of the AIFM Directive).

The Company intends to comply with the conditions specified in Article 42(1)(a) of the AIFM Directive in connection with the offering of Ordinary Shares in the Company, subject to compliance with the other conditions specified in Article 42(1) of the AIFM Directive and the relevant provisions of the national laws of the United Kingdom.

The conditions specified in Article 42(1)(a) of the AIFM Directive include, *inter alia*, a requirement that the Company make available certain specified information to prospective investors prior to their investment in the Company, in accordance with Article 23 of the AIFM Directive.

This document supplements the attached document (the **2015 AIFM Directive Disclosure Document**) and identifies material updates to the 2015 AIFM Directive Disclosure Document.

As in the case of the 2015 AIFM Directive Disclosure Document it contains either information required to be made available to investors in the Company before they invest in the Company or cross-refers to the relevant document available to investors on the Company's website: www.starwoodeuropeanfinance.com that contains such information.

AIFMD Article 23(1)	Information or Document and Reference
Relevant updates only	
(c)	The terms and conditions of the intended offering of Ordinary Shares will be set out in the announcement relating to any offering (or where relevant, a prospectus of the Company to the extent required by the Prospectus Regulation).
(d)	For up to date details of the Investment Manager, the Investment Adviser and other key service providers, please see the latest annual report and consolidated financial statements of the Company on the Company's website at www.starwoodeuropeanfinance.com .
(i)	The principal fees and expenses borne by the Company are summarised in the latest annual report and consolidated financial statements of the Company and in the fact sheets of the Company both available on the Company's website at www.starwoodeuropeanfinance.com .
(j)	New Ordinary Shares issued will be admitted to the premium segment of the Official List of the Financial Conduct Authority and to trading on the London Stock Exchange's main market for listed securities. The Company will be required to comply with, <i>inter alia</i> , the Listing Principles set out Listing Rule 7 (which requires that a listed company must ensure that it treats all holders of the same class of security that are in the same position equally in respect of the rights attaching to those listed equity shares) and the relevant provisions of the Disclosure Guidance and Transparency Rules (which operate to ensure a fair treatment of investors).

	No investor currently obtains preferential treatment or has the right to obtain preferential treatment.
(k)	The Company's latest annual report is available at www.starwoodeuropeanfinance.com
(l)	The terms and conditions of the intended offering of Ordinary Shares will be set out in the announcement relating to any offering (or where relevant, a prospectus of the Company to the extent required).
(m)	The Company's latest Net Asset Value per Ordinary Share is available on the Company's website at www.starwoodeuropeanfinance.com and the latest market price of the Shares is available from www.londonstockexchange.com .
(n)	The Company's website at www.starwoodeuropeanfinance.com includes a link to each of the published reports and audited accounts of the Company from the period from incorporation to the latest accounts date. The Company's website also contains the historical net asset values of the Company and interim accounts.