Investor Presentation

February 2024

Forward-Looking Statements and Other Matters

This presentation may contain forward-looking statements. All statements other than statements of historical fact are forward-looking statements. These forward-looking statements can be identified by the use of words such as "illustrative", "representative", "expect", "plan", "will", "estimate", "project", "intend", "believe", and other similar expressions that do not relate to historical matters, and include estimates of UCA and Illustrative Caret Adjusted Yield. These forward-looking statements reflect the Company's current views about future events, and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances that may cause the Company's actual results to differ significantly from those expressed in any forward-looking statement. The Company does not guarantee that the transactions and events described will happen as described (or that they will happen at all).

The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: (1) any delay in or our inability to realize the expected benefits of the recently consummated merger of Safehold Inc. and iStar Inc. ("STAR") and/or our recently consummated spin-off of Star Holdings (collectively, the "transactions"); (2) changes in tax laws, regulations, rates, policies or interpretations; (3) the risk of unexpected significant transaction costs and/or unknown liabilities related to the transactions; (4) potential litigation relating to the transactions; (5) the impact of actions taken by significant stockholders; (6) general economic and business conditions; (7) market demand for ground lease capital; (8) the Company's ability to source new ground lease investments; (9) the availability of funds to complete new ground lease investments; (10) risks that the rent adjustment clauses in the Company's leases will not adequately keep up with changes in market value and inflation; (11) risks associated with certain tenant and industry concentrations in our portfolio; (12) conflicts of interest and other risks associated with our relationship with Star Holdings and other significant investors; (13) risks associated with using debt to fund the Company's business activities (including changes in interest rates and/or credit spreads, the ability to source financing at rates below the capitalization rates of our assets, and refinancing and interest rate risks); (14) risks that we will be unable to realize incremental value from the UCA in our Owned Residual Portfolio; (15) the value that will be attributed to Caret units in the future; (16) risks that tenant rights in certain of our ground leases will limit or eliminate the Owned Residual Portfolio realizations from such properties; (17) general risks affecting the real estate industry and local real estate markets (including, without limitation, the potential inability to enter into or renew ground leases at favorable rates, including with respect to contractual rate increases or participating rent); (18) dependence on the creditworthiness of our tenants and their financial condition and operating performance; (19) escalating geopolitical tensions as a result of the war in Ukraine and the evolving conflict in Israel and surrounding areas; and (20) competition from other ground lease investors and risks associated with our failure to qualify for taxation as a REIT, as amended. Please refer to the section entitled "Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2023 and any subsequent reports filed with the Securities and Exchange Commission (SEC) for further discussion of these and other investment considerations. The Company expressly disclaims any responsibility to update or revise forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law.

This presentation also contains modeling and information relating to potential inflation, which are presented for illustrative purposes only, and are not guarantees or otherwise necessarily indicative of future performance. In addition, this presentation contains certain figures, projections and calculations based in part on management's underlying assumptions. Management believes these assumptions are reasonable; however, other reasonable assumptions could provide differing outputs.

Important Note re COVID-19: Readers of this presentation are cautioned that, due to the possibility that the COVID-19 pandemic and its after-effects will have a delayed adverse impact on our financial results, along with the related uncertainty, our results for the period may not be indicative of future results. Similarly, our Rent Coverage and Unrealized Capital Appreciation as of December 31, 2023 may decline with respect to certain properties in future periods due to the continuing impact of the pandemic and its after-effects and the fact that certain metrics that we report and monitor may not reflect the full effects of the pandemic and its after-effects as of their dates of determination. Readers are urged to read our Annual Report on Form 10-K for the year ended December 31, 2023 when it is filed with the SEC for a more fulsome discussion of our annual results, including the "Management's Discussion and Analysis of Financial Condition and Results of Operations" section included therein.

Note: Please refer to the Glossary at the end of this presentation for a list of defined terms and metrics. Everything as of 12/31/23 unless otherwise noted.

Merger Transaction / Basis of Presentation: On November 10, 2022, Safehold Inc. ("Old Safe") entered into an Agreement and Plan of Merger (the "Merger Agreement") with iStar Inc. ("iStar"), and on March 31, 2023, in accordance with the terms of the Merger Agreement, Old Safe merged with and into iStar, at which time Old Safe ceased to exist, and iStar continued as the surviving corporation and changed its name to "Safehold Inc." (the "Merger"). For accounting purposes, the Merger is treated as a "reverse acquisition" in which iStar is considered the legal acquirer and Old Safe is considered the accounting acquirer. As a result, the historical financial statements of Old Safe became the historical financial statements of Safehold Inc. Unless context otherwise requires, references to "iStar" refer to iStar prior to the Merger, and references to "we," "our" and "the Company" refer to the business and operations of Old Safe and its consolidated subsidiaries prior to the Merger and to Safehold Inc. (formerly known as iStar Inc.) and its consolidated subsidiaries following the consummation of the Merger.

Inflation Adjusted Yield / CPI Adjustments: Safehold™ originated ground leases typically include a periodic rent increase based on prior years cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation capture include fair market value resets and percentage rent, typically for acquired ground leases. 82% of our portfolio as determined by cash rent has some form of a CPI lookback and 94% of our portfolio as determined by cash rent has some form of inflation capture. For Inflation Adjusted Yield calculation assumes current FRED 30-yr Breakeven Inflation Rate of 2.24% annually. (Federal Reserve Bank of St. Louis, 30-year Breakeven Inflation Rate, retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/T30YIEM, February 9, 2024)

Rent Coverage / Property NOI: The Company uses estimates of the stabilized Property NOI for Rent Coverage calculations if it does not receive current tenant information or if the properties are under construction / in transition. These estimates are based on leasing activity at the property, third property appraisals and available market information, such as leasing activity at comparable properties in the relevant market.

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01 Company

Executive Summary

Safehold (NYSE: SAFE) is the creator and market leader of the modern ground lease industry. We provide a capital solution that seeks to make commercial real estate ownership more cost efficient

We are the first-and-only pure-play, publicly-traded ground lease REIT. **Through Safehold, investors have the opportunity to participate in this historically inaccessible asset class (typical owners include universities, churches, royalty, high net worth families)**

Opportunity

Large and Inefficient Market

- Bifurcating Fixed Asset (Land) from Operating Asset (Building) is an accepted / value-add concept across the corporate world
- Commercial real estate in the Top 30 MSAs of the United States is estimated to be a ~$7 Trillion market[1]
- Any liquidity event at a property (buy/sell, recap, develop) is an opportunity

Business & Strategy

Customer Focused, Simple Value Proposition

- ✓ Safehold has leveraged 30+ years experience in commercial lending, property ownership and NNN to create a customer + lender friendly lease structure
- ✓ Customers receive low-cost, non-maturing capital that reduces equity requirements and increases returns while lowering total debt load

Target Attractive Risk Adjusted Returns

- ✓ Bond Component: High-grade and predictable ground lease payment streams with contractual compounding + inflation protection
- ✓ Embedded Capital Appreciation: Valuable future ownership rights in diversified pool of institutional real estate
- ✓ Long-dated financing strategy buoyed by Investment Grade (A3 / BBB+) ratings

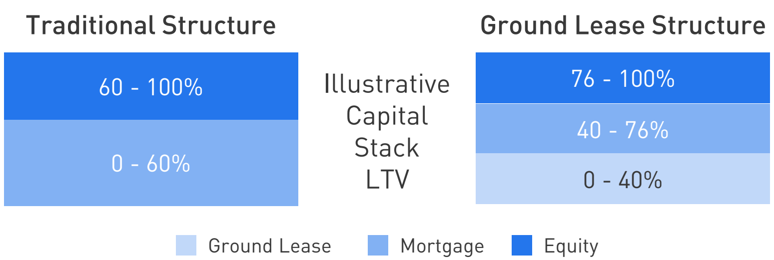
(1) Total estimated size of institutional quality commercial real estate in top 30 markets. Source: RCA Analytics and management estimates.

Value Proposition

Customers: SAFE ground leases are highly efficient sources of capital that can drive returns, lower equity needs, eliminate repeated material friction costs and significantly reduce refinancing risk

Investors: Ground leases offer durable, compounding cash flows, inflation capture and tax-efficient opportunity for wealth creation backed by well-located, institutionally-owned commercial real estate

SAFE Customers[1]



60%	Less Capital to Refinance	36%	✔
6.0%	Lower Cost of Capital	5.5%	✔
12.1%	Higher ROE	15.8%	✔

SAFE Investors

Ranked #1 of 17 in long-term, risk-adjusted returns of all real estate asset classes per Green Street Advisors[2] with compelling value components:

1. **Long-term, High Grade Bond Economics**
   - Predictable, compounding
   - Inflation capture[3]
   - Multiple layers of subordination
   - No property obligations (NNN)

2. **Growing Residual Portfolio**
   - Future ownership interests
   - Institutional quality
   - Diversified across top 30 MSAs

(1) Illustrative example, see page 26 for additional detail. Assumes 6.0% beginning cap rate at the underlying property and 6.0% cap rate at time of sale in year 10. Traditional structure assumes 6.0% cost of debt. Ground lease structure assumes 5.0% starting cash yield increasing 2.0% per year, and 6.0% leasehold loan cost.
(2) Green Street Advisors Commercial Property Monthly February 2024.
(3) Safehold ™ originated ground leases typically include a periodic rent increase based on prior years' cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation capture include fair market value resets and percentage rent, typically for acquired ground leases. 83% of our portfolio as determined by cash rent has some form of a CPI lookback and 95% of our portfolio as determined by cash rent has some form of inflation capture.

Large Addressable Market

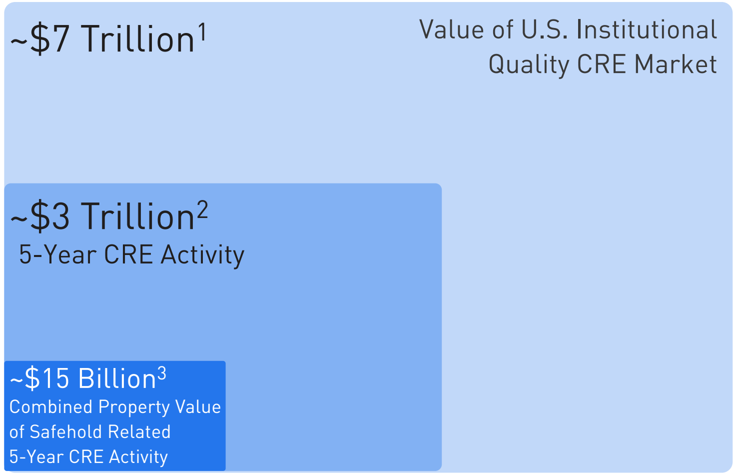
Any liquidity event at the property level (buy/sell, recapitalization, development) in a major market presents an opportunity for Safehold to create a ground lease

Additional product offerings create opportunity for us to further build a bigger pipeline, and we also will compete to purchase existing ground leases as they enter the market

Target Investment Criteria

- **Top 30** MSAs with attractive fundamentals
- **Low** GLTV (~35 to 45% of CPV)
- **Property NOI** covers ground rent ~2.0 – 4.5x
- **Institutional** sponsors **and** leasehold lenders

Market Opportunity

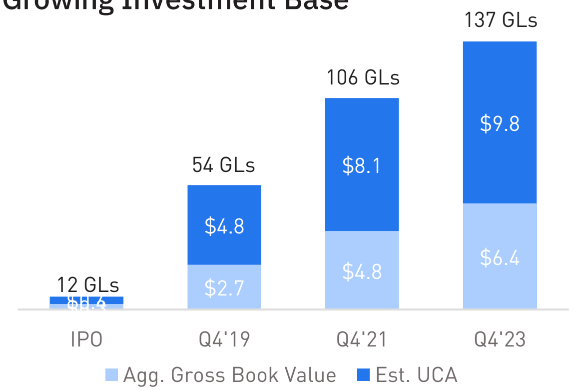


(1) Total estimated size of institutional quality commercial real estate in top 30 markets. Source: RCA Analytics and management estimates.
(2) Includes acquisitions (>$60M), recapitalizations, and developments of all US multifamily, office, lodging, and industrial assets since 2018. Source: RCA Analytics, CoStar, Green Street.
(3) Represents approximate current Combined Property Value of all transactions originated beginning 2018. Over the last 6 years, Safehold has averaged ~$1+ billion of ground lease investment activity per year. At ~40% GLTV, that implies annual ground lease and related CRE activity is roughly 0.5% of annualized CRE activity.

Portfolio Overview

$6.4b	$9.8b	3.5%	5.2%	5.8%	7.4%
AGBV	Estimated UCA	Annualized Cash Yield	Annualized Yield (0% Inflation)	Inflation Adjusted Yield[1] (2.24% Inflation)	Illustrative Caret Adjusted Yield[2] (Based on $2.0b Series B Valuation)[3]
↓	↓	↓	↓	↓	↓
Aggregate Gross Book Value: *Measure that approximates invested capital in our ground leases*	*Unrealized Capital Appreciation:* *Estimated spot value of future contractual ownership interests of building and improvements above ground lease basis not reflected in GAAP*	*Cash Yield:* *In-place ground rent divided by cost basis*	*GAAP Yield:* *Calculated as annualized base Net Rent divided by GBV. Accounts for $0 go forward economics of certain acquired leases with variable income (% rent, FMV, CPI-linked)*	*Economic Yield at 2.24% CPI:* *Accounts for economics of acquired leases not yet captured in GAAP; IRR assuming FRED long-term breakeven inflation*	*Illustrative Full Economic Yield:* *Includes allocation of basis to Caret units at latest $2.0b valuation not reflected in GAAP*

Growing Investment Base



Diversified Portfolio (Asset count / % of GBV)

- ✔ 40 Unique Markets
- ✔ Multifamily (63 assets / 34%)
- ✔ Student Housing (12 assets / 5%)
- ✔ Office (36 assets / 42%)
- ✔ Hotel (16 assets / 11%)
- ✔ Mixed Use (5 assets / 3%)
- ✔ Life Science (5 assets / 5%)

Disciplined Underwriting

44% GLTV[4]

3.6x Rent Coverage[5]

Note: Figures in billions. Represents Core Ground Lease Portfolio. Please see "Unrealized Capital Appreciation Details" in the Appendix for more information. Aggregate GBV includes forward commitments of $136m (including amounts to be paid to a fund partially owned by us) as of 12/31/23 that have not yet been funded. There can be no assurance that Safehold will fully fund these transactions.

(1) Safehold ™ originated ground leases typically include a periodic rent increase based on prior years' cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation capture include fair market value resets and percentage rent, typically for acquired ground leases. 83% of our portfolio as determined by cash rent has some form of a CPI lookback and 95% of our portfolio as determined by cash rent has some form of inflation capture. Federal Reserve Bank of St. Louis, 30-year Breakeven Inflation Rate, retrieved from, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/T30YIEM, February 9, 2024.

(2) Caret Adjusted Yield is calculated using the same cash flows as Safehold's Inflation Adjusted Yield except that with respect to the Caret Adjusted Yield, Safehold's initial cash outlay (i.e., Safehold's basis) is reduced by ~$1.6b, which amount corresponds to Safehold's share (~82%) of the most recent third-party Caret valuation of $2.0b from the Series B round (see page 15 for more detail on the Caret valuation).

(3) Latest Caret valuation in August 2022 (closed in March 2023).

(4) The CPV used to calculate GLTV is generally based on independent appraisals; however, the Company will use actual sales prices / management estimates for recently acquired and originated ground leases for which appraisals are not yet available. We currently intend that the CPV associated with each Ground Lease in our portfolio will be valued approximately every 12 calendar months and no less frequently than every 24 months.

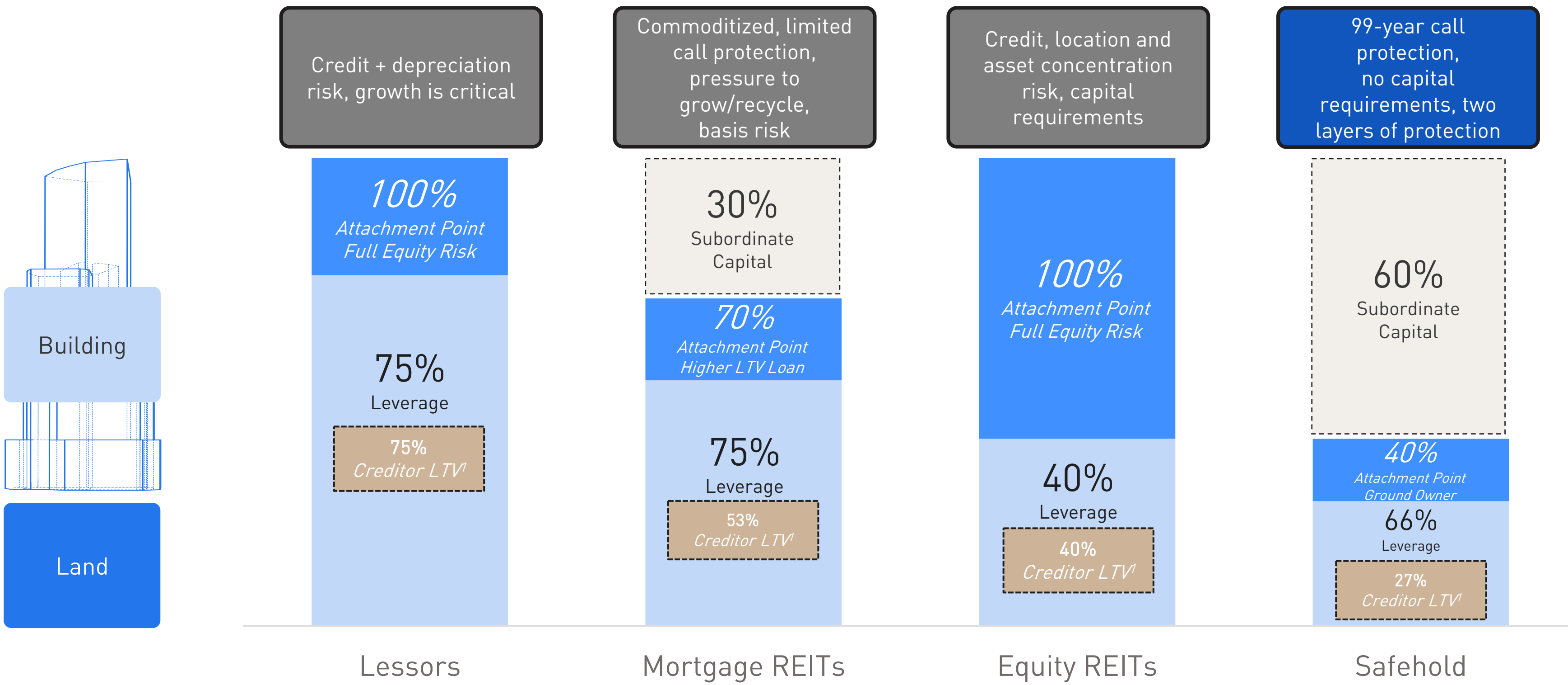
(5) The Company uses estimates of the stabilized Property NOI for Rent Coverage calculations if it does not receive current tenant information or if the properties are under construction / in transition. These estimates are based on leasing activity at the property, third party appraisals and available market information, such as leasing activity at comparable properties in the relevant market.

Liability Risk Comparison

Safehold and its creditors sit at a significantly lower attachment point in a property's capital structure than typical Lessors, Mortgage and Equity REITs

Our creditors are financing long-term, compounding, inflation-protected cash flow streams that benefit from a lower attachment point and higher levels of subordinate capital

Illustrative Attachment Point and Leverage Comparison



(1) Creditor LTV represents look-through LTV to hypothetical asset. Lessors 75% LTV on 100% of value, Mortgage REIT 75% Loan-on-Loan LTV on 70% LTV asset, Equity REIT 40% LTV on 100% of value, Safehold 66% LTV on 40% GLTV ground lease position.

Capital Structure

Safehold's balance sheet emphasizes long-dated, flexible debt capital. Since Q1'21, we have shifted to the unsecured market with continued education and innovation (e.g. stepped-rate debt structures where debt service starts low and increases over time, better matching ground lease payment increases)

Currently rated A3 (Stable) by Moody's and BBB+ (Positive) by Fitch

$4.4b	22.2 Years	3.3% / 3.9%	1.9x	$3.9b	$752m
Total Debt[1]	W.A. Maturity[1 2]	Current Cash / Effective Cost of Debt[1 2]	Corporate Leverage[1]	Unencumbered Assets	Cash and Revolver Availability

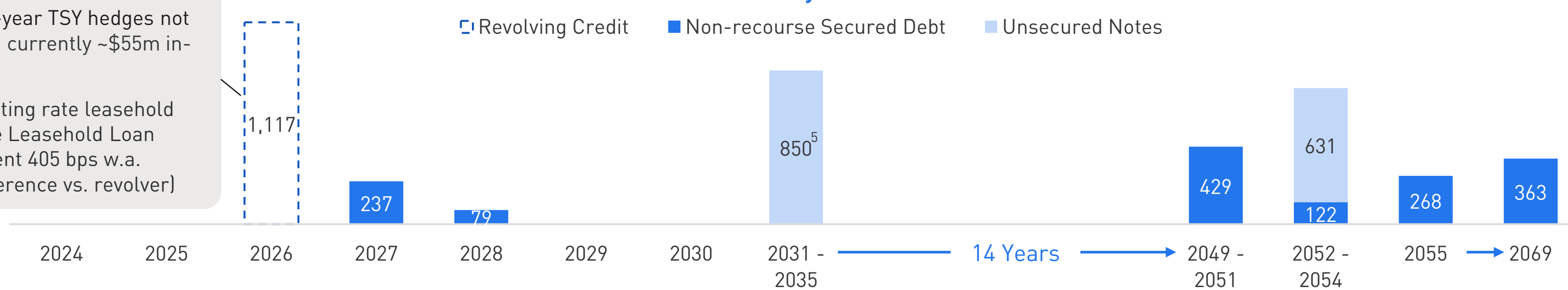
In-the-money Hedges

$0.5b: Swapped to fix SOFR at ~3.0% through Apr'28

$0.4b: ~30-year TSY hedges not yet applied; currently ~$55m in-the-money

$0.1b: Floating rate leasehold loans in the Leasehold Loan Fund (current 405 bps w.a. spread difference vs. revolver)

Debt Maturity Schedule[3]



	2024	2025	2026	2027	2028	2029	2030	2031 - 2035	2049 - 2051	2052 - 2054	2055	2069
% of Total			27%	6%	2%			21%	10%	18%	7%	9%
Current Cash Interest Rate[4]			Adj. SOFR + 0.9%	3.8%	4.4%			3.3%	3.3%	3.5%	2.9%	3.1%
Effective Interest Rate[4]			Adj. SOFR + 0.9%	3.8%	4.3%			3.3%	4.0%	4.2%	3.7%	4.2%

Note: $ in millions; As of 12/31/2023
(1) Includes JV debt. Corporate leverage represents Total Debt divided by GAAP total shareholders' equity.
(2) Excludes outstanding borrowings under the Company's unsecured revolving credit facility.
(3) Reflects amount due at maturity, excluding JV debt, unamortized discounts and unamortized deferred financing costs.
(4) Reflects weighted average interest rate for each year based on the total outstanding balance.
(5) Includes $400m maturity in 2031, $350m maturity in 2032, and $100m maturity in 2035.

Value Components

We believe the Company trades at a significant discount to its intrinsic value, and there is a large untapped opportunity to further scale our market leading position

01 Core Rent *(5.2% GAAP vs. 5.7% Economic Yield at 2.0% CPI)*

- ~17% of portfolio are acquisitions of existing ground leases that have variable rent not captured in 5.2% GAAP yield; these earn 3.0% for GAAP but 5.8% on an Economic Yield basis

02 Inflation Capture *(5.8% Inflation Adjusted Yield at 2.24% CPI)*[1 2]

- Periodic CPI lookbacks provide additional return upside and partially mitigate inflation risk above 2.0%

03 In-Place Liabilities *(Attractive mark-to-market value in current rate environment)*

- Uniquely long-duration debt maturity profile at below market cost and no near-term debt maturities[3]

04 Caret *(Interest in incremental value above NPV multiple on cash flows)*

- 82% interest in entity that controls the future ownership and capital appreciation in assets above ground lease cost basis; attractive growth trajectory

05 Platform and Growth *(One-of-a-kind existing portfolio + potential future growth)*

- ~1.5x - 2.0x NPV multiple on new ground leases (with inflation capture)[4]
- Management history of innovation across real estate and finance with all business functions in-house

(1) Safehold™ originated ground leases typically include a periodic rent increase based on prior years' cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation capture include fair market value resets and percentage rent, typically for acquired ground leases. 83% of our portfolio as determined by cash rent has some form of a CPI lookback and 95% of our portfolio as determined by cash rent has some form of inflation capture.
(2) Federal Reserve Bank of St. Louis, 30-year Breakeven Inflation Rate, retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/T30YIEM, February 9, 2024.
(3) First debt maturity is unsecured revolver due in 2026.
(4) Assumes 5.0% initial yield, 2.0% annual rent bumps, 99-year term, 10-year CPI lookbacks. See page 17 for additional detail.

Value 1 + 2 Core Rent + Inflation Capture

In-Place Contractual and Inflation Adjusted Cash Flows

Safehold's portfolio consists primarily of assets on our form lease structure (99-year term, 2.0% annual escalators, CPI lookbacks), whereby an IRR is used to calculate GAAP returns which are equivalent to economic returns

~17% of portfolio are acquisitions of existing ground leases with a component of variable rent (% rent, FMV resets, CPI-linked). GAAP ascribes 0% inflation / $0 go-forward value to variable rent, inconsistent with economic reality

			GAAP Yield	Economic Yield
~83% of Portfolio	Primarily Safehold form ground leases with 2.0% contractual escalators over the life of the lease captured in GAAP revenue	=	5.7%	5.7%
~17% of Portfolio	Acquired existing ground leases with a component of variable rent not captured in GAAP revenue (% rent, FMV resets, CPI-linked)	=	3.0%	5.8%[1]
$6.3b Ground Lease Portfolio		=	5.2%	5.7%

~50bps of Economic Yield not captured in Safehold's financials

Inflation Capture: ~94% of the portfolio has some form of inflation protection and ~82% of Safehold's portfolio has CPI lookbacks[2]. Layer in 30-year FRED breakeven inflation expectations on top of Economic Yield to arrive at an Inflation Adjusted Yield[2]. Both yields are discounted to present value multiples using long-term, high-grade bonds:

Total Portfolio	MIT 2116 Notes[4] *AAA Rated*	Economic Yield (2.0% CPI)[5]	Infl. Adj. Yield (2.24% CPI)[5]
Yield	5.2%	5.7%	5.8%
Multiple[3]	1.0x	1.2x	1.2x

Note: Safehold™ originated ground leases typically include a periodic rent increase based on prior years cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation protection include fair market value resets and percentage rent, typically for acquired ground leases.
(1) Using 2.0% annual growth / inflation assumption.
(2) As determined by cash rent.
(3) When calculating Economic Yields and Inflation Adjusted Yields for the portfolio, we run an IRR on (i) contractual cash flows and (ii) inflation adjusted cash flows (layering in 30-year FRED breakeven inflation expectations). We use MIT 2116 Notes as the benchmark discount rate to arrive at a risk-adjusted multiple.
(4) Massachusetts Institute of Technology unsecured notes due 2116 yield as of 2/9/24.
(5) Target yields and cash flow multiples assume no default, full rent collections, no destruction and no casualty events.

Safehold

In-Place Liability Value

Safehold shareholders benefit from a uniquely long-term, low cost, laddered debt profile that we believe is accretive to the existing portfolio

We believe these locked-in liabilities have significant value on a fair value basis in today's rate environment

Value Components

Locked In at Attractive Rates

$3.2b (97% fixed rate) long-term debt (wtd. avg. 22-years with individual maturities up to 50-years) at 3.9% effective coupon[1]

Structured to Match Asset Rent Growth

$1.5b of asset-level mortgages and $150m unsecured notes benefit from stepped rate interest structures that lock in improved cash-on-cash returns (current 3.3% cash coupon)[1]

NPV Sensitivity[1]

	Mark-to-Market Value	
Discount Rate	MTM Gain / (Loss) vs Book Debt	Per Share[2]
7.0%	$834m	$12
6.5%	$708m	$10
6.0%	$569m	$8
5.5%	$415m	$6
5.0%	$244m	$3
4.5%	$53m	$1
4.0%	($160m)	($2)

Note: Please see "Unrealized Capital Appreciation Details" in the Appendix for more information.
(1) Includes JV debt. Excludes outstanding borrowings under the Company's unsecured revolving credit facility.
(2) Based on 71.1m shares outstanding as of 12/31/23.

Caret Overview

In 2018, we established the Caret program through the formation of a subsidiary with two distinct categories of units. The Caret program is designed to recognize the two distinct components of value in our ground lease portfolio by separating them:

1. GL Units are intended to track the bond-like component of value, representing the income stream from contractual rent payments and the return of basis in each asset
2. Caret Units are intended to track the benefits of our ownership, which consist of capital appreciation above our investment basis primarily due to our ownership of the land and improvements at the end of a typical ground lease

* Safehold is contractually required to hold at least 51% of the Caret Units. All asset dispositions are subject to Safehold board approval

What is Caret

Ownership
Interest in all capital appreciation, primarily from contractual ownership of whatever is on top of the land at the end of the leases, at no additional cost to Safehold

Diversification
Caret's portfolio includes institutional quality assets in the top 30 MSAs throughout the United States

Measurable
Est. UCA, which underlies Caret, is valued in part on a rolling annual basis by a nationally recognized third party (CBRE)

Why is it Valuable

Non-Dilutable
Fixed number of authorized units (12m), of which Safehold is contractually required to be the majority owner[1]

Internal Growth
Benefits from value creation over time on buildings as Safehold's ground tenants invest capital and execute business plans

External Growth
Benefits from the addition of incremental building ownership interests every time Safehold originates a ground lease

Note: Please see "Unrealized Capital Appreciation Details" in the Appendix for more information.
(1) 9.8m currently outstanding.

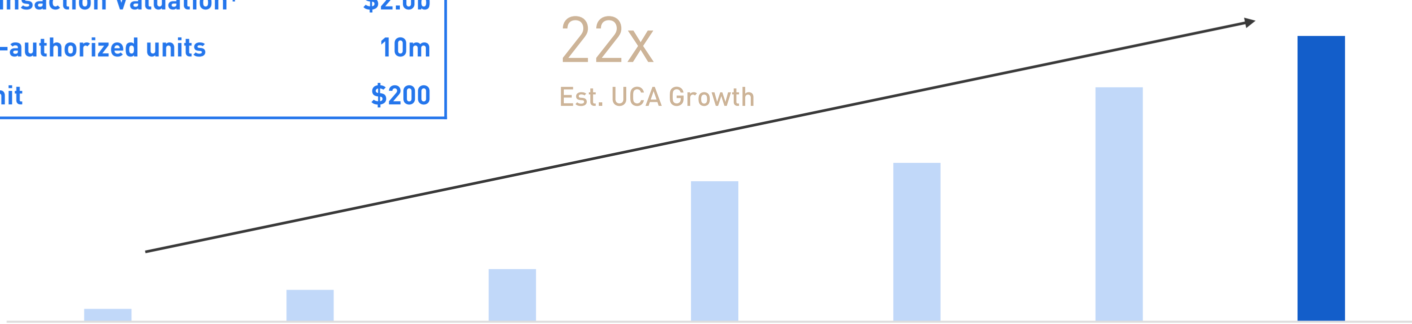
Safehold

Caret Evolution

We believe that owning the economic upside of ground leases in major cities is a compelling investment

Caret units are designed to capture this long-term value creation and highlight its value

Latest Caret Transaction Valuation[1]	**$2.0b**
Number of then-authorized units	**10m**
Valuation per unit	**$200**



	IPO Jun '17	Q4 '17	Q4 '18	Q4 '19	Q4 '20	Q4 '21	Q4 '23
Est. UCA ($b)	$0.4	$1.1	$1.8	$4.8	$5.5	$8.1	$9.8

Series A Round: In Q1'22, 6 investors purchased or committed to purchase 1.37% of the then-authorized units for an aggregate $24.0m at a $1.75b valuation with redemption option[2]

Series B Round: In Q3'22, MSD Partners committed to purchase 1.0% of the then-authorized units for an aggregate $20.0m at a $2.0b valuation with no redemption option[3]

- 3 participants from Series A Round committed under same terms as MSD with no redemption feature for an aggregate $4.5m

Ownership Structure: SAFE (~82%); Management (~15%); Series A/B investors (~3%)

Note: Please see "Unrealized Capital Appreciation Details" in the Appendix for more information. In 2018, Safe established the Caret program through the formation of a subsidiary called Caret Ventures LLC. Ownership percentage is based on outstanding Caret units
(1) Latest Caret valuation in August 2022 (closed in March 2023).
(2) We are obligated to seek to provide a public market listing for the Caret Units purchased in Q1'22 by Q1'24. If we are unable to achieve a public market liquidity event at a valuation not less than the purchase price for the Series A Caret Units, reduced by an amount equal to the amount of subsequent cash distributions on such units, then investors in the initial round will have the option to cause the redemption of their Series A Caret Units at their original purchase price as so reduced.
(3) For more information, please see press release from August 11, 2022: https://ir.safeholdinc.com/news-releases/news-release-details/safehold-and-istar-announce-business-combination.

Safehold

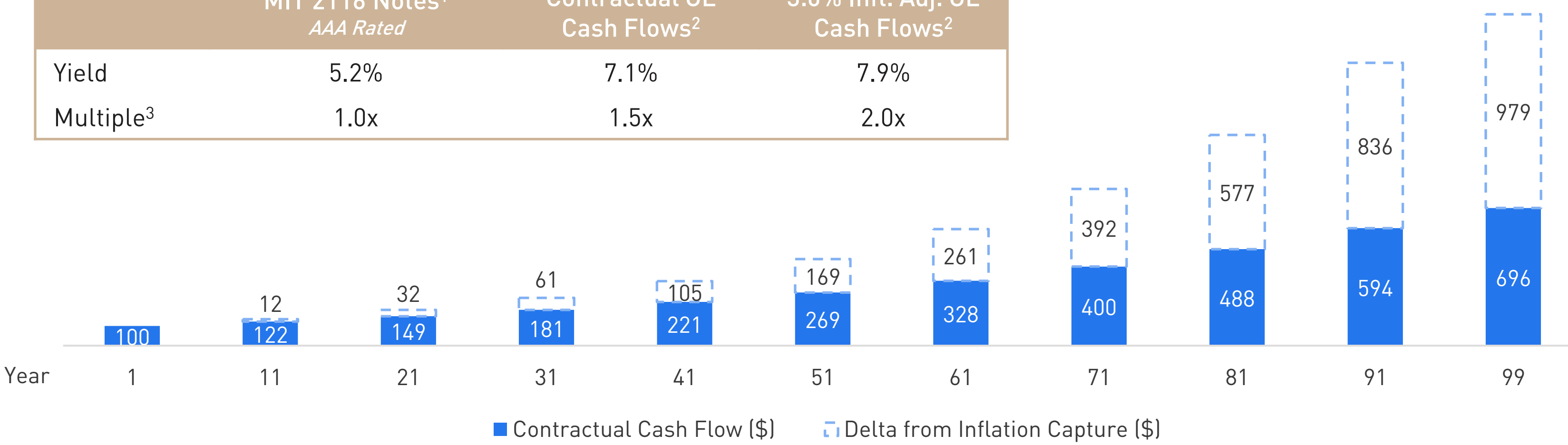
Illustrative Growth – Contractual Cash Flow and Inflation Capture

Minimum contractual ground lease cash flows target ~100+ bps of spread vs. similar long-term, high grade fixed income securities. In addition, CPI lookbacks in our portfolio are designed to provide significant inflation capture, typically up to 3.0 - 3.5% on a compounded basis

Target Safehold Ground Lease – Illustrative Returns and Compounding Effect

5.0% Initial Yield | **2.0%** Rent Bumps per Annum | **10-Year** CPI Lookbacks

		Illustrative Returns	
	MIT 2116 Notes[1] *AAA Rated*	Contractual GL Cash Flows[2]	3.0% Infl. Adj. GL Cash Flows[2]
Yield	5.2%	7.1%	7.9%
Multiple[3]	1.0x	1.5x	2.0x



Note: Safehold™ originated ground leases typically include a periodic rent increase based on prior years cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation protection include fair market value resets and percentage rent, typically for acquired ground leases.
(1) Illustrative example represents Massachusetts Institute of Technology unsecured notes due 2116 yield as of 2/9/24.
(2) Target yields and cash flow multiples that assume no default, full rent collections, no destruction and no casualty events.
(3) The net present value of the cash flows (discounted using the Massachusetts Institute of Technology 2116 unsecured AAA-rated bonds trading at a yield to maturity of 5.2% as of 2/9/24) of an illustrative portfolio of modern ground leases meeting our yield to maturity target divided by the initial investment in the portfolio of ground leases.

Our Methodology of Value Components on Existing Portfolio

As interest rates and the macro environment stabilize, we believe the significant value gap between equity markets and the Company's intrinsic value should tighten

Illustrative Comparable Instrument: MIT 2116 bonds trade to a 5.2% yield[1]

	Implied Value Per Share[2]			
Discount Rate	Economic Rent	CPI Capture	In-Place Liabilities	*Pre-Caret Value Per Share[3]*
7.0%	$11	$2	$12	*$25*
6.5%	$18	$2	$10	*$30*
6.0%	$26	$3	$8	*$37*
5.5%	$36	$4	$6	*$45*
5.0%	$48	$4	$3	*$56*
4.5%	$63	$6	$1	*$70*
4.0%	$83	$7	($2)	*$88*

+

Caret Value Per Share
~$23 / Share[4] (Based on $2.0b Series B Valuation)

Pre-Caret Value Methodology

- Project all cash flows associated with assets and liabilities:
    - Economic rent through lease expiration
    - Layer in 2.24% 30-year FRED CPI assumption for assets that have inflation-based adjustments
    - Interest and principal payments through debt maturity
- Discount all cash flows to present value and divide by original asset basis and debt principal
- Sensitize results across multiple rate scenarios

Caret Ownership Value (Est. UCA) Methodology

- CBRE independently provides valuation reports of CPV for a portion of properties on an annual basis[5]
- Third party investors led by MSD Partners invested $24.5m in Caret at a $2.0b enterprise value in August 2022

Note: Please see "Unrealized Capital Appreciation Details" in the Appendix for more information. Rent Value methodology adjusts assets and liabilities using mark-to-market discount rates and asset-level CPI adjustments.
(1) Massachusetts Institute of Technology unsecured notes due 2116 yield to maturity as of 2/9/24.
(2) Economic Rent Multiple and CPI Capture Multiple are both calculated using portfolio Inflation Adjusted Yield discounted at the applicable market discount rate. The In-Place Liability multiple is calculated using contractual interest and principal payments on in-place long-term financing discounted at the applicable market discount rate. Safehold's stock price as of 2/9/24 is $20.58.
(3) Pre-Caret Value Per Share is the sum of Contractual Cash Flow, CPI Capture, In-Place Liability values per share. All components of Pre-Caret Value Per Share assume no default, full rent collections, no destruction and no casualty events.
(4) ~$23 implied value to Safehold assumes 82% Caret ownership interest at $2.0b Caret valuation (~$1.6b value to SAFE) and 71.1m shares outstanding as of December 31, 2023. MSD agreed to purchase Caret units at a $2.0b Caret valuation in August 2022 and the transaction closed in March 2023.
(5) For properties not valued by CBRE, management may use purchase price metrics to assess CPV. Refer to the Unrealized Capital Appreciation Details page in the Appendix for more information.

Conclusion

Safehold is the market leader in a growing sector of commercial real estate finance that has previously been inaccessible to investors. Our goal is to provide capital efficiency for customers and attractive risk-adjusted returns for investors

01 Large Addressable Market with Proven Product

- Flexible capital solution that seeks to reduce building owners' required equity and boost overall returns, while lowering debt load on a property
- Fits a variety of capital events at a commercial property (buy/sell, recapitalization, development)

~$3 Trillion
Estimated 5-year U.S. CRE transaction activity[1]

~0.5% SAFE Share
Annual ground lease related activity as percentage of 5-year CRE activity[2]

02 Market Leader with Platform Built for Scale

- Since IPO in 2017 Safehold has grown its ground lease portfolio from $0.3b to $6.4b, building national scale and brand over the last 7 years with 78 employees
- We target well-located, institutionally owned commercial real estate with attractive fundamentals diversified across the Top 30 U.S. MSAs

~$6.4 Billion[3]
Diversified portfolio across top 30 major markets in the U.S.

137 Ground Leases
92 unique leasehold tenants and 56 unique leasehold lenders

03 Attractive Entry Point versus Sum-of-the-Parts

- 2023 management internalization created a more attractive enterprise with increased stock float / liquidity, MSD Partners common stock and Caret investment, upgrades to A3 at Moody's and Positive Outlook at Fitch (BBB+)
- We believe SAFE shares are undervalued relative to its value components

Sum-of-the-Parts: Current Share Price Undervalued[4]

(1) See page 7 for additional information. Includes acquisitions (>$60m), recapitalizations, and developments of all US multifamily, office, lodging, and industrial assets since 2018. Source: RCA Analytics, CoStar, Green Street.
(2) Represents approximate current Combined Property Value of all Safehold transactions originated beginning 2018.
(3) Aggregate Gross Book Value.
(4) See page 17 for additional information.

02 Appendix

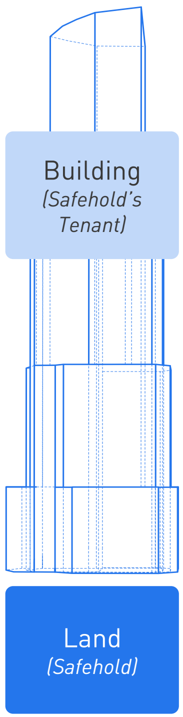
Safehold

What is a Ground Lease

A Ground Lease ("GL") represents ownership of the land underlying a commercial real estate property. The land is leased on a long-term basis by the landlord (Safehold) to a tenant that operates the property

Traditional "Fee Simple" Ownership = Land + Building together

A Safehold structure splits the Building ("Leasehold") from the Land ("Leased Fee")



Ground Lessee / Leaseholder
(Safehold's Tenant)

Takes beneficial ownership of the building over life of the lease

Responsible for all operational costs and capital expenditures

Ground Lessor / Landlord
(Safehold)

Collects fixed rent payments, typically including contractual escalations with periodic CPI adjustments during the lease term

Ownership rights of the land and at lease expiration (or upon a tenant and lender default, the termination of the GL), ownership of all improvements thereon

Absolute NNN: Not responsible for property operations, capital expenditures, insurance, property taxes, etc.

Typical Safehold Ground Lease Terms

Lease Term	99 Years
Contractual Escalators	Annual fixed bumps (typically 2.0%) with periodic CPI-based lookbacks
Property Expenses	No landlord (Safehold) obligations
Capital Expenditures	No landlord (Safehold) obligations
Tenant Repair and Maintenance	Tenant obligated to maintain the underlying asset
Remedies Upon Tenant Default	Leasehold mortgagee cure rights; otherwise, landlord (Safehold) entitled to terminate the lease, regain possession and take ownership of the improvements
Reversion Right at Lease Expiration	Possession / ownership of the land and improvements thereon revert to landlord (Safehold) for no consideration

Note: Reflects typical underwriting standards when reviewing potential investments. Actual terms may vary.

The Modern Ground Lease

Safehold's form structure standardizes how ground leases should function in the capital markets by removing value destroying features found in archaic ground leases and creating a bond-like instrument with growing, predictable cash flows which benefits all parties

	Old Ground Lease	Safehold Ground Lease
Payments	✗ Unpredictable (FMV, % rent)	✔ Fixed, growing, predictable
Underwriting	✗ High GLTV, unknown coverage	✔ Low GLTV, high coverage
Reporting	✗ Irregular standards (if any)	✔ Quarterly certified financials
Insurance	✗ Opaque provisions	✔ CTL-like protections
Maintenance	✗ Vague language	✔ Clear building standards
Loan Friendly	✗ Precludes certain lenders	✔ Capital markets friendly

Safehold

Illustrative Principal and Income Safety

Principal Safety

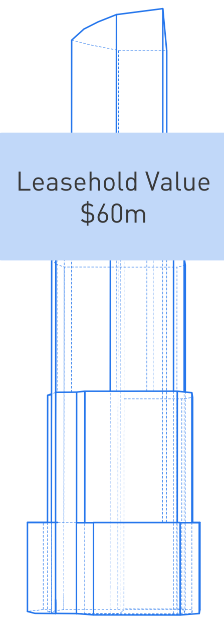
Risk

Safety

Illustrative Asset Backed Security	Illustrative Safehold Structure
Equity	Equity
N/R	Leasehold Mortgage (40-70% CPV)
B (60-65% LTV)	
BB (55-60% LTV)	
BBB (50-55% LTV)	
A (45-50% LTV)	
AA (40-45% LTV)	
AAA (0-40% LTV)	Safehold GL (0-40% CPV)

Safehold's basis as percentage of fee simple value approximates AAA / AA tranches of high-grade ABS

Income Safety



Safehold GL
$40m
5.0% Yield

$167k monthly ground rent is

1/360th

of leasehold value

Safehold's ground rent payment is **senior to and higher priority than** leasehold interest expense

Motivated tenant to grow and protect value with an **additional layer of protection via a leasehold lender** that can step in and cure ground rent if necessary

Annual Escalators and CPI Lookback Mechanics

CPI Lookbacks[1] provide meaningful inflation capture that is better than comparable risk, long-term fixed-rate bonds we benchmark against, and continue periodically throughout the life of a lease

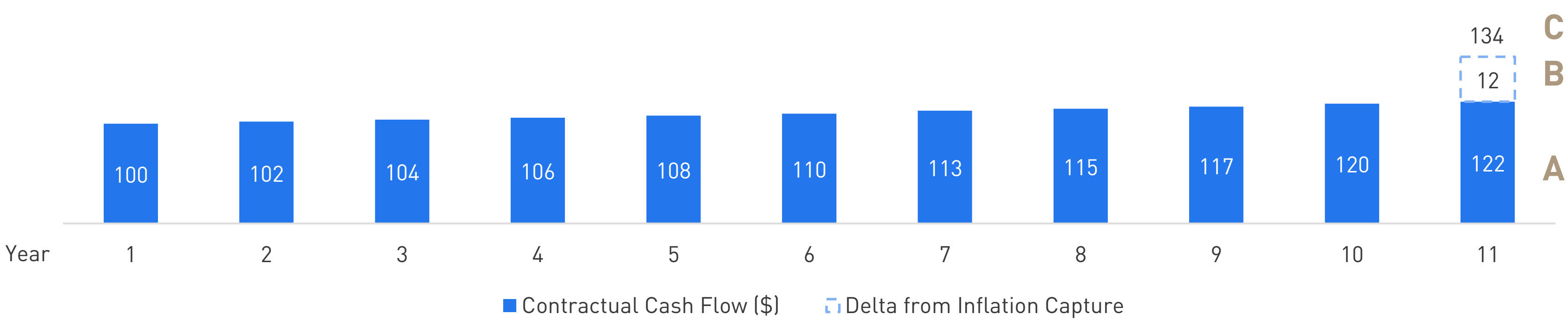
Target Safehold Ground Lease

2.0% Rent Bumps per Annum | **10-Year** CPI Lookbacks | **3.0%** Inflation Scenario

A Safehold's minimum contractual rent growth over a 10-year period is 21.9% (2.0% compounded)

B If CPI exceeds 2.0% on a compounded basis for that period, Safehold's leases will have an adjustment to capture that increase, up to a defined cap (typically 3.0 – 3.5% compounded). Assuming 3.0% CPI over a 10-year period, Safehold's rent growth would be 34.4% (3.0% compounded), an additional 12.5% gross rent change versus the contractual 21.9% floor

C Following this upward CPI adjustment, future contractual 2.0% increases are based off the higher CPI-adjusted rent figure, until the next 10-year period concludes, when the next CPI adjustment occurs



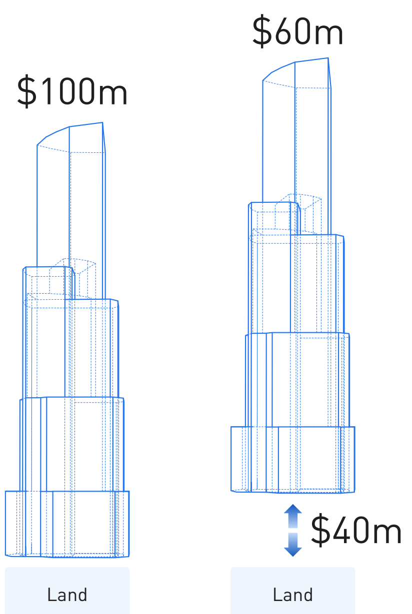
(1) Safehold™ originated ground leases typically include a periodic rent increase based on prior years cumulative CPI growth with the initial lookback year generally starting between lease year 11 and 21. These CPI lookbacks are generally capped between 3.0% - 3.5% per annum compounded. In the event cumulative inflation growth for the lookback period exceeds the cap, the excess is not captured by the CPI lookback. Other forms of inflation protection include fair market value resets and percentage rent, typically for acquired ground leases. Approximately 82% of Safehold's portfolio has CPI lookbacks, and ~94% of the portfolio has some form of inflation protection (as defined by cash rent).

Safehold

A Better Capital Solution

Making ground leases ***modern***, ***efficient***, and ***value-enhancing*** for building owners

Improved Capital Efficiency



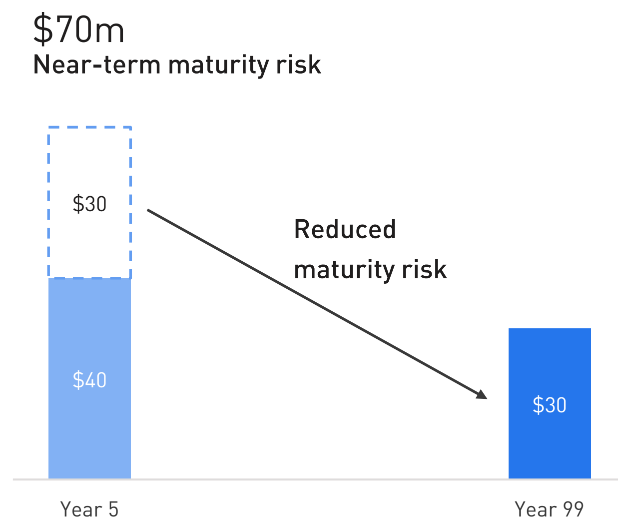
Buildings and land are different investments, most efficiently capitalized by different investors

Improved Cost Efficiency

- ✗ Transfer Tax
- ✗ Mortgage Recording Tax
- ✗ Title Insurance
- ✗ Broker Fees
- ✗ Other Transaction Costs

Reduces friction costs associated with selling real estate by giving 40% of capital a long-term structure of up to 99 years

Significant Risk Reduction



Eliminates debt maturity risk on a large portion of capital structure by replacing it with a long-term lease of up to 99 years

Efficient Capital Creates Better Returns for New Transactions

$100m	
$40m	Equity
$60m	Loan[1]

Illustrative Example:

Safehold's Modern Ground Lease creates value and liquidity for customers

$100m	
$24m	Equity
$36m	Leasehold Loan[2]
$40m	Safehold GL[3]

$100m	**Fee Simple Purchase Price**	$100m (-0%)
$40m	**Equity Required**	$24m (-40%)
6.0%	**Unlevered Yield**	6.7% (+11%)
6.0%	**Cash-on-Cash Returns[4]**	7.7% (+28%)
12.1%	**IRR (10-Year Hold)[4]**	15.8% (+31%)
2.6x	**Equity Multiple (10-Year Hold)[4]**	3.3x (+29%)
Higher	**Refinancing Risk**	Lower

Note: Hypothetical capitalization comparison between traditional mortgage capitalization versus a typical Safehold ground lease and leasehold loan capitalization. All figures are illustrative.
(1) Assumes 6.0% fixed interest rate, 10-year term, 60% LTV of property value.
(2) Assumes 6.0% fixed interest rate, 10-year term, 60% LTV of building value.
(3) Assumes 5.0% initial yield, 2.0% annual escalators, 99-year term, 40% GLTV of combined property value.
(4) Assumes 3.0% growth on going-in unlevered yield of 6.0%.

Safehold

Multi-Channel Origination & Sourcing Strategy

Origination Mechanics

~90% of Activity — **Create** a ground lease to support property acquisitions, recapitalizations or development

~10% of Activity — **Acquire** existing ground leases

Primary Competition

Fee simple financing

Life Insurance, Pension, HNW, Sovereign Wealth Fund, Separate Account

Additional Channels / Products

GL Ecosystem Funds
(Funded with partners)

SAFExSWAP

SAFExSELL

Product Overview

GL Plus: Targets high quality projects in pre-construction development phase with institutional developers

Loan Plus: First mortgage leasehold loan paired with SAFE GL providing one-stop financing solution for owners

Seeks to help real estate investors with older, inefficient ground leases upgrade into Safehold's modern, value-enhancing solution

Create a ground lease for clients at the time of sale, generating greater proceeds than a fee simple sale due to the lower cost and efficiency of the ground lease capital

Current Opportunity Set

Recapitalization upon Revaluation

Forced Liquidity

Delinquency / Foreclosures

Overview

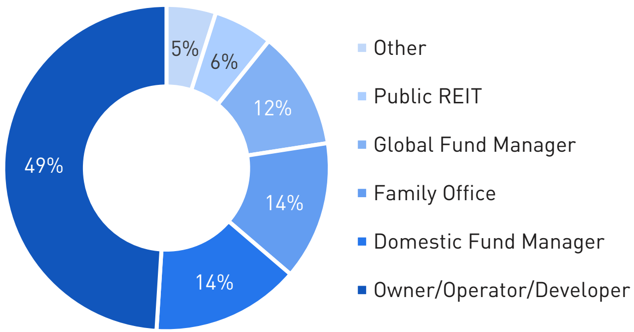
Rising rates have resulted in a revaluation of assets. Recapitalize a property with debt maturing, now at a higher LTV, which cannot be recapitalized fee simple

Provide a capital infusion to individuals / funds facing redemptions or revaluation risk without taking on debt or selling assets at depressed values

Reduce an existing lender's loan exposure and improve credit metrics during a workout, limiting losses

Growing Customer Adoption

Diversifying Customer Base[1]



High Customer "Stickiness" & Improving Efficiency

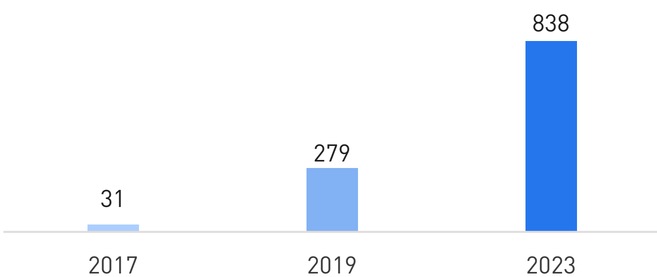
38%

Of customers have closed multiple deals with Safehold

71%

Of existing customers have looked at or are currently reviewing another deal

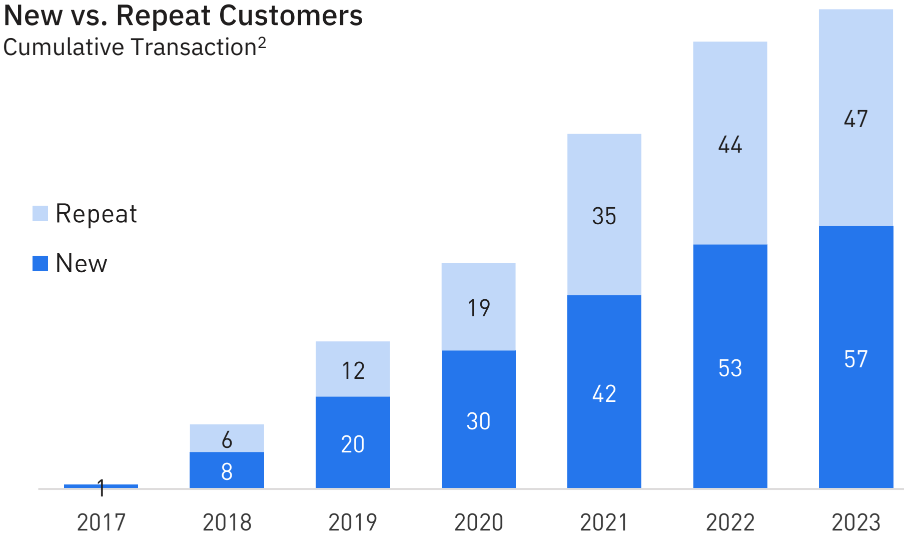
Increasing Customer Awareness



Cumulative # of unique sponsors that have been pitched a Safehold ground lease

New vs. Repeat Customers

Cumulative Transaction[2]



Unique Rolling Count

	2017	2018	2019	2020	2021	2022	2023
MSAs	12	17	25	30	35	38	40
Sponsors	9	19	36	54	72	87	92
Leasehold Lenders	10	21	30	36	50	54	56

Source: Internal CRM tracking metrics as of 12/31/2023.
(1) Based on number of unique sponsors.
(2) Excludes Ground Lease Plus, IPO assets, deals in which iStar was the sponsor, and acquisition of existing ground leases.

Safehold

Institutional Sponsors and Lenders

Safehold's 137 ground leases include 92 unique sponsors and 56 unique leasehold lenders

Sponsors include financial sponsors, owner/operators, public companies, sovereign wealth funds, and other institutions. Lenders include agencies, banks, insurance, CMBS, REITs and debt funds

Sponsors

- New England Development
- RXR
- The Dinerstein Companies
- The Carlyle Group
- Highgate
- UBS
- Equity Residential
- Samsung
- GIC
- Hudson Advisors
- BentallGreenOak
- Brookfield
- Invesco
- Blackstone
- Bronstein Properties
- Related
- USAA
- The Max Collaborative

Leasehold Lenders

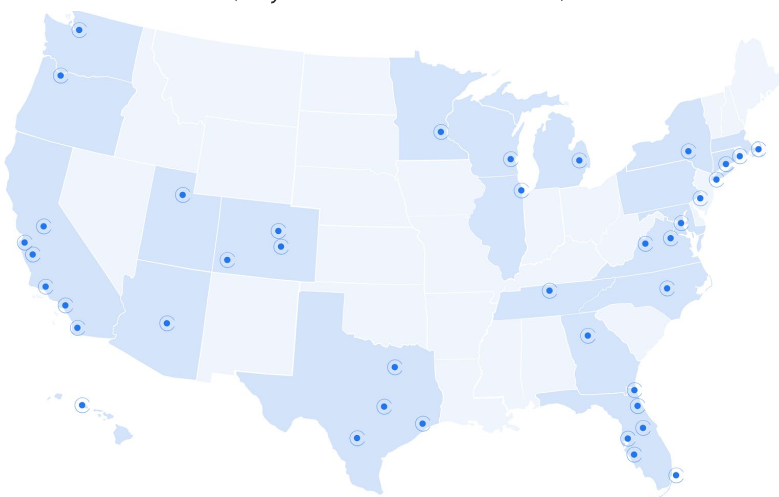
- Freddie Mac
- Bank of America
- Prudential
- Wells Fargo
- MetLife
- BMO
- Starwood Mortgage Capital
- nuveen A TIAA Company
- Blackstone
- Morgan Stanley
- J.P.Morgan
- Citizens Bank
- Capital One
- Fannie Mae
- UBS
- PNC
- Santander
- KeyBank
- Helaba
- Cigna
- Heitman

Portfolio Diversification

Safehold primarily invests in the top 30 MSAs across the U.S., which we believe are positioned for long-term sustainable growth

$6.3b Core Ground Lease Portfolio

(92-year w.a. extended lease term)



Top 10 Markets (% of GBV, Count, Rent Coverage[2], GLTV[3])

1. **Manhattan (23%)[1] –** 10 Assets (3.0x, 49%)
2. **Washington D.C. (11%) –** 17 Assets (4.1x, 44%)
3. **Boston (8%) –** 3 Assets (3.3x, 44%)
4. **Los Angeles (7%) –** 8 Assets (3.8x, 39%)
5. **San Francisco (4%) –** 5 Assets (3.0x, 51%)
6. **Denver (4%) –** 6 Assets (3.1x, 53%)
7. **Honolulu (4%) –** 2 Assets (5.5x, 39%)
8. **Nashville (4%) –** 5 Assets (3.1x, 37%)
9. **Miami (3%) –** 6 Assets (3.7x, 36%)
10. **Atlanta (3%) –** 7 Assets (3.3x, 38%)

Portfolio by Count

	Northeast	West	Mid Atlantic	Southeast	Southwest	Central	Total	GBV %	Rent Coverage[2]	GLTV[3]
Multifamily	9	21	11	22	8	4	**75**	**38%**	**3.6x**	**37%**
Office	10	7	9	5	4	1	**36**	**42%**	**3.4x**	**50%**
Hotel	2	8	1	1	4	0	**16**	**11%**	**4.1x**	**45%**
Mixed Use & Other	1	1	0	2	0	1	**5**	**3%**	**3.2x**	**44%**
Life Science	1	2	2	0	0	0	**5**	**6%**	**4.8x**	**41%**
Total	**23**	**39**	**23**	**30**	**16**	**6**	**137**	**100%**	**3.6x**	**44%**

Note: Represents Core Ground Lease Portfolio. Based on Gross Book Value of $6.3b, which excludes $136m of Safehold's forward commitments (including amounts to be paid to a fund partially owned by us), There can be no assurance that Safehold will fully fund any forward commitments.
(1) Total New York MSA including areas outside of Manhattan makes up 29% of GBV (18 assets).
(2) The Company uses estimates of the stabilized Property NOI for Rent Coverage calculations if it does not receive current tenant information or if the properties are under construction / in transition. These estimates are based on leasing activity at the property, third party appraisals and available market information, such as leasing activity at comparable properties in the relevant market.
(3) The CPV used to calculate GLTV is generally based on independent appraisals; however, the Company will use actual sales prices / management estimates for recently acquired and originated ground leases for which appraisals are not yet available. We currently intend that the CPV associated with each Ground Lease in our portfolio will be valued approximately every 12 calendar months and no less frequently than every 24 months.

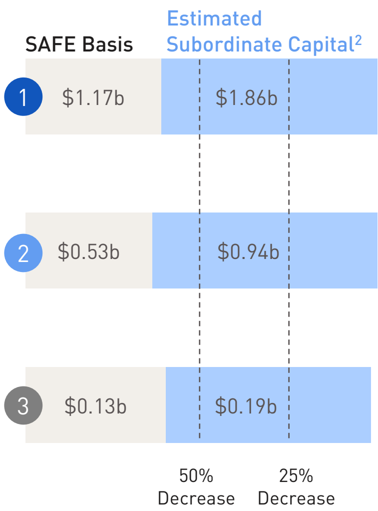
Office Highlights

36	Ground Leases
$2.7b	GBV
$3.0b	Est. UCA
3.4x	Rent Coverage[1]

1. **Manhattan (5 GLs, 3.0x Rent Coverage)**: Located in proximity to transit within attractive Manhattan submarkets (Grand Central, FiDi, Rockefeller Center)

2. **Single-tenant (10 GLs, 4.0x Rent Coverage)**:
   - IG Credit Tenant ($0.35b basis): 5 Class-A and/or headquarter buildings, all leased to BBB through AA- rated tenants, with average remaining lease term of 9 years and no lease less than 7 years
   - Other Single Tenant: Largest asset ($0.15b basis) is Class-A located on Pennsylvania Avenue in Washington DC leased to a law firm with 8-years remaining

3. **San Francisco & Los Angeles (2 GLs, 3.6x Rent Coverage)**: One building leased to the government with over 10 years remaining and the other is a leading property in its submarket where the leasehold loan recently refinanced with a new lender



Attractively financed: 15 ground leases totaling $1.8b GBV financed with $1.2b of assumable, non-recourse secured debt (incl. JV) with 28.7 years W.A. debt maturity; 5.8% asset inflation adjusted yield vs. 3.9% effective interest rate of debt


425 Park Ave.
New York, NY


195 Broadway
New York, NY


685 Third Ave.
New York, NY

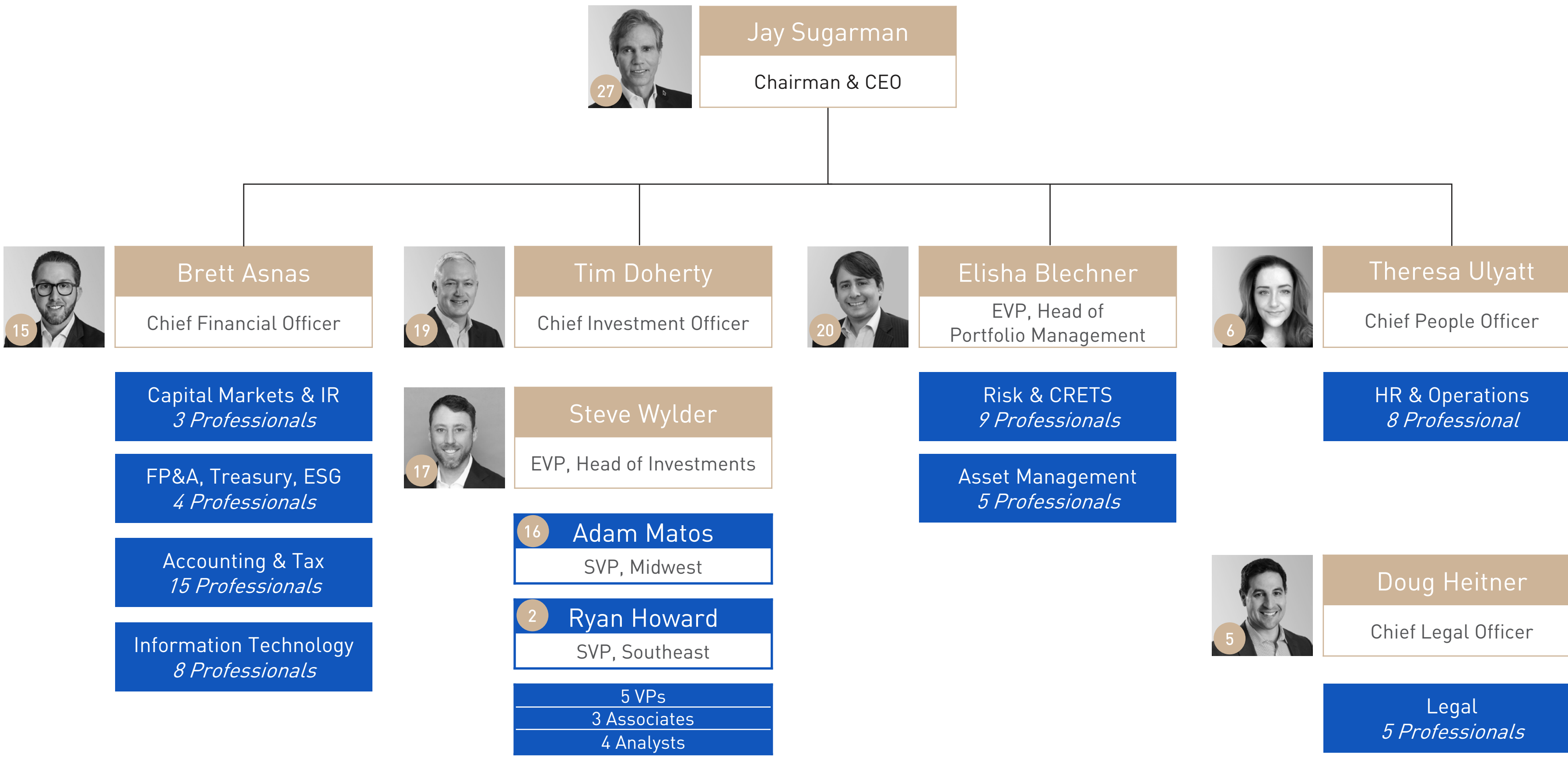

1111 Pennsylvania Ave.
Washington D.C.

Ground leases under office assets were underwritten at ~40% GLTV implying ~$4 billion subordinate capital

Note: Please see "Unrealized Capital Appreciation Details" in the Appendix for more information; Excludes forward commitments.
(1) The Company uses estimates of the stabilized Property NOI for Rent Coverage calculations if it does not receive current tenant information or if the properties are under construction/in transition. These estimates are based on leasing activity at the property, third party appraisals and available market information, such as leasing activity at comparable properties in the relevant market.
(2) Estimated Subordinate Capital represents CPV at closing less ground lease cost basis.

Organization Structure

Safehold benefits from its full-service platform (78 employees) and leadership team with decades of experience in all key functions



– Represents years spent with the Company (includes both Safehold and iStar).

ESG Update

Environmental

SUSTAINALYTICS

"Low Risk" Rating

GHG Emissions

Achieved 20% reduction target

2025 target, achieved in 2022

Began purchasing carbon offsets

Four Twenty Seven

427 Moody's Partnership

To evaluate and track climate risks in pipeline and portfolio

Social

15five

15Five Partnership

To monitor employee engagement and shape leadership priorities

CEO Action

Partnership with the largest business-led initiative to advance DEI in the workplace

Over 60% of Positions

Filled with diverse candidates over the past 24 months

PeopleGoal

Promotes goal setting, monitoring, and performance evaluations across all employees

Governance

3

Standing committees (Audit, Compensation, and Nominating & Corporate Governance) made up entirely of independent directors

7

Member Board of Directors (majority independent) subject to re-election annually.

No stockholder rights plan. Opted out of the MGCL Business Combination Act, MGCL Control Share Act and MUTA

Income Statement

	For the three months ended December 31, 2023	2022	For the twelve months ended December 31, 2023	2022
Revenues:				
Interest income from sales-type leases	$61,153	$56,244	$235,503	$202,258
Operating lease income	16,921	16,892	71,287	66,817
Interest income - related party	2,381	-	7,143	-
Other income	22,572	234	38,645	1,238
Total revenues	**$103,027**	**$73,370**	**$352,578**	**$270,313**
Costs and expenses:				
Interest expense	$47,529	$37,919	$181,011	$128,969
Real estate expense	1,434	838	4,653	3,110
Depreciation and amortization	2,492	2,398	9,936	9,613
General and administrative	13,623	9,383	45,339	37,068
General and administrative - stock-based compensation	3,103	28	23,230	1,546
Impairment of goodwill	-	-	145,365	-
Provision for credit losses	79	-	2,704	-
Other expense	330	3,412	17,862	10,189
Total costs and expenses	**$68,590**	**$53,978**	**$430,100**	**$190,495**
Gain on sales of Ground Leases	$447	-	$447	$55,811
Income (loss) from operations before other items	**$34,884**	**$19,392**	**($77,075)**	**$135,629**
Earnings from equity method investments	7,709	2,283	24,229	9,055
Net income (loss) before income taxes	**$42,593**	**$21,675**	**($52,846)**	**$144,684**
Income tax expense	(1,139)	-	(1,719)	-
Net income (loss)	**$41,454**	**$21,675**	**($54,565)**	**$144,684**
Net (income) loss attributable to noncontrolling interests	(270)	120	(408)	(9,261)
Net income (loss) attributable to Safehold Inc. common shareholders	**$41,184**	**$21,795**	**($54,973)**	**$135,423**
Weighted avg. share count - basic	**71,068**	**63,587**	**66,690**	**62,393**
Weighted avg. share count - diluted	**71,115**	**63,587**	**66,690**	**62,394**
Earnings (loss) per share (basic & diluted)	**$0.58**	**$0.34**	**($0.82)**	**$2.17**

Note: Figures in thousands except for per share amounts.

Balance Sheet

	As of December 31, 2023	As of December 31, 2022
Assets:		
Net investment in sales-type leases	$3,255,195	$3,106,599
Ground Lease receivables, net	1,622,298	1,374,716
Real estate:		
Real estate, at cost	744,337	740,971
Less: accumulated depreciation	(40,400)	(34,371)
Real estate, net	703,937	706,600
Real estate-related intangible assets, net	211,113	217,795
Real estate available and held for sale	9,711	-
Total real estate, net, real estate-related intangible assets, net and real estate available and held for sale	924,761	924,395
Loans receivable, net - related party	112,111	-
Equity investments	310,320	180,388
Cash and cash equivalents	18,761	20,066
Restricted cash	27,979	28,324
Deferred tax assets, net	7,619	-
Deferred operating lease income receivable	180,032	148,870
Deferred expenses and other assets, net	89,238	67,564
Total assets	**$6,548,314**	**$5,850,922**
Liabilities:		
Accounts payable, accrued expenses, and other liabilities	$134,518	$100,357
Real estate-related intangible liabilities, net	63,755	64,591
Debt obligations, net	4,054,365	3,521,359
Total liabilities	**$4,252,638**	**$3,686,307**
Redeemable noncontrolling interests	$19,011	$19,011
Equity:		
Safehold Inc. shareholders' equity:		
Common stock	$711	$624
Additional paid-in capital	2,184,299	1,986,417
Retained earnings	47,580	151,226
Accumulated other comprehensive income (loss)	(1,337)	3,281
Total Safehold Inc. shareholders' equity	**$2,231,253**	**$2,141,548**
Noncontrolling interests	$45,412	$4,056
Total equity	**$2,276,665**	**$2,145,604**
Total liabilities, redeemable noncontrolling interests and equity	**$6,548,314**	**$5,850,922**

Note: Figures in thousands.

Portfolio Reconciliation

	IPO (6/22/17)	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23
Net investment in Sales-Type Leases	**-**	**$985**	**$1,306**	**$2,413**	**$3,107**	**$3,255**
Ground Lease receivables	**-**	**397**	**$577**	**$796**	**$1,375**	**$1,622**
Pro-rata interest in Ground Leases held as equity method investments	**-**	**340**	**$345**	**$441**	**$445**	**$493**
Real estate, net (Operating Leases)	**$265**	**$672**	**$730**	**$713**	**$707**	**$701**[1]
Add: Accumulated depreciation	1	16	22	28	34	40
Add: Lease intangible assets, net	123	243	242	224	218	211
Add: Accumulated amortization	1	16	23	29	36	43
Add: Other assets	-	24	23	22	21	20
Add: CECL allowance	-	-	-	-	-	1
Less: Lease intangible liabilities, net	(51)	(57)	(66)	(65)	(65)	(64)
Less: Noncontrolling interest	-	(2)	(2)	(2)	(2)	(19)
Gross Book Value	**$339**	**$2,634**	**$3,201**	**$4,599**	**$5,876**	**$6,303**
Add: Forward Commitments	-	81	19	166	308	136
Aggregate Gross Book Value	**$339**	**$2,715**	**$3,219**	**$4,764**	**$6,184**	**$6,439**
Less: Accruals to net investment in leases and ground lease receivables	-	(7)	(42)	(101)	(176)	(265)
Aggregate Cost Basis	**$339**	**$2,708**	**$3,177**	**$4,664**	**$6,008**	**$6,174**
Less: Forward Commitments	-	(81)	(19)	(166)	(308)	(136)
Cost Basis	**$339**	**$2,627**	**$3,159**	**$4,498**	**$5,700**	**$6,038**

Note: Figures in thousands. Represents Core Ground Lease Portfolio.
(1) Excludes $3m other assets.

Earnings Reconciliation

	For the three months ended December 31, 2023	2022	For the twelve months ended December 31, 2023	2022
Net income (loss) attributable to Safehold Inc. common shareholders	**$41,184**	**$21,795**	**($54,973)**	**$135,423**
Add: Impairment for goodwill	-	-	145,365	-
Add: Merger & Caret related costs[1]	-	3,322	22,082	9,764
Less: Gain on sale of ground leases[2]	(447)	-	(447)	(55,811)
Less: Non-amortizable hedge gains	(15,191)	-	(15,191)	-
Net income excluding merger & Caret related costs and non-recurring gains for the period	**$25,547**	**$25,117**	**$96,837**	**$89,376**
Impact attributable to noncontrolling interests	-	($154)	-	$9,125
Net income attributable to Safehold Inc. common shareholders excluding merger & Caret related costs and non-recurring gains for the period	**$25,547**	**$24,964**	**$96,837**	**$98,502**
Weighted average number of common shares - basic	71,068	63,587	66,690	62,393
Weighted average number of common shares - diluted for net income excluding merger & caret related costs and non-recurring gains for the period	71,115	63,587	66,702	62,394
EPS excluding merger & Caret related costs and non-recurring gains for the period (basic & diluted)	**$0.36**	**$0.39**	**$1.45**	**$1.58**

Note: Figures in millions except for per share amounts. Net income attributable to Safehold Inc. common shareholders excluding merger & Caret related costs and non-recurring gains and EPS excluding merger & Caret related costs and non-recurring gains are non-GAAP measures used as supplemental performance measures to give management and investors a view of net income and EPS more directly derived from operating activities in the period in which they occur. Net income attributable to Safehold Inc. common shareholders excluding merger & Caret related costs and non-recurring gains is calculated as net income (loss) attributable to common shareholders, prior to the effect of non-recurring gains, and charges related to the merger, administration of Caret, origination of the Secured Term Loan to SAFE and goodwill impairment, all as adjusted to exclude corresponding amounts allocable to noncontrolling interests. It should be examined in conjunction with net income (loss) attributable to common shareholders as shown in our consolidated statements of operations. EPS excluding merger & Caret related costs and non-recurring gains is calculated as net income attributable to Safehold Inc. common shareholders excluding merger & Caret related costs and non-recurring gains divided by the weighted average number of common shares. These metrics should not be considered as alternatives to net income (loss) attributable to common shareholders or EPS, respectively (in each case determined in accordance with generally accepted accounting principles in the United States of America ("GAAP")). These measures may differ from similarly-titled measures used by other companies.

(1) Merger and Caret related costs were $0 in Q4'23 and $22.1m FY'23. FY'23 includes $10.1m expenses and reserves primarily related to legal, tax, accounting and advisors, $6.7m transfer tax and $5.3m G&A primarily related to the termination of pre-existing iStar incentive plans and other miscellaneous items. Q4'22 and FY'22 had $3.2m and $9.4m of such costs, respectively, primarily related to legal, tax and accounting. All numbers are net of impact attributable to noncontrolling interests.

(2) Includes sales of net investment in leases and ground lease receivables.

Unrealized Capital Appreciation Details

Refer to the Glossary in the Appendix for a definition of Owned Residual Portfolio, Unrealized Capital Appreciation ("UCA"), and "Combined Property Value" ("CPV"). SAFE relies in part on CBRE's valuations of the CPV of our portfolio in calculating UCA. SAFE may utilize management's estimate of CPV for ground lease investments recently acquired that CBRE has not yet evaluated. For construction deals, CPV represents the cost to build inclusive of the land. CPV is a hypothetical value of the as-improved subject property, based on an assumed ownership structure different from the actual ownership structure. CPV does not take into account the in-place Ground Lease or other contractual obligations and is based on the hypothetical condition that the property is leased at market rent at stabilized levels, where applicable, as of the valuation date, without consideration of any costs to achieve stabilization through lease up and associated costs. In determining the CPV of each property, CBRE has utilized the sales comparison approach, based on sales of comparable properties, adjusted for differences, and the income capitalization approach, based on the subject property's income-producing capabilities. The assumptions applied to determine values for these purposes vary by property type and are selected for use based on a number of factors, including information supplied by our tenants, market data and other factors. We currently intend that the CPV associated with each Ground Lease in our portfolio will be valued approximately every 12 calendar months and no less frequently than every 24 months. Lagging valuations may not accurately capture declines in our UCA, CPV or derived metrics such as GLTV, and such declines could be reflected in future periods, and any such decline could be material.

The calculation of the estimated UCA in our Owned Residual Portfolio is subject to a number of limitations and qualifications. We do not typically receive full financial statements prepared in accordance with U.S. GAAP for the commercial properties being operated on the land subject to our Ground Leases. In some cases, we are prohibited by confidentiality provisions in our Ground Leases from disclosing information that we receive from our tenants to CBRE. Additionally, we do not independently investigate or verify the information supplied by our tenants, but rather assume the accuracy and completeness of such information and the appropriateness of the accounting methodology or principles, assumptions, estimates and judgments made by our tenants in providing the information to us. Our calculation of UCA in our Owned Residual Portfolio is not subject to U.S. GAAP and will not be subject to independent audit. We conduct rolling property valuations; therefore, our estimated UCA and CPV may not reflect current market conditions and may decline materially in the future. There can be no assurance that we will realize any incremental value from the UCA in our Owned Residual Portfolio or that the market price of our common stock will reflect any value attributable thereto. We will generally not be able to realize value from UCA through near term transactions, as properties are leased to tenants pursuant to long-term leases. For more information on UCA and CPV, including additional limitations and qualifications, please refer to our Current Report on Form 8-K filed with the SEC on February 12, 2024 and the "Risk Factors" section of our Annual Report on Form 10-K for the year ended December 31, 2023, as updated from time to time in our subsequent periodic reports, filed with the SEC.

Certain interests in our subsidiary Safehold GL Holdings LLC ("Portfolio Holdings") are structured to track and capture UCA to the extent UCA is realized upon sale of our land and Ground Leases or certain other specified events. Under a shareholder-approved plan, management was granted up to 15% of the total authorized Caret units, 1,496,982 of which are currently outstanding and some of which remains subject to time-based vesting. See our 2023 Proxy Statement for additional information on the long-term incentive plan.

Additionally, we have sold an aggregate of 231,071 Caret units to third-party investors, including affiliates of MSD Partners, L.P. and received a commitment for the sale of 28,571 Caret units from an entity affiliated with one of our independent directors. As of December 31, 2023, we own approximately 82.2% of the outstanding Caret units. In connection with the sale of 137,142 Caret units in February 2022 (including the 28,571 which have not yet been closed upon), we agreed to use commercially reasonable efforts to provide public market liquidity for such units, or securities into which they may be exchanged, prior to the second anniversary of such sales. In the event market liquidity for such Caret units is not achieved within such period at a valuation not less than the purchase price for the Caret units purchased in February 2022, reduced by an amount equal to the amount of subsequent cash distributions made to investors on account of such Caret units, then the investors in the February 2022 transaction have the right to cause their Caret units purchased in February 2022 to be redeemed by Portfolio Holdings at such purchase price as so reduced.

Glossary

Aggregate Cost Basis	Represents Cost Basis plus unfunded commitments of the Core Ground Lease Portfolio. For unfunded commitments, it represents the aggregate future amount to be paid under the commitments.
Aggregate Gross Book Value	Represents the Gross Book Value plus unfunded commitments of the Core Ground Lease Portfolio. For unfunded commitments, it represents the aggregate future amount to be paid under the commitments.
Annualized Cash Yield	Calculated as the annualized base Cash Rent plus Percentage Rent divided by Cost Basis, each for the Core Ground Lease Portfolio.
Annualized Yield	Calculated as the annualized base Net Rent plus Percentage Rent divided by GBV, each for the Core Ground Lease Portfolio.
Caret Adjusted Yield	Using the same cash flows as Inflation Adjusted Yield except that initial cash outlay (i.e., Safehold's basis) is reduced by ~$1.6b, which amount corresponds to Safehold's share (~82%) of the most recent third-party Caret valuation of $2.0b from the Series B round (see page 15 for more detail on the Caret valuation).
Cash Interest Rate	The current cash interest rate of debt.
Cash Rent	Represents base ground lease income recognized excluding straight-line rent, amortization of lease intangibles, and non-cash income from sales-type leases, each for the Core Ground Lease Portfolio.
Combined Property Value (CPV)	The current combined value of the land, buildings and improvements relating to a commercial property, as if there was no ground lease on the land at the property. CPV is generally based on independent appraisals; however, the Company will use actual sales prices/management estimates for recently acquired and originated ground leases for which appraisals are not yet available. For construction projects, CPV represents the total cost associated with the acquisition, development, and construction of the project.
Core Ground Lease Portfolio	Represents the portfolio of assets owned at the date indicated and our proportionate share of two unconsolidated joint venture assets, as well as one ground lease asset in the GL Plus Fund that has moved out of the pre-development stage and, as a result, Safehold is obligated to purchase when all conditions are satisfied (such conditions may or not be satisfied), and excludes the Star Holdings Loan, Leasehold Loan Fund and the remainder of the GL Plus Fund.
Cost Basis	Represents the historical purchase price of an asset in the Core Ground Lease Portfolio, including capitalized acquisition costs of the assets.
Economic Yield	Computed similarly to effective yield on a bond, the Economic Yield is calculated using projected cash flows beginning 10/1/2023 for the duration of the lease, with an initial cash outflow and a residual value equal to our cost of the land. The cash flows incorporate contractual fixed escalators and the impact of an assumed inflation scenario on variable rate escalators such as (i) CPI adjustments and CPI lookbacks, (ii) percentage of revenues the building generates and/or (iii) periodic fair market valuations of the land. For CPI adjustments and CPI lookbacks, this metric uses the Federal reserve long-term 2.0% CPI target for the duration of the leases. For ground leases that have other forms of inflation capture including fair market value resets and percentage rent based on building revenue, this metric assumes fair market value and building revenue increase by the Federal Reserve long-term 2.0% CPI target annually. Target yields and cash flow multiples assume no default, full rent collections, no destruction and no casualty events.
Effective Interest Rate	Represents the all-in stated interest rate over the term of debt from funding through maturity based on the contractual payments owed excluding the effect of debt premium, discount and deferred financing costs.
GAAP Rent	Current period revenue from operating and sales-type leases recognized under GAAP, each for the Core Ground Lease Portfolio.
GL Plus Fund	The Company's investment fund that targets the origination and acquisition of Ground Leases for commercial real estate projects that are in a pre-development phase.
Gross Book Value (GBV)	Represents Cost Basis plus accrued interest on sales-type leases of the Core Ground Lease Portfolio. The amount is not reduced for CECL allowances.
Ground Lease-to-Value (GLTV)	Calculated as the Aggregate GBV divided by CPV of the Core Ground Lease Portfolio. Safehold uses this metric to assess risk and our seniority level in a real estate capital structure. Similar to the concept of the LTV metric used in the loan market.
Ground Lease Plus Commitment (GL+)	Safehold's commitment or option to purchase ground leases from a joint venture contingent on certain development and timing criteria.
Inflation Adjusted Yield	For CPI adjustments and CPI lookbacks, Inflation Adjusted Yield is computed in the same manner as Economic Yield, assuming a specific alternative inflation scenario for the duration of the leases. For ground leases that have other forms of inflation capture including fair market value resets and percentage rent based on building revenue, Inflation Adjusted Yield is based on Economic Yield and assumes fair market value and building revenue increase by the assumed inflation scenario annually.
Net Rent	GAAP Rent less depreciation & amortization for the Core Ground Lease Portfolio. This includes the amortization of a right of use asset recorded as real estate expense (totals $1.0m annualized). Includes our proportionate share of GAAP rent and amortization from our equity method investments, each for the Core Ground Lease Portfolio.
Owned Residual Portfolio	Represents the portfolio of properties under which Safehold owns a ground lease and reflects Safehold's right to the land, property and tenant improvements at the end of the lease. The current value of the Owned Residual Portfolio is typically represented by the Combined Property Value or CPV of our portfolio.
Percentage Rent	Represents TTM cash percentage rent paid by the property.
Property NOI	Represents the net operating income (NOI) of the building/Safehold's ground lease tenant prior to paying ground lease rent.
Rent Coverage	The ratio of Property NOI as provided by the building owner or estimated Property NOI to the annualized Cash Rent due to Safehold. The Company adjusts Property NOI for material non-recurring items and uses estimates of the stabilized Property NOI if it does not receive current tenant information and for properties under construction or transition, in each case based on leasing activity at the property and available market information, including leasing activity at comparable properties in the relevant market.
Safehold™/Safehold™ Ground Lease	A ground lease originated and structured by Safehold.
Unrealized Capital Appreciation (UCA)	Calculated as the difference between CPV of the Core Ground Lease Portfolio and the Aggregate Cost Basis. The Company tracks UCA because we believe it provides relevant information with regard to the three key investment characteristics of our ground leases: (1) the safety of our position in a tenant's capital structure; (2) the quality of the long-term cash flows generated by our portfolio rent that increases over time; and (3) increases and decreases in CPV of the portfolio that will ultimately revert to us.