

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**  
**Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): December 9, 2019

**Safehold Inc.**

(Exact name of registrant as specified in its charter)

<b>Maryland</b> (State or other jurisdiction of incorporation)	<b>001-38122</b> (Commission File Number)	<b>30-0971238</b> (IRS Employer Identification Number)
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**1114 Avenue of the Americas**  
**39th Floor**  
**New York , NY**  
(Address of principal executive offices)

**10036**  
(Zip Code)

Registrant's telephone number, including area code: **(212) 930-9400**

**N/A**  
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock	SAFE	NYSE

**Item 2.01 Completion of Acquisition or Disposition of Assets**

On December 9, 2019, Safehold Inc. ("SAFE") closed on the previously announced ground lease under the office property at 135 West 50th Street in New York City for \$285 million.

A press release announcing this transaction is filed as an exhibit to this Current Report.

**Item 9.01 Financial Statements and Exhibits**

(d) Exhibits

Exhibit 99.1 [Press Release, dated December 12, 2019](#)

**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, thereunto duly authorized.

Safehold Inc.

Date: December 12, 2019

By:

/s/ JAY SUGARMAN

Jay Sugarman  
*Chief Executive Officer*



Press Release

## Safehold Closes A New \$285 Million Ground Lease in New York City

**NEW YORK, December 12, 2019**

Safehold Inc. (NYSE: SAFE) has closed on the previously announced \$285 million Safehold™ ground lease under the office property at 135 West 50<sup>th</sup> Street in New York City.

"We are witnessing significant customer demand for our innovative capital solution in New York City," said Marcos Alvarado, President and Chief Investment Officer. "Institutional owners of commercial real estate are increasingly understanding the benefits delivered by a Safehold™ ground lease and we are excited to add another high-quality asset to our rapidly-scaling portfolio."

135 West 50<sup>th</sup> Street is a 929K SF office building in Midtown Manhattan. The building provides excellent access to transit, hotels and amenities, and is currently undergoing significant capital improvements and renovations to strengthen its position in the market.



Photo: 135 W. 50<sup>th</sup> St.

### *About Safehold:*

Safehold Inc. (NYSE: SAFE) is revolutionizing real estate ownership by providing a new and better way for owners to unlock the value of the land beneath their buildings. Through its modern ground lease capital solution, Safehold helps owners of high quality multifamily, office, industrial, hospitality and mixed-use properties in major markets throughout the United States generate higher returns

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with less risk. The Company, which is taxed as a real estate investment trust (REIT) and is managed by its largest shareholder, iStar Inc., seeks to deliver safe, growing income and long-term capital appreciation to its shareholders. Additional information on Safehold is available on its website at [www.safeholdinc.com](http://www.safeholdinc.com).

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