



Safety, Income & Growth Originates \$150 Million Ground Lease in Washington, D.C. on Trophy Asset

November 14, 2018 5:00 AM EST

NEW YORK--(BUSINESS WIRE)-- Safety, Income & Growth Inc. (NYSE:SAFE), the leading company focused on ground leases, announced it has originated a new \$150 million ground lease, the largest single asset lease in its portfolio, on a trophy office building located on Pennsylvania Avenue in Washington, D.C. SAFE's customer utilized the ground lease to help capitalize the acquisition of the property.

This press release features multimedia. View the full release here: <https://www.businesswire.com/news/home/20181114005173/en/>



Pennsylvania Avenue, Washington, D.C. (Photo: Business Wire)

The property is a Class-A 14-story office building centrally-located directly between the White House and the Capitol Building and two blocks from three metro stations which provide access to all six of D.C.'s metro lines. The building is 100% occupied by a global law firm on a long-term lease.

"We're pleased to see that our ground lease product is starting to gain attraction in the Washington D.C. market, where this year we've closed five deals for nearly \$270 million," said Jay Sugarman, Chairman and Chief Executive Officer. "This deal demonstrates that SAFE can deliver its value-enhancing product to its customers at any scale."

This **SAFE Ground Lease**™ features fixed annual rent escalations over 99 years with CPI-based adjustments. The leasehold was purchased by a venture with majority ownership from PRP, LLC and leasehold financing from a third-party global institutional lender.

Safety, Income & Growth Inc. (NYSE:SAFE) is the first publicly traded company focused on ground leases. The Company seeks to provide real estate owners with better, lower cost capital through its modern ground lease structure, while delivering safe, growing income and long-term capital appreciation to its shareholders. The Company targets major markets throughout the United States, helping owners of high quality multifamily, office, industrial, hospitality and mixed use properties ranging from \$25 million to \$1 billion generate higher returns with less risk. The Company, which is taxed as a real estate investment trust (REIT), is managed by its largest shareholder, iStar Inc. Additional information on SAFE is available on its website at www.safetyincomegrowth.com.

View source version on [businesswire.com](https://www.businesswire.com/news/home/20181114005173/en/): <https://www.businesswire.com/news/home/20181114005173/en/>

Clients:

Tim Doherty
Executive Vice President
Head of Ground Lease Investments
T: 212-930-9433
E: tdoherty@istar.com

Investor Relations:

Jason Fooks
Vice President
Investor Relations & Marketing

T: 212-930-9400

E: investors@safetyincomegrowth.com

Source: Safety, Income & Growth Inc.