Table of Contents

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-Q

(Mark One)

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended

September 30, 2026

OR

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from to

Commission File No. 001-15371

Safehold Inc.

(Exact name of registrant as specified in its charter)

Maryland	**95-6881527**
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification Number)
One Penn Plaza **51st Floor** **New York , NY**	**10119**
(Address of principal executive offices)	(Zip code)

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

1114 Avenue of the Americas, 39th Floor, New York, NY 10036
(*Former name, former address and former fiscal year, if changed since last report)*

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

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding twelve months (or for such shorter period that the registrant was required to file such reports); and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding twelve months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large Accelerated filer	Accelerated filer	Non-accelerated filer	Smaller reporting company	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. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes ☐ No ☒

As of November 2, 2026, there were 69,986,454 shares, $0.01 par value per share, of Safehold Inc. common stock outstanding.

TABLE OF CONTENTS

		Page
PART I	Consolidated Financial Information	
Item 1.	Financial Statements:	
	Consolidated Balance Sheets (unaudited) as of September 30, 2026 and December 31, 2025	1
	Consolidated Statements of Operations (unaudited)—For the three and nine months ended September 30, 2026 and 2025	2
	Consolidated Statements of Comprehensive Income (Loss) (unaudited)—For the three and nine months ended September 30, 2026 and 2025	3
	Consolidated Statements of Changes in Equity (unaudited)—For the three and nine months ended September 30, 2026 and 2025	4
	Consolidated Statements of Cash Flows (unaudited)—For the nine months ended September 30, 2026 and 2025	5
	Notes to Consolidated Financial Statements (unaudited)	6
Item 2.	Management's Discussion and Analysis of Financial Condition and Results of Operations	37
Item 3.	Quantitative and Qualitative Disclosures About Market Risk	50
Item 4.	Controls and Procedures	51
PART II	Other Information	52
Item 1.	Legal Proceedings	52
Item 1A.	Risk Factors	52
Item 2.	Unregistered Sales of Equity Securities and Use of Proceeds	53
Item 3.	Defaults Upon Senior Securities	53
Item 4.	Mine Safety Disclosures	53
Item 5.	Other Information	53
Item 6.	Exhibits	54
SIGNATURES		55

PART I. CONSOLIDATED FINANCIAL INFORMATION

Item 1. Financial Statements

Safehold Inc.
Consolidated Balance Sheets[1]
(In thousands)
(unaudited)

	September 30, 2026	December 31, 2025
ASSETS		
Net investment in sales-type leases ($12,045 and $10,750 of allowances as of September 30, 2026 and December 31, 2025, respectively)	$ 3,732,306	$ 3,563,675
Ground Lease receivables, net ($5,595 and $4,872 of allowances as of September 30, 2026 and December 31, 2025, respectively)	2,206,382	2,003,931
Real estate		
Real estate, at cost	743,840	740,971
Less: accumulated depreciation	(56,872)	(52,222)
Real estate, net	686,968	688,749
Real estate-related intangible assets, net	201,363	204,016
Real estate available and held for sale	—	2,028
Total real estate, net and real estate-related intangible assets, net and real estate available and held for sale	888,331	894,793
Loans receivable, net ($883 and $328 of allowances as of September 30, 2026 and December 31, 2025, respectively)	70,753	46,088
Loans receivable, net - related party ($2,353 and $2,223 of allowances as of September 30, 2026 and December 31, 2025, respectively)	110,095	112,556
Equity investments	296,148	280,850
Cash and cash equivalents	29,854	21,705
Restricted cash	10,974	9,031
Deferred tax asset, net	1,513	3,516
Deferred operating lease income receivable	263,570	241,100
Deferred expenses and other assets, net[2]	85,481	72,030
Total assets	$ 7,695,407	$ 7,249,275
LIABILITIES AND EQUITY		
Liabilities:		
Accounts payable, accrued expenses and other liabilities	$ 180,939	$ 161,420
Real estate-related intangible liabilities, net	61,464	62,089
Debt obligations, net	4,799,314	4,585,887
Total liabilities	5,041,717	4,809,396
Commitments and contingencies (refer to Note 11)		
Redeemable noncontrolling interests	800	—
Equity:		
Safehold Inc. shareholders' equity:		
Common stock, $0.01 par value, 400,000 shares authorized, 70,745 and 71,756 shares issued and outstanding as of September 30, 2026 and December 31, 2025, respectively	707	717
Additional paid-in capital	2,181,773	2,199,265
Retained earnings	215,516	165,737
Accumulated other comprehensive income (loss)	58,212	42,592
Total Safehold Inc. shareholders' equity	2,456,208	2,408,311
Noncontrolling interests	196,682	31,568
Total equity	2,652,890	2,439,879
Total liabilities and equity	$ 7,695,407	$ 7,249,275

(1) Refer to Note 2 for details on the Company's consolidated variable interest entities ("VIEs").
(2) As of September 30, 2026 and December 31, 2025, includes $4.6 million and $3.0 million, respectively, due from related parties.

The accompanying notes are an integral part of the consolidated financial statements.

Safehold Inc.
Consolidated Statements of Operations
(In thousands, except per share data)
(unaudited)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
Revenues:				
Interest income from sales-type leases	$ 78,767	$ 72,429	$ 230,703	$ 212,735
Operating lease income	15,841	16,993	51,803	55,081
Hotel revenues	18,000	—	43,801	—
Interest income[1]	3,401	3,085	9,801	8,130
Other income[2]	2,670	3,655	8,071	11,735
Total revenues	118,679	96,162	344,179	287,681
Costs and expenses:				
Interest expense	55,905	52,497	164,608	154,188
Hotel expenses	14,736	—	40,863	—
Real estate expense	786	1,397	2,866	3,436
Depreciation and amortization	1,876	2,113	5,573	6,436
General and administrative	14,270	13,067	43,916	40,153
Provision for (recovery of) credit losses	1,737	1,025	2,505	5,671
Other expense	54	1,184	730	3,698
Total costs and expenses	89,364	71,283	261,061	213,582
Income (loss) from operations before other items	29,315	24,879	83,118	74,099
Earnings (losses) from equity method investments	3,517	4,654	11,413	14,558
Net income (loss) before income taxes	32,832	29,533	94,531	88,657
Income tax expense	(1,484)	(215)	(3,563)	(1,960)
Net income (loss)	31,348	29,318	90,968	86,697
Net (income) loss attributable to noncontrolling interests	(2,541)	(36)	(3,145)	(104)
Net income (loss) attributable to Safehold Inc. common shareholders	$ 28,807	$ 29,282	$ 87,823	$ 86,593
Per common share data:				
Net income (loss)				
Basic	$ 0.41	$ 0.41	$ 1.23	$ 1.21
Diluted	$ 0.41	$ 0.41	$ 1.23	$ 1.21
Weighted average number of common shares:				
Basic	70,857	71,756	71,372	71,673
Diluted	70,982	71,843	71,509	71,760

(1) For the three months ended September 30, 2026 and 2025, includes $2.4 million and $2.4 million, respectively, of interest income from related parties. For the nine months ended September 30, 2026 and 2025, includes $7.0 million and $7.1 million, respectively, of interest income from related parties.

(2) For the three months ended September 30, 2026 and 2025, includes $1.9 million and $2.7 million, respectively, of management fees from related parties. For the nine months ended September 30, 2026 and 2025, includes $5.8 million and $9.0 million, respectively, of management fees from related parties.

The accompanying notes are an integral part of the consolidated financial statements.

Safehold Inc.
Consolidated Statements of Comprehensive Income (Loss)
(In thousands)
(unaudited)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2026	2025	2026	2025
Net income (loss)	$ 31,348	$ 29,318	$ 90,968	$ 86,697
Other comprehensive income (loss):				
Reclassification of (gains) losses on derivatives into earnings	1	(552)	564	(1,601)
Unrealized gain (loss) on derivatives	6,232	(126)	15,056	(6,339)
Other comprehensive income (loss):	6,233	(678)	15,620	(7,940)
Comprehensive income (loss)	37,581	28,640	106,588	78,757
Comprehensive (income) loss attributable to noncontrolling interests	(2,541)	(36)	(3,145)	(104)
Comprehensive income (loss) attributable to Safehold Inc.	$ 35,040	$ 28,604	$ 103,443	$ 78,653

The accompanying notes are an integral part of the consolidated financial statements.

Safehold Inc.
Consolidated Statements of Changes in Equity
(In thousands)
(unaudited)

	Common Stock at Par	Additional Paid-In Capital	Retained Earnings (Accumulated Deficit)	Accumulated Other Comprehensive Income (Loss)	Noncontrolling Interests	Total Equity
Balance at June 30, 2026	$ 711	$ 2,187,162	$ 199,294	$ 51,979	$ 193,101	$ 2,632,247
Net income (loss)	—	—	28,807	—	2,541	31,348
Issuance of common stock, net / amortization	—	840	—	—	1,281	2,121
Dividends declared ($0.177 per share)	—	—	(12,585)	—	—	(12,585)
Change in accumulated other comprehensive income (loss)	—	—	—	6,233	—	6,233
Distributions to noncontrolling interests	—	—	—	—	(18)	(18)
Redemption of noncontrolling interests	—	(77)	—	—	(223)	(300)
Repurchase of common stock	(4)	(6,152)	—	—	—	(6,156)
Balance at September 30, 2026	$ 707	$ 2,181,773	$ 215,516	$ 58,212	$ 196,682	$ 2,652,890
Balance at June 30, 2025	$ 717	$ 2,196,759	$ 134,186	$ 41,730	$ 30,675	$ 2,404,067
Net income (loss)	—	—	29,282	—	36	29,318
Issuance of common stock, net / amortization	—	1,061	—	—	335	1,396
Dividends declared ($0.177 per share)	—	—	(12,794)	—	—	(12,794)
Change in accumulated other comprehensive income (loss)	—	—	—	(678)	—	(678)
Distributions to noncontrolling interests	—	—	—	—	(18)	(18)
Balance at September 30, 2025	$ 717	$ 2,197,820	$ 150,674	$ 41,052	$ 31,028	$ 2,421,291
Balance at December 31, 2025	$ 717	$ 2,199,265	$ 165,737	$ 42,592	$ 31,568	$ 2,439,879
Net income (loss)	—	—	87,823	—	3,145	90,968
Issuance of common stock, net / amortization	3	5,218	—	—	3,057	8,278
Dividends declared ($0.531 per share)	—	—	(38,044)	—	—	(38,044)
Change in accumulated other comprehensive income (loss)	—	—	—	15,620	—	15,620
Contributions from noncontrolling interests	—	1,229	—	—	159,212	160,441
Distributions to noncontrolling interests	—	—	—	—	(57)	(57)
Redemption and transfer of noncontrolling interests	—	(1,497)	—	—	(243)	(1,740)
Repurchase of common stock	(13)	(22,442)	—	—	—	(22,455)
Balance at September 30, 2026	$ 707	$ 2,181,773	$ 215,516	$ 58,212	$ 196,682	$ 2,652,890
Balance at December 31, 2024	$ 714	$ 2,191,840	$ 102,472	$ 48,992	$ 30,009	$ 2,374,027
Net income (loss)	—	—	86,593	—	104	86,697
Issuance of common stock, net / amortization	3	6,089	—	—	991	7,083
Dividends declared ($0.531 per share)	—	—	(38,391)	—	—	(38,391)
Change in accumulated other comprehensive income (loss)	—	—	—	(7,940)	—	(7,940)
Distributions to noncontrolling interests	—	—	—	—	(60)	(60)
Redemption of noncontrolling interests	—	(109)	—	—	(16)	(125)
Balance at September 30, 2025	$ 717	$ 2,197,820	$ 150,674	$ 41,052	$ 31,028	$ 2,421,291

The accompanying notes are an integral part of the consolidated financial statements.

Safehold Inc.
Consolidated Statements of Cash Flows
(In thousands)
(unaudited)

	For the Nine Months Ended September 30,	
	2026	**2025**
Cash flows from operating activities:		
Net income (loss)	$ 90,968	$ 86,697
Adjustments to reconcile net income (loss) to cash flows from operating activities:		
Depreciation and amortization	5,573	6,436
Stock-based compensation expense	11,162	9,679
Deferred operating lease income	(22,470)	(22,782)
Non-cash interest income from sales-type leases	(81,049)	(75,343)
Non-cash interest expense	10,560	9,351
Amortization of real estate-related intangibles, net	1,391	1,732
Write-off of investment in preferred equity	—	1,945
Provision for (recovery of) credit losses	2,505	5,671
(Earnings) losses from equity method investments	(11,413)	(14,558)
Distributions from operations of equity method investments	4,631	6,012
Amortization of premium, discount and deferred financing costs on debt obligations, net	6,717	6,151
Proceeds received from derivative transactions	17,247	13,127
Other operating activities	4,435	(1,446)
Changes in assets and liabilities:		
Changes in deferred expenses and other assets, net	(7,094)	2,567
Changes in accounts payable, accrued expenses and other liabilities	(1,643)	256
Cash flows provided by (used in) operating activities	31,520	35,495
Cash flows from investing activities:		
Origination/acquisition of net investment in sales-type leases and Ground Lease receivables	(292,869)	(129,287)
Origination and fundings of loans receivable, net	(25,271)	(45,309)
Contributions to equity method investments	(8,515)	(23,839)
Distributions from equity method investments	—	9,528
Net proceeds received from sale of real estate available and held for sale	1,402	3,180
Proceeds received from derivative transactions	2,569	5,055
Other investing activities	(2,486)	487
Cash flows provided by (used in) investing activities	(325,170)	(180,185)
Cash flows from financing activities:		
Proceeds from debt obligations	2,292,000	923,735
Repayments of debt obligations	(2,082,000)	(732,000)
Payments for deferred financing costs	(2,704)	(466)
Dividends paid to common shareholders	(38,384)	(38,231)
Repurchase of common stock	(20,988)	—
Payment of offering costs in connection with joint venture (refer to Note 4)	(10,003)	—
Payments for withholding taxes upon vesting for stock-based compensation	(3,571)	(3,975)
Redemption of noncontrolling interests	(849)	(125)
Contributions from noncontrolling interests	170,520	—
Distributions to noncontrolling interests	(59)	(46)
Other financing activities	(220)	(61)
Cash flows provided by (used in) financing activities	303,742	148,831
Changes in cash, cash equivalents and restricted cash	10,092	4,141
Cash, cash equivalents and restricted cash at beginning of period	30,736	17,118
Cash, cash equivalents and restricted cash at end of period	$ 40,828	$ 21,259
Reconciliation of cash and cash equivalents and restricted cash presented on the consolidated statements of cash flows		
Cash and cash equivalents	$ 29,854	$ 12,123
Restricted cash	10,974	9,136
Total cash and cash equivalents and restricted cash	$ 40,828	$ 21,259
Supplemental disclosure of non-cash investing and financing activity:		
Dividends declared to common shareholders	$ 12,765	$ 12,788
Loan extension fee receivable	2,400	—
Non-cash interest accrued to debt balances	2,931	2,123
Accrued acquisition costs	329	699
Accrued stock repurchases	1,468	—

The accompanying notes are an integral part of the consolidated financial statements.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Note 1—Business and Organization

Business—On March 31, 2023, Safehold Inc. ("Old Safe") merged with and into iStar Inc. ("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"). Unless context otherwise requires, references to "the Company" refer to the business and operations of Old Safe and its consolidated subsidiaries prior to the Merger, and to Safehold Inc. (formerly iStar) and its consolidated subsidiaries following the consummation of the Merger. The Company is internally managed and operates its business through two segments as of January 1, 2026 – "Ground Leases," reflecting the Company's primary business of acquiring, managing and capitalizing ground leases, and "Hotel Operations," reflecting the Company's operation of certain hotel properties (refer to Note 16). The Company also manages entities focused on ground leases (refer to Note 8) and a wholly-owned subsidiary of the Company serves as external manager to Star Holdings ("Star Holdings"), a Maryland statutory trust that holds the legacy non-ground lease assets held by iStar prior to the Merger as well as shares of common stock of the Company, each of which are reflected in the Company's Ground Leases segment. Ground leases are long-term contracts between the landlord (the Company) and a tenant or leaseholder. Ground leases generally represent ownership of the land underlying commercial real estate projects that is net leased by the fee owner of the land to the owners/operators of the real estate projects built thereon ("Ground Leases"). Under a Ground Lease, the tenant is generally responsible for all property operating expenses, such as maintenance, property taxes and insurance and is also responsible for development costs and capital expenditures. Ground Leases are typically long-term (base terms ranging from 30 to 99 years, often with tenant renewal options) and have contractual base rent increases (either at a specified percentage or consumer price index ("CPI") based, or both) and sometimes include percentage rent participations. The Company's CPI lookbacks are generally capped between 3.0% - 3.5% and generally start between years 11 and 21 of the lease term. In the event cumulative inflation growth for the lookback period exceeds the cap, these rent adjustments may not keep up fully with changes in inflation.

The Company intends to target investments in long-term Ground Leases in which: (i) the initial cost of its Ground Lease represents 30% to 45% of the combined value of the land and buildings and improvements thereon as if there was no Ground Lease on the land ("Combined Property Value"); (ii) the ratio of property net operating income to the Ground Lease payment due the Company ("Ground Rent Coverage") is between 2.0x to 4.5x, and for this purpose the Company uses estimates of the stabilized property net operating income if it does not receive current tenant information and for properties under construction or in 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; and (iii) the Ground Lease contains contractual rent escalation clauses or percentage rent that participates in gross revenues generated by the commercial real estate on the land. As Ground Lease lessor, the Company typically has the right to regain possession of its land and take ownership of the buildings and improvements thereon upon tenant default and the termination of the Ground Lease on account of such default. The Company believes that the Ground Lease structure provides an opportunity for potential value accretion through the reversion to the Company, as the Ground Lease owner, of the buildings and improvements on the land at the expiration or earlier termination of the lease, for no additional consideration from the Company.

Additionally, from time to time the Company may own and operate commercial properties that revert to it, as occurred on January 1, 2026 when the Company became responsible for operating two hotel properties following the expiration of a master lease, which is reflected in the Company's Hotel Operations segment.

Organization—The Company is a Maryland corporation and its common stock is listed on the New York Stock Exchange ("NYSE") under the symbol "SAFE." The Company (then known as iStar) elected to be treated as a real estate investment trust ("REIT") for U.S. federal income tax purposes, commencing with the tax year ended December 31, 1998.

The Company conducts all of its business and owns all of its properties through Safehold GL Holdings LLC ("Portfolio Holdings"), which, prior to its conversion into a Delaware limited liability company in connection with the

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Merger, was named Safehold Operating Partnership LP. The Company, management of the Company, employees and former employees of the Company, affiliates of MSD Partners, L.P. ("MSD Partners") and other outside investors own the issued and outstanding equity of Portfolio Holdings.

Safehold Management Services Inc. ("SpinCo Manager"), a Delaware corporation and a subsidiary of the Company, is party to a management agreement with Star Holdings dated as of March 31, 2023, as amended (refer to Note 15), pursuant to which SpinCo Manager is operating and pursuing the orderly monetization of Star Holding's assets (the "Management Agreement"). Star Holdings paid SpinCo Manager an annual management fee of $15.0 million for the annual term ended March 31, 2025 and $10.0 million for the annual term ended March 31, 2026. The annual fee declined to $7.5 million (refer to Note 15) for the following annual term, and adjusts to 2.0% of the gross book value of Star Holdings' assets, excluding shares of the Company's common stock held by Star Holdings, thereafter, subject to a minimum quarterly management fee of $1.25 million for the annual term ending March 31, 2028 and a minimum quarterly management fee of $625,000 for the annual term ending March 31, 2029. The Company and Star Holdings also entered into a governance agreement that places certain restrictions on the transfer and voting of the shares of the Company owned by Star Holdings, and a registration rights agreement under which the Company agreed to register such shares for resale in accordance with applicable securities laws.

Note 2—Basis of Presentation and Principles of Consolidation

Basis of Presentation—The accompanying unaudited condensed consolidated financial statements have been prepared in conformity with the instructions to Form 10-Q and Article 10-01 of Regulation S-X for interim financial statements. Accordingly, they do not include all the information and footnotes required by generally accepted accounting principles in the United States of America ("GAAP") for complete financial statements. These unaudited consolidated financial statements and related notes should be read in conjunction with the consolidated financial statements and related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 2025 (the "2025 Annual Report").

The preparation of these consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates. Certain prior year amounts have been reclassified in the Company's consolidated financial statements and the related notes to conform to the current period presentation.

In the opinion of management, the accompanying consolidated financial statements contain all adjustments consisting of normal recurring adjustments necessary for a fair statement of the results for the interim periods presented. Such operating results may not be indicative of the expected results for any other interim periods or the entire year.

Principles of Consolidation—The consolidated financial statements include the accounts and operations of the Company, its wholly-owned subsidiaries and VIEs for which the Company is the primary beneficiary. All intercompany balances and transactions have been eliminated in consolidation.

Consolidated VIEs—The Company consolidates VIEs for which it is considered the primary beneficiary. As of September 30, 2026, the total assets of these consolidated VIEs were $455.1 million and total liabilities were $30.8 million. The classifications of these assets are primarily within "Net investment in sales-type leases," "Ground Lease receivables," "Real estate, net," "Real estate-related intangible assets, net" and "Deferred operating lease income receivable" on the Company's consolidated balance sheets. The classifications of liabilities are primarily within "Debt obligations, net" and "Accounts payable, accrued expenses and other liabilities" on the Company's consolidated balance sheets. The liabilities of these VIEs are non-recourse to the Company and can only be satisfied from each VIE's respective assets. The Company

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

has provided no financial support to VIEs that it was not previously contractually required to provide and had $22.4 million of unfunded commitments related to consolidated VIEs as of September 30, 2026.

Note 3—Summary of Significant Accounting Policies

Significant Accounting Policies

Hotel revenues and hotel expenses—The Company became responsible for operating two hotel properties that reverted to it on January 1, 2026 following the expiration of a master lease. Revenues and expenses from these hotel operations primarily include room reservations and food and beverage. Room revenues are derived from the occupancy of the Company's hotel rooms and is driven by the occupancy and average daily rate charged. Food and beverage revenues consist of revenues from group functions, which may include banquet revenues and audio-visual revenues, as well as outlet revenues from the restaurants and lounges at the Company's properties. Revenues are recognized as the services or products are provided. Room expenses include housekeeping, reservation systems, room supplies, laundry services and front desk costs. Food and beverage expenses primarily include food, beverage and the associated labor costs. The Company also incurs other costs from its hotel operations including marketing, insurance, management fees, ground rent, property taxes and other administrative costs. Revenues from the Company's hotel operations are included in "Hotel revenues" and expenses from hotel operations are included in "Hotel expenses" in the Company's consolidated statements of operations, and each are included in the Company's Hotel Operations segment.

Fair Values—The Company is required to disclose fair value information with regard to its financial instruments, whether or not recognized in the consolidated balance sheets, for which it is practical to estimate fair value. The Financial Accounting Standards Board ("FASB") guidance defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants on the measurement date. The following fair value hierarchy prioritizes the inputs to be used in valuation techniques to measure fair value: Level 1: unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities; Level 2: quoted prices in markets that are not active, or inputs which are observable, either directly or indirectly, for substantially the full term of the asset or liability; and Level 3: prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable (i.e., supported by little or no market activity). The Company determines the estimated fair values of financial assets and liabilities based on a hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the Company and the Company's own assumptions about market participant assumptions.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The following table presents the carrying value and fair value for the Company's financial instruments ($ in millions):

	As of September 30, 2026		As of December 31, 2025	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Assets				
Net investment in sales-type leases[1]	$ 3,732	$ 3,387	$ 3,564	$ 3,576
Ground Lease receivables[1]	2,206	2,118	2,004	2,159
Loans receivable, net[1]	71	71	46	46
Loans receivable, net - related party[1]	110	115	113	116
Cash and cash equivalents[2]	30	30	22	22
Restricted cash[2]	11	11	9	9
Liabilities				
Debt obligations, net[1]				
Level 1	1,430	1,326	1,429	1,414
Level 3	3,369	2,730	3,157	2,656
Total debt obligations, net	4,799	4,056	4,586	4,070

(1) The fair value of the Company's net investment in sales-type leases, Ground Lease receivables, loans receivable, net and loans receivable, net – related party are classified as Level 3 within the fair value hierarchy. The fair value of the Company's debt obligations traded in secondary markets are classified as Level 1 within the fair value hierarchy and the fair value of the Company's debt obligations not traded in secondary markets are classified as Level 3 within the fair value hierarchy.

(2) The Company determined the carrying values of its cash and cash equivalents and restricted cash approximated their fair values and are classified as Level 1 within the fair value hierarchy.

New accounting pronouncements—In November 2024, the Financial Accounting Standards Board issued Accounting Standards Update 2024-03, "Disaggregation of Income Statement Expenses" ("ASU 2024-03"). ASU 2024-03 requires disclosure of additional information about specific cost and expense categories in the notes to the financial statements. ASU 2024-03 is effective for annual periods beginning after December 15, 2026 and interim reporting periods beginning after December 15, 2027. The Company is currently evaluating ASU 2024-03 but does not expect this standard to have a material impact on its consolidated financial statements.

Note 4—Net Investment in Sales-type Leases and Ground Lease Receivables

The Company classifies certain of its Ground Leases as sales-type leases and records the leases within "Net investment in sales-type leases" on the Company's consolidated balance sheets and records interest income in "Interest income from sales-type leases" in the Company's consolidated statements of operations. In addition, the Company may enter into transactions whereby it acquires land and enters into Ground Leases directly with the seller. These Ground Leases qualify as sales-type leases and, as such, do not qualify for sale leaseback accounting and are accounted for as financing receivables in accordance with ASC 310 - Receivables and are included in "Ground Lease receivables" on the Company's consolidated balance sheets. The Company records interest income from Ground Lease receivables in "Interest income from sales-type leases" in the Company's consolidated statements of operations.

In June 2026, the Company formed a joint venture with a Brookfield affiliate on a portfolio of Ground Leases (the "Brookfield JV"). The Company contributed seven Ground Leases to the Brookfield JV and Brookfield acquired a 49% noncontrolling interest in the venture for cash at a gross valuation of $348.0 million, or $170.5 million.

The Company maintains control of the Brookfield JV and is responsible for the day-to-day operations of the venture and the management of its assets. The Company determined the Brookfield JV is a VIE under ASC 810 for which

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

the Company is the primary beneficiary and consolidates the Brookfield JV in its consolidated financial statements. The contributions from Brookfield are accounted for as "noncontrolling interests" in the Company's consolidated financial statements. The Company has a series of call options it can exercise beginning after seven years from the Brookfield JV inception date under which it can acquire Brookfield's noncontrolling interest in the Brookfield JV at pre-determined prices.

In May 2023, the Company entered into a joint venture with a sovereign wealth fund, which was and is an existing shareholder, focused on new acquisitions for certain Ground Lease investments. The Company committed approximately $275 million for a 55% controlling interest in the joint venture and the sovereign wealth fund committed approximately $225 million for a 45% noncontrolling interest in the joint venture. Each party's commitment is discretionary. The joint venture is a voting interest entity and the Company consolidates the joint venture in its financial statements due to its controlling interest. The Company receives a management fee, measured on an asset-by-asset basis, equal to 25 basis points on invested equity for such asset for the first five years following its acquisition, and 15 basis points on invested equity thereafter. The Company will also receive a promote of 15% over a 9% internal rate of return, subject to a 1.275x multiple on invested capital. Since formation through August 30, 2024, the joint venture acquired nine Ground Leases for an aggregate purchase price of $170.4 million, of which $101.2 million had been funded as of August 30, 2024. On August 30, 2024, the Company acquired its partners' share of the outstanding commitment for all existing Ground Leases in the venture for $48.3 million. The excess of the purchase price and related transaction costs over the carrying value of $46.0 million was recorded as a reduction to additional paid-in capital in the Company's consolidated statement of changes in equity. The venture remains in place, and the partner's participation right in certain qualifying Ground Lease investment opportunities expired on September 30, 2024.

The Company's net investment in sales-type leases were comprised of the following ($ in thousands):

	September 30, 2026	December 31, 2025
Total undiscounted cash flows[1]	$ 36,370,600	$ 34,314,838
Unguaranteed estimated residual value[1]	3,137,498	3,099,768
Present value discount	(35,763,747)	(33,840,181)
Allowance for credit losses	(12,045)	(10,750)
Net investment in sales-type leases	$ 3,732,306	$ 3,563,675

(1) As of September 30, 2026, total discounted cash flows were approximately $3,709 million and the discounted unguaranteed estimated residual value was $35.0 million. As of December 31, 2025, total discounted cash flows were approximately $3,541 million and the discounted unguaranteed estimated residual value was $33.7 million.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The following table presents a rollforward of the Company's net investment in sales-type leases and Ground Lease receivables for the nine months ended September 30, 2026 and 2025 ($ in thousands):

Nine Months Ended September 30, 2026	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Beginning balance	$ 3,563,675	$ 2,003,931	$ 5,567,606
Origination/acquisition/fundings[1]	118,650	173,401	292,051
Accretion	51,276	29,773	81,049
(Provision for) recovery of credit losses	(1,295)	(723)	(2,018)
Ending balance[2]	$ 3,732,306	$ 2,206,382	$ 5,938,688

Nine Months Ended September 30, 2025	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Beginning balance	$ 3,454,953	$ 1,833,398	$ 5,288,351
Origination/acquisition/fundings[1]	25,770	103,303	129,073
Accretion	48,697	26,646	75,343
(Provision for) recovery of credit losses	(2,145)	(2,328)	(4,473)
Ending balance[2]	$ 3,527,275	$ 1,961,019	$ 5,488,294

(1) The net investment in sales-type leases is initially measured at the present value of the fixed and determinable lease payments, including any guaranteed or unguaranteed estimated residual value of the asset at the end of the lease, discounted at the rate implicit in the lease. For newly originated or acquired Ground Leases, the Company's estimate of residual value equals the fair value of the land at lease commencement.

(2) As of September 30, 2026 and December 31, 2025, all of the Company's net investment in sales-type leases and Ground Lease receivables were current in their payment status. As of September 30, 2026, the Company's weighted average accrual rate for its net investment in sales-type leases and Ground Lease receivables was 5.4% and 5.8%, respectively. As of September 30, 2026, the weighted average remaining life of the Company's 61 Ground Lease receivables was 95.8 years.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Allowance for Credit Losses—Changes in the Company's allowance for credit losses on net investment in sales-type leases for the three and nine months ended September 30, 2026 and 2025 were as follows ($ in thousands):

	Net investment in sales-type leases			
Three Months Ended September 30, 2026	**Stabilized Properties**	**Development Properties**	**Unfunded Commitments**	**Total**
Allowance for credit losses at beginning of period	$ 10,490	$ 648	$ 50	$ 11,188
Provision for (recovery of) credit losses[1]	821	86	(1)	906
Allowance for credit losses at end of period[2]	$ 11,311	$ 734	$ 49	$ 12,094
Three Months Ended September 30, 2025				
Allowance for credit losses at beginning of period	$ 7,833	$ 497	$ 30	$ 8,360
Provision for (recovery of) credit losses(1)	607	29	—	636
Allowance for credit losses at end of period[2]	$ 8,440	$ 526	$ 30	$ 8,996
Nine Months Ended September 30, 2026				
Allowance for credit losses at beginning of period	$ 10,214	$ 536	$ 32	$ 10,782
Provision for (recovery of) credit losses[1]	1,097	198	17	1,312
Allowance for credit losses at end of period[2]	$ 11,311	$ 734	$ 49	$ 12,094
Nine Months Ended September 30, 2025				
Allowance for credit losses at beginning of period	$ 6,385	$ 436	$ —	$ 6,821
Provision for (recovery of) credit losses[1]	2,055	90	30	2,175
Allowance for credit losses at end of period[2]	$ 8,440	$ 526	$ 30	$ 8,996

(1) During the three months ended September 30, 2026 and 2025, the Company recorded provisions for credit losses on net investment in sales-type leases of $0.9 million and $0.6 million, respectively. The provision for credit losses for the three months ended September 30, 2026 was due primarily to growth in the carrying value of the portfolio during the period and a worsening macroeconomic forecast since June 30, 2026. The provision for credit losses for the three months ended September 30, 2025 was due primarily to then current market conditions, including an increase in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since June 30, 2025, and growth in the carrying value of the portfolio during the period. During the nine months ended September 30, 2026 and 2025, the Company recorded provisions for credit losses on net investment in sales-type leases of $1.3 million and $2.2 million, respectively. The provision for credit losses for the nine months ended September 30, 2026 was due primarily to growth in the carrying value of the portfolio during the period and a worsening macroeconomic forecast since December 31, 2025, which was partially offset by a decrease in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since December 31, 2025. The provision for credit losses for the nine months ended September 30, 2025 was due primarily to then current market conditions, including an increase in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since December 31, 2024, and growth in the carrying value of the portfolio during the period.

(2) Allowance for credit losses on unfunded commitments is recorded in "Accounts payable and accrued expenses" on the Company's consolidated balance sheets.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Changes in the Company's allowance for credit losses on Ground Lease receivables for the three and nine months ended September 30, 2026 and 2025 were as follows ($ in thousands):

	Ground Lease receivables			
Three Months Ended September 30, 2026	**Stabilized Properties**	**Development Properties**	**Unfunded Commitments**	**Total**
Allowance for credit losses at beginning of period	$ 3,704	$ 1,430	$ 101	$ 5,235
Provision for (recovery of) credit losses[1]	290	171	(51)	410
Allowance for credit losses at end of period[2]	$ 3,994	$ 1,601	$ 50	$ 5,645
Three Months Ended September 30, 2025				
Allowance for credit losses at beginning of period	$ 4,423	$ 1,167	$ 44	$ 5,634
Provision for (recovery of) credit losses[1]	297	105	(12)	390
Allowance for credit losses at end of period[2]	$ 4,720	$ 1,272	$ 32	$ 6,024
Nine Months Ended September 30, 2026				
Allowance for credit losses at beginning of period	$ 3,587	$ 1,285	$ 84	$ 4,956
Provision for (recovery of) credit losses[1]	407	316	(34)	689
Allowance for credit losses at end of period[2]	$ 3,994	$ 1,601	$ 50	$ 5,645
Nine Months Ended September 30, 2025				
Allowance for credit losses at beginning of period	$ 2,652	$ 1,012	$ 37	$ 3,701
Provision for (recovery of) credit losses[1]	2,068	260	(5)	2,323
Allowance for credit losses at end of period[2]	$ 4,720	$ 1,272	$ 32	$ 6,024

(1) During the three months ended September 30, 2026 and 2025, the Company recorded provisions for credit losses on Ground Lease receivables of $0.4 million and $0.4 million, respectively. The provision for credit losses for the three months ended September 30, 2026 was due primarily to growth in the carrying value of the portfolio during the period and a worsening macroeconomic forecast since June 30, 2026. The provision for credit losses for the three months ended September 30, 2025 was due primarily to then current market conditions, including an increase in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since June 30, 2025, and growth in the carrying value of the portfolio during the period. During the nine months ended September 30, 2026 and 2025, the Company recorded provisions for credit losses on Ground Lease receivables of $0.7 million and $2.3 million, respectively. The provision for credit losses for the nine months ended September 30, 2026 was due primarily to growth in the carrying value of the portfolio during the period and a worsening macroeconomic forecast since December 31, 2025, which was partially offset by a decrease in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since December 31, 2025. The provision for credit losses for the nine months ended September 30, 2025 was due primarily to then current market conditions, including an increase in the Ground Lease cost to value ratio on the Company's portfolio of Ground Leases since December 31, 2024.

(2) Allowance for credit losses on unfunded commitments is recorded in "Accounts payable and accrued expenses" on the Company's consolidated balance sheets.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The Company's amortized cost basis in net investment in sales-type leases and Ground Lease receivables, presented by year of origination and by stabilized or development status, was as follows as of September 30, 2026 ($ in thousands):

	Year of Origination						
	2026	2025	2024	2023	2022	Prior to 2022	Total
Net investment in sales-type leases							
Stabilized properties	$ —	$ 23,262	$ 37,069	$ 52,065	$ 673,762	$ 2,483,296	$ 3,269,454
Development properties	82,561	58,678	116,808	22,830	39,729	154,291	474,897
Total	**$ 82,561**	**$ 81,940**	**$ 153,877**	**$ 74,895**	**$ 713,491**	**$ 2,637,587**	**$ 3,744,351**

	Year of Origination						
	2026	2025	2024	2023	2022	Prior to 2022	Total
Ground Lease receivables							
Stabilized properties	$ 29,606	$ 38,638	$ —	$ 20,278	$ 161,225	$ 900,114	$ 1,149,861
Development properties	52,663	122,083	132,560	25,253	648,334	81,223	1,062,116
Total	**$ 82,269**	**$ 160,721**	**$ 132,560**	**$ 45,531**	**$ 809,559**	**$ 981,337**	**$ 2,211,977**

The Company's amortized cost basis in net investment in sales-type leases and Ground Lease receivables, presented by year of origination and by stabilized or development status, was as follows as of December 31, 2025 ($ in thousands):

	Year of Origination						
	2025	2024	2023	2022	2021	Prior to 2021	Total
Net investment in sales-type leases							
Stabilized properties	$ 22,955	$ 36,488	$ 51,253	$ 665,105	$ 1,119,446	$ 1,329,290	$ 3,224,537
Development properties	21,606	114,401	22,498	39,194	123,669	28,520	349,888
Total	**$ 44,561**	**$ 150,889**	**$ 73,751**	**$ 704,299**	**$ 1,243,115**	**$ 1,357,810**	**$ 3,574,425**

	Year of Origination						
	2025	2024	2023	2022	2021	Prior to 2021	Total
Ground Lease receivables							
Stabilized properties	$ 38,076	$ —	$ 19,950	$ 158,930	$ 204,531	$ 655,451	$ 1,076,938
Development properties	58,861	128,497	24,890	639,514	80,103	—	931,865
Total	**$ 96,937**	**$ 128,497**	**$ 44,840**	**$ 798,444**	**$ 284,634**	**$ 655,451**	**$ 2,008,803**

Future Minimum Lease Payments under Sales-type Leases—Future minimum lease payments to be collected under sales-type leases accounted for under ASC 842 - Leases, excluding lease payments that are not fixed and determinable, in effect as of September 30, 2026, are as follows by year ($ in thousands):

	Fixed Bumps with Inflation Adjustments	Fixed Bumps	Fixed Bumps with Percentage Rent	Total
2026 (remaining three months)	$ 29,618	$ 2,306	$ 424	$ 32,348
2027	121,024	9,320	1,695	132,039
2028	123,836	9,595	1,746	135,177
2029	125,647	9,785	1,753	137,185
2030	128,961	11,005	1,753	141,719
Thereafter	31,994,215	3,513,757	284,160	35,792,132
Total undiscounted cash flows	$ 32,523,301	$ 3,555,768	$ 291,531	$ 36,370,600

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

During the three and nine months ended September 30, 2026 and 2025, the Company recognized interest income from sales-type leases in its consolidated statements of operations as follows ($ in thousands):

Three Months Ended September 30, 2026	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Cash	$ 31,509	$ 19,910	$ 51,419
Non-cash	17,180	10,168	27,348
Total interest income from sales-type leases	$ 48,689	$ 30,078	$ 78,767

Three Months Ended September 30, 2025	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Cash	$ 29,000	$ 17,592	$ 46,592
Non-cash	16,655	9,182	25,837
Total interest income from sales-type leases	$ 45,655	$ 26,774	$ 72,429

Nine Months Ended September 30, 2026	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Cash	$ 91,740	$ 57,914	$ 149,654
Non-cash	51,276	29,773	81,049
Total interest income from sales-type leases	$ 143,016	$ 87,687	$ 230,703

Nine Months Ended September 30, 2025	Net Investment in Sales-type Leases	Ground Lease Receivables	Total
Cash	$ 86,627	$ 50,765	$ 137,392
Non-cash	48,697	26,646	75,343
Total interest income from sales-type leases	$ 135,324	$ 77,411	$ 212,735

Note 5—Real Estate, Real Estate-Related Intangibles and Real Estate Available and Held for Sale

The Company's real estate assets consist of the following ($ in thousands):

	As of	
	September 30, 2026	December 31, 2025
Land and land improvements, at cost	$ 547,739	$ 547,739
Buildings and improvements, at cost	196,101	193,232
Less: accumulated depreciation	(56,872)	(52,222)
Total real estate, net	$ 686,968	$ 688,749
Real estate-related intangible assets, net	201,363	204,016
Real estate available and held for sale	—	2,028
Total real estate, net and real estate-related intangible assets, net and real estate available and held for sale	$ 888,331	$ 894,793

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Real estate-related intangible assets, net consist of the following items ($ in thousands):

	As of September 30, 2026		
	Gross Intangible	Accumulated Amortization	Carrying Value
Above-market lease assets, net[1]	$ 186,002	$ (26,667)	$ 159,335
In-place lease assets, net[2]	70,445	(29,101)	41,344
Other intangible assets, net	750	(66)	684
Total	$ 257,197	$ (55,834)	$ 201,363

	As of December 31, 2025		
	Gross Intangible	Accumulated Amortization	Carrying Value
Above-market lease assets, net[1]	$ 186,002	$ (24,658)	$ 161,344
In-place lease assets, net[2]	70,445	(28,463)	41,982
Other intangible assets, net	750	(60)	690
Total	$ 257,197	$ (53,181)	$ 204,016

(1) Above-market lease assets are recognized during asset acquisitions when the present value of market rate rental cash flows over the term of a lease is less than the present value of the contractual in-place rental cash flows. Above-market lease assets are amortized over the non-cancelable term of the leases.
(2) In-place lease assets are recognized during asset acquisitions and are estimated based on the value associated with the costs avoided in originating leases comparable to the acquired in-place leases as well as the value associated with lost rental revenue during the assumed lease-up period. In-place lease assets are amortized over the non-cancelable term of the leases.

Real estate-related intangible liabilities, net consist of the following items ($ in thousands):

	As of September 30, 2026		
	Gross Intangible	Accumulated Amortization	Carrying Value
Below-market lease liabilities[1]	$ 68,618	$ (7,154)	$ 61,464

	As of December 31, 2025		
	Gross Intangible	Accumulated Amortization	Carrying Value
Below-market lease liabilities[1]	$ 68,618	$ (6,529)	$ 62,089

(1) Below-market lease liabilities are recognized during asset acquisitions when the present value of market rate rental cash flows over the term of a lease exceeds the present value of the contractual in-place rental cash flows. Below-market lease liabilities are amortized over the non-cancelable term of the leases.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The amortization of real estate-related intangible assets had the following impact on the Company's consolidated statements of operations for the three and nine months ended September 30, 2026 and 2025 ($ in thousands):

Intangible asset	Income Statement Location	For the Three Months Ended September 30, 2026	2025
Above-market lease assets (decrease to income)	Operating lease income	$ 670	$ 784
In-place lease assets (decrease to income)	Depreciation and amortization	212	597
Other intangible assets (decrease to income)	Operating lease income	2	2

Intangible asset	Income Statement Location	For the Nine Months Ended September 30, 2026	2025
Above-market lease assets (decrease to income)	Operating lease income	$ 2,010	$ 2,351
In-place lease assets (decrease to income)	Depreciation and amortization	638	1,789
Other intangible assets (decrease to income)	Operating lease income	6	6

The estimated amortization of real estate-related intangible assets for each of the five succeeding fiscal years is as follows ($ in thousands):[1]

Year	Amount
2026 (remaining three months)	$ 884
2027	3,538
2028	3,530
2029	3,523
2030	3,523

(1) As of September 30, 2026, the weighted average amortization period for the Company's real estate-related intangible assets was approximately 81.2 years.

The amortization of real estate-related intangible liabilities had the following impact on the Company's consolidated statements of operations for the three and nine months ended September 30, 2026 and 2025 ($ in thousands):

Intangible liability	Income Statement Location	For the Three Months Ended September 30, 2026	2025
Below-market lease liabilities (increase to income)	Operating lease income	$ 208	$ 208

Intangible liability	Income Statement Location	For the Nine Months Ended September 30, 2026	2025
Below-market lease liabilities (increase to income)	Operating lease income	$ 625	$ 625

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Future Minimum Operating Lease Payments—Future minimum lease payments to be collected under non-cancelable operating leases, excluding lease payments that are not fixed and determinable, in effect as of September 30, 2026, are as follows by year ($ in thousands):

Year	Inflation-Linked	Fixed Bumps with Inflation Adjustments	Fixed Bumps	Percentage Rent[(1)]	Fixed Bumps with Percentage Rent	Total
2026 (remaining three months)	$ 1,957	$ 4,659	$ 594	$ 1,452	$ 105	$ 8,767
2027	7,829	18,876	2,388	5,807	421	35,321
2028	7,829	19,224	2,421	5,807	304	35,585
2029	7,829	19,578	2,453	5,807	—	35,667
2030	7,829	19,939	2,490	5,807	—	36,065
Thereafter	442,143	4,270,824	425,745	13,643	—	5,152,355

(1) During the three months ended September 30, 2026 and 2025, the Company recognized $36 thousand and $0.1 million, respectively, of percentage rent in "Operating lease income" in the Company's consolidated statements of operations. During the nine months ended September 30, 2026 and 2025, the Company recognized $4.6 million and $5.3 million, respectively, of percentage rent in "Operating lease income" in the Company's consolidated statements of operations. The tenant under the Park Hotels master lease elected to extend the leases underlying three of the five hotels originally covered by the master lease past the initial lease maturity of December 2025. On October 22, 2025, the Company sent the tenant under the Park Hotels master lease a termination notice for all five hotels and commenced litigation against its tenant and Park Intermediate Holdings LLC, guarantor under the master lease, for certain breaches, among other things, related to the maintenance and operations of the hotels. There are no assurances that the Company will be able to terminate the master lease or prevail in its litigation (refer to Note 11). The Company became responsible for operating the two hotel properties that reverted to it on January 1, 2026.

Note 6—Loans Receivable, net

In the second quarter of 2025, the Company began originating leasehold loans in conjunction with certain of its Ground Leases. These leasehold loans allow the Company's Ground Lease tenants to receive their full capital structure needs from one source. As of September 30, 2026, the Company had five senior mortgages with an aggregate outstanding principal balance of $71.2 million and an aggregate carrying value of $70.8 million. As of December 31, 2025, the Company had four senior mortgages with an aggregate outstanding principal balance of $46.0 million and an aggregate carrying value of $46.1 million. The Company's five leasehold loans have initial maturities that range from May 2028 to December 2029, excluding all extension options that can be exercised by the borrower subject to certain conditions, and accrue interest at a weighted average rate of 6.18%, assuming a SOFR rate of 3.91% as of September 30, 2026 for the Company's four floating rate loans.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Credit Characteristics—As part of the Company's process for monitoring the credit quality of its leasehold loans, it performs a quarterly loan portfolio assessment and assigns risk ratings to each of its performing loans. Risk ratings, which range from 1 (lower risk) to 5 (higher risk), are based on judgments which are inherently uncertain, and there can be no assurance that actual performance will be similar to current expectations. The Company designates loans as non-performing at such time as: (1) interest payments become 90 days delinquent; (2) the loan has a maturity default; or (3) management determines it is probable that we will be unable to collect all amounts due according to the contractual terms of the loan. All non-performing loans, if any, are placed on non-accrual status and income is only recognized in certain cases upon actual cash receipt. As of September 30, 2026 and December 31, 2025, all of the Company's leasehold loans were current in their payment status. As of September 30, 2026, four of the Company's loans with an aggregate amortized cost basis of $29.3 million had a risk rating of 3 and one loan originated in 2025 with an amortized cost basis of $42.3 million had a risk rating of 4. As of December 31, 2025, all of the Company's leasehold loans had a risk rating of 3.

Allowance for Credit Losses—As of September 30, 2026 and December 31, 2025, the Company's allowance for credit losses on its loans receivable was $0.9 million and $0.3 million, respectively, and the Company's allowance for credit losses on its unfunded commitments was $0.9 million and $1.1 million, respectively. Allowances on unfunded commitments are recorded in "Accounts payable and accrued expenses" on the Company's consolidated balance sheets. During the three and nine months ended September 30, 2026, the Company recorded a provision for credit losses of $0.3 million and $0.4 million (including allowances on unfunded commitments), respectively, on its leasehold loans. The provision for credit losses during the three and nine months ended September 30, 2026 was due primarily to a change in risk rating on one of the Company's loans, a change in macroeconomic forecasts and the origination of a new loan during the nine months ended September 30, 2026. During the three and nine months ended September 30, 2025, the Company recorded a provision for credit losses (refer to Note 3) of $0.0 million and $1.3 million, respectively, on its leasehold loans, including $1.0 million related to unfunded commitments. The provision for credit losses during the three and nine months ended September 30, 2025 was due to the origination of new loans.

Unfunded Commitments—The Company has commitments to fund construction and development loans over a period of time if and when its borrowers meet established milestones and other performance criteria. The Company refers to these arrangements as performance-based commitments. As of September 30, 2026, the Company had $125.9 million of such commitments.

Note 7—Loan Receivable, net – Related Party

On March 31, 2023, the Company, as lender and as administrative agent, and Star Holdings, as borrower, entered into a senior secured term loan facility, which was amended on October 4, 2023, March 28, 2025 and September 29, 2026, in an aggregate principal amount of $115.0 million (the "Secured Term Loan Facility") and an additional commitment amount of up to $25.0 million at Star Holding's election (the "Incremental Term Loan Facility", together with the Secured Term Loan Facility, as amended, the "Star Holdings Term Loan Facility"). During the three months ended September 30, 2026 and 2025, the Company recorded $2.4 million and $2.4 million, respectively, of interest income on the Star Holdings Term Loan Facility, which is recorded in "Interest income" in the Company's consolidated statements of operations. During the nine months ended September 30, 2026 and 2025, the Company recorded $7.0 million and $7.1 million, respectively, of interest income on the Star Holdings Term Loan Facility, which is recorded in "Interest income" in the Company's consolidated statements of operations. As of each of September 30, 2026 and December 31, 2025, the Star Holdings Term Loan Facility had a principal balance of $115.0 million.

The Star Holdings Term Loan Facility is a secured credit facility. Borrowings under the Star Holdings Term Loan Facility bear interest at a fixed rate of 8.00% per annum, which may increase to 10.00% per annum if any loans remain outstanding under the Incremental Term Loan Facility. On March 28, 2025, the Company and Star Holdings entered into an amendment to the Star Holdings Term Loan Facility that extended the maturity date by one year to March 31, 2028, provides that Star Holdings may re-borrow amounts that have been repaid on the Incremental Term Loan Facility and

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

permits Star Holdings to repurchase up to $10.0 million in shares of its common stock, subject to certain conditions. On September 29, 2026, the Company and Star Holdings further amended the Star Holdings Term Loan Facility that, among other things: (i) extended the maturity date by one year to March 31, 2029, with the option for Star Holdings to extend the maturity date to September 30, 2029, subject to the satisfaction of certain conditions, including the payment of an extension fee equal to 0.5% of the then outstanding loans, and with the interest rate on outstanding borrowings increasing 1.0% per annum during the extension period; (ii) permits Star Holdings to make one or more voluntary prepayments of up to $50.0 million in the aggregate, plus the amount of any restricted cash held by the margin loan lender on its margin loan facility with Morgan Stanley Bank, N.A. that is currently secured by all of the shares of the Company's common stock owned by Star Holdings; and (iii) provides a new restricted payments basket that will permit Star Holdings to repurchase up to $10.0 million of its common shares for cash after it has prepaid its margin loan facility by at least $40.0 million (exclusive of prepayments using restricted cash held by the margin loan lender). Star Holdings completed the required $40.0 million prepayment of its margin loan facility in September 2026. Star Holdings paid the Company a maturity extension fee of $2.4 million in October 2026 in connection with the amendment. The Star Holdings Term Loan Facility is secured by a first-priority perfected security pledge of all the equity interests in Star Holding's primary real estate subsidiary. Since the first quarter of 2024, within five business days after Star Holdings has delivered its unaudited quarterly financial statements, Star Holdings has been required to apply any unrestricted cash on its balance sheet in excess of the aggregate of (i) an operating reserve; and (ii) $50 million, to prepay the Star Holdings Term Loan Facility or alternatively, with the consent of the Company, Star Holdings may apply such cash to prepay its margin loan facility in lieu of any prepayment of the Star Holdings Term Loan Facility. The operating reserve is calculated on a quarterly basis and is equal to the aggregate of projected operating expenses (including payments to the Star Holdings local property consultants but excluding management fees and public company costs), projected land carry costs, projected capital expenditure and projected interest expense on the margin loan facility and the Star Holdings Term Loan Facility for the next twelve months; less the projected operating revenues for the next twelve months consistent with the operating budget approved by the Company.

The Star Holdings Term Loan Facility contains certain customary covenants, including affirmative covenants on reporting, maintenance of property, continued ownership of interests in the Company as well as negative covenants relating to investments, indebtedness and liens, fundamental changes, asset dispositions, repayments, distributions and affiliate transactions. Furthermore, the Star Holdings Term Loan Facility contains customary events of default, including payment defaults, failure to perform covenants, cross-default and cross acceleration to other indebtedness, including the margin loan facility, impairment of security interests and change of control.

During the three months ended September 30, 2026 and 2025, the Company recorded a provision for (recovery of) credit losses of $0.1 million and ($2) thousand, respectively, on the Star Holdings Term Loan Facility, including amounts on the Incremental Term Loan Facility, which was undrawn as of each of September 30, 2026 and December 31, 2025. During the nine months ended September 30, 2026 and 2025, the Company recorded a provision for (recovery of) credit losses of $0.1 million and ($0.1) million, respectively, on the Star Holdings Term Loan Facility, including amounts on the Incremental Term Loan Facility. The Company did not have any accrued interest receivable from the Star Holdings Term Loan Facility as of each of September 30, 2026 and December 31, 2025. The Company did not reverse any accrued interest on the Star Holdings Term Loan Facility during the three and nine months ended September 30, 2026 and 2025.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Note 8—Equity Investments

The Company's equity investments and its proportionate share of earnings (losses) from equity investments were as follows ($ in thousands):

	Carrying Value as of		Earnings from Equity Method Investments[1] For The Three Months Ended September 30,		Earnings from Equity Method Investments[1] For the Nine Months Ended September 30,	
	September 30, 2026	December 31, 2025	2026	2025	2026	2025
Equity investment						
425 Park Avenue	$ 140,901	$ 139,592	$ 912	$ 907	$ 2,740	$ 2,679
32 Old Slip	70,864	67,865	990	993	2,999	3,747
Ground Lease Plus Fund[1]	31,000	30,787	441	487	(517)	1,301
Leasehold Loan Fund[2]	53,383	42,606	1,174	2,267	6,191	6,831
Total	$ 296,148	$ 280,850	$ 3,517	$ 4,654	$ 11,413	$ 14,558

(1) As of September 30, 2026, the Company has a basis difference of $11.3 million in the Ground Lease Plus Fund. During the three and nine months ended September 30, 2026, $0.5 million and $1.1 million, respectively, of the basis difference was amortized as an increase to earnings from equity method investments. During the three and nine months ended September 30, 2025, $0.1 million and ($0.2) million, respectively, of the basis difference was amortized as a decrease to earnings from equity method investments.

(2) The Company had a basis difference in the Leasehold Loan Fund that was amortized using the effective interest method. During the three months ended September 30, 2025, $1.0 million of the basis difference was amortized as an increase to earnings from equity method investments. During the nine months ended September 30, 2026 and 2025, $2.7 million and $2.4 million, respectively, of the basis difference was amortized as an increase to earnings from equity method investments.

425 Park Avenue—In August 2019, the Company formed a venture with a sovereign wealth fund that was and is an existing shareholder of the Company to acquire the existing Ground Lease at 425 Park Avenue in New York City. The venture acquired the Ground Lease in November 2019. The Company has a 54.8% noncontrolling equity interest in the venture and is the manager of the venture.

32 Old Slip—In June 2021, the Company acquired a 29.2% noncontrolling equity interest in a Ground Lease at an office property in New York City.

Ground Lease Plus Fund—The Company manages a fund that targets the origination and acquisition of Ground Leases for commercial real estate projects that are in a pre-development phase (the "Ground Lease Plus Fund"). The Company owns a 53.2% noncontrolling equity interest in the Ground Lease Plus Fund. The Company does not have a controlling interest in the Ground Lease Plus Fund due to the substantive participating rights of its partner and accounts for this investment as an equity method investment. The Company receives a fee from its partner in exchange for managing the entity and is also entitled to a promote payment on investments in the Ground Lease Plus Fund.

Leasehold Loan Fund—The Company manages a fund that targets customers that may require a mortgage leasehold loan as well as a Ground Lease (the "Leasehold Loan Fund"). The Company owns a 53.2% noncontrolling equity interest in the Leasehold Loan Fund. The Company does not have a controlling interest in the Leasehold Loan Fund due to the substantive participating rights of its partner. The Company accounts for this investment as an equity method investment and receives a fixed annual administrative fee and an asset management fee from its partner in exchange for managing the entity. The Company is also entitled to a promote payment on certain investments in the Leasehold Loan Fund.

The Leasehold Loan Fund committed to provide a $130.0 million loan to the ground lessee of a Ground Lease originated by the Company. The loan was for the Ground Lease tenant's recapitalization of a life science property. In

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

August 2025, the loan commitment was reduced to $30.0 million and in August 2026 the loan commitment was further reduced to $27.6 million, which was fully funded as of September 30, 2026.

The Leasehold Loan Fund committed to provide a $105.0 million loan to the ground lessee of a Ground Lease originated by the Company. The loan was for the Ground Lease tenant's recapitalization of a mixed-use property. In July 2025, the loan commitment was reduced to $55.5 million and in August 2026 the loan commitment was further reduced to $45.0 million, which was fully funded as of September 30, 2026.

In July 2024, the Leasehold Loan Fund committed to provide a $31.5 million loan to the ground lessee of a Ground Lease originated by the Company. The loan was for the Ground Lease tenant's construction of a student housing property. As of September 30, 2026, the Leasehold Loan Fund funded $26.9 million of the commitment.

Note 9—Deferred Expenses and Other Assets, Net and Accounts Payable, Accrued Expenses and Other Liabilities

Deferred expenses and other assets, net, consist of the following items ($ in thousands):

	As of	
	September 30, 2026	December 31, 2025
Operating lease right-of-use assets[1]	$ 31,929	$ 26,085
Interest rate hedge assets	16,547	21,315
Deferred finance costs, net[2]	7,846	11,536
Other assets[3]	27,386	12,211
Leasing costs, net	416	422
Corporate furniture, fixtures and equipment, net	1,357	461
Deferred expenses and other assets, net	$ 85,481	$ 72,030

(1) Operating lease right-of-use asset (and operating lease liability below) relates primarily to a property that is majority-owned by a third party and is ground leased to the Company and corporate office space the Company began leasing in August 2026. The Company is obligated to pay the owner of the property $0.5 million, subject to adjustment for changes in the CPI, per year through 2044. Amortization of this operating lease right-of-use asset, beginning January 1, 2026, is recorded in "Hotel expenses" in the Company's consolidated statements of operations. Prior to January 1, 2026 this expense was recorded in "Real estate expense" in the Company's consolidated statements of operations. During the three and nine months ended September 30, 2025, the Company recognized $0.1 million and $0.4 million, respectively, in both "Real estate expense" and "Other income" from its operating lease right-of-use asset. The related operating lease liability (see table below) equals the present value of the minimum rental payments due under the lease discounted at the Company's incremental secured borrowing rate for a similar asset estimated to be 5.5%. The Company also has operating leases for office space.
(2) Accumulated amortization of deferred finance costs was $12.2 million and $8.4 million as of September 30, 2026 and December 31, 2025, respectively.
(3) As of September 30, 2026 and December 31, 2025, includes $1.9 million and $2.9 million, respectively, of management fees due from Star Holdings.

Accounts payable, accrued expenses and other liabilities consist of the following items ($ in thousands):

	As of	
	September 30, 2026	December 31, 2025
Interest payable	$ 110,159	$ 103,656
Other liabilities	19,054	19,495
Dividends declared and payable	13,203	13,559
Operating lease liabilities[1]	14,805	5,622
Accrued expenses[2]	23,718	19,088
Accounts payable, accrued expenses and other liabilities	$ 180,939	$ 161,420

(1) Refer to Note 11.
(2) As of September 30, 2026 and December 31, 2025, accrued expenses primarily includes accrued compensation, legal, audit and property expenses.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Note 10—Debt Obligations, net

The Company's outstanding debt obligations consist of the following ($ in thousands):

	As of		Interest		Scheduled
	September 30, 2026	December 31, 2025	Rate[1]		Maturity Date[2]
Secured credit financing:					
Mortgages	$ 1,271,113	$ 1,271,113	4.03	%	August 2027 to November 2069
Total secured credit financing[3]	1,271,113	1,271,113			
Unsecured financing:					
2.80% senior notes	400,000	400,000	2.80	%	June 2031
2.85% senior notes	350,000	350,000	2.85	%	January 2032
6.10% senior notes	300,000	300,000	6.10	%	April 2034
5.65% senior notes	400,000	400,000	5.65	%	January 2035
3.98% senior notes	475,000	475,000	3.98	%	February 2052
5.15% senior notes	166,657	164,478	5.15	%	May 2052
6.615% senior notes	225,752	—	6.615	%	August 2056
2024 Unsecured Revolver	765,000	780,000	SOFR plus 0.85	%	May 2029
2025 Unsecured Term Loan	400,000	400,000	SOFR plus 0.90	%	November 2030
Trust preferred securities	100,000	100,000	Adjusted SOFR plus 1.50	%	October 2035
Total unsecured financing	3,582,409	3,369,478			
Total debt obligations	4,853,522	4,640,591			
Debt premium, discount and deferred financing costs, net	(54,208)	(54,704)			
Total debt obligations, net	$ 4,799,314	$ 4,585,887			

(1) For mortgages, represents the weighted average stated interest rate over the term of the debt from funding through maturity based on the contractual payments owed excluding the effect of debt premium, discount and deferred financing costs. As of September 30, 2026, the weighted average cash interest rate for the Company's consolidated mortgage debt, based on interest rates in effect at that date, was 3.43%. The difference between the weighted average interest rate and the weighted average cash interest rate is recorded to interest payable within "Accounts payable, accrued expenses, and other liabilities" on the Company's consolidated balance sheets. As of September 30, 2026, the Company's combined weighted average stated interest rate and combined weighted average cash interest rate of the Company's consolidated mortgage debt, the mortgage debt of the Company's unconsolidated ventures (applying the Company's percentage interest in the ventures - refer to Note 8), unsecured senior notes, 2025 Unsecured Term Loan and trust preferred securities were 4.39% and 3.94%, respectively.
(2) Represents the extended maturity date for all debt obligations.
(3) As of September 30, 2026, $1.9 billion of real estate, at cost, net investment in sales-type leases and Ground Lease receivables served as collateral for the Company's debt obligations.

Mortgages—Mortgages consist of asset specific non-recourse borrowings that are secured by the Company's real estate and Ground Leases. As of September 30, 2026, the Company's mortgages are full term interest only, bear interest at a weighted average interest rate of 4.03% and have maturities between August 2027 and November 2069.

Unsecured Notes—In May 2021, Portfolio Holdings, then known as Safehold Operating Partnership LP, (as issuer) and the Company (as guarantor), issued $400.0 million aggregate principal amount of 2.80% senior notes due June 2031 (the "2.80% Notes"). The 2.80% Notes were issued at 99.127% of par. The Company may redeem the 2.80% Notes in whole at any time or in part from time to time prior to March 15, 2031, at the Company's option and sole discretion, at a redemption price equal to the greater of: (i) 100% of the principal amount of the 2.80% Notes being redeemed; and (ii) a make-whole premium calculated in accordance with the indenture, plus, in each case, accrued and unpaid interest thereon to, but not including, the applicable redemption date. If the 2.80% Notes are redeemed on or after March 15, 2031, the

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

redemption price will be equal to 100% of the principal amount of the 2.80% Notes being redeemed, plus accrued and unpaid interest thereon to, but not including, the applicable redemption date.

In November 2021, Portfolio Holdings, then known as Safehold Operating Partnership LP, (as issuer) and the Company (as guarantor), issued $350.0 million aggregate principal amount of 2.85% senior notes due January 2032 (the "2.85% Notes"). The 2.85% Notes were issued at 99.123% of par. The Company may redeem the 2.85% Notes in whole at any time or in part from time to time prior to October 15, 2031, at the Company's option and sole discretion, at a redemption price equal to the greater of: (i) 100% of the principal amount of the 2.85% Notes being redeemed; and (ii) a make-whole premium calculated in accordance with the indenture, plus, in each case, accrued and unpaid interest thereon to, but not including, the applicable redemption date. If the 2.85% Notes are redeemed on or after October 15, 2031, the redemption price will be equal to 100% of the principal amount of the 2.85% Notes being redeemed, plus accrued and unpaid interest thereon to, but not including, the applicable redemption date.

In January 2022, Portfolio Holdings, then known as Safehold Operating Partnership LP, (as issuer) and the Company (as guarantor), issued $475.0 million aggregate principal amount of privately-placed 3.98% senior notes due February 2052 (the "3.98% Notes"). Safehold Operating Partnership LP elected to draw these funds in March 2022. The Company may, at its option, prepay at any time all, or from time to time any part of, the 3.98% Notes, in an amount not less than 5% of the aggregate principal amount of the 3.98% Notes then outstanding in the case of a partial prepayment, at 100% of the principal amount so prepaid, and the applicable make-whole amount calculated in accordance with the indenture, for such tranche determined for the prepayment date with respect to such principal amount; provided, that, so long as no default or event of default shall then exist, at any time on or after November 15, 2051, the Company may, at its option, prepay all or any part of the 3.98% Notes at 100% of the principal amount so prepaid, together with, in each case, accrued interest to the prepayment date, without any make-whole amount.

In May 2022, Portfolio Holdings, then known as Safehold Operating Partnership LP, (as issuer) and the Company (as guarantor), issued $150.0 million aggregate principal amount of privately-placed 5.15% senior notes due May 2052 (the "5.15% Notes"). The structure of the 5.15% Notes features a stairstep coupon rate in which the Company will pay cash interest at a rate of 2.50% in years 1 through 10, 3.75% in years 11 through 20, and 5.15% in years 21 through 30. The difference between the 5.15% stated rate and the cash interest rate will accrue in each semi-annual payment period and be paid in kind by adding such accrued interest to the outstanding principal balance, to be repaid at maturity in May 2052. The Company may, at its option, prepay at any time all, or from time to time any part of, the 5.15% Notes, in an amount not less than 5% of the aggregate principal amount of the 5.15% Notes then outstanding in the case of a partial prepayment, at 100% of the principal amount so prepaid, and the applicable make-whole amount calculated in accordance with the indenture; provided, that, so long as no default or event of default shall then exist, at any time on or after February 13, 2052, the Company may, at its option, prepay all or any part of the 5.15% Notes at 100% of the principal amount so prepaid, together with, in each case, accrued interest to the prepayment date, without any make-whole amount.

In February 2024, Portfolio Holdings (as issuer) and the Company (as guarantor) issued $300.0 million aggregate principal amount of 6.10% senior notes due April 2034 (the "6.10% Notes"). The 6.10% Notes were issued at 98.957% of the principal amount. The Company may redeem the 6.10% Notes in whole at any time or in part from time to time prior to January 1, 2034, at the Company's option and sole discretion, at a redemption price equal to the greater of: (i) 100% of the principal amount of the 6.10% Notes being redeemed; and (ii) a make-whole premium calculated in accordance with the indenture, plus, in each case, accrued and unpaid interest thereon to, but not including, the applicable redemption date. If the 6.10% Notes are redeemed on or after January 1, 2034, the redemption price will be equal to 100% of the principal amount of the 6.10% Notes being redeemed, plus accrued and unpaid interest thereon to, but not including, the applicable redemption date.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

In November 2024, Portfolio Holdings (as issuer) and the Company (as guarantor) issued $400.0 million aggregate principal amount of 5.65% senior notes due January 2035 (the "5.65% Notes"). The 5.65% Notes were issued at 98.812% of the principal amount. The Company may redeem the 5.65% Notes in whole at any time or in part from time to time prior to October 15, 2034, at the Company's option and sole discretion, at a redemption price equal to the greater of: (i) 100% of the principal amount of the 5.65% Notes being redeemed; and (ii) a make-whole premium calculated in accordance with the indenture, plus, in each case, accrued and unpaid interest thereon to, but not including, the applicable redemption date. If the 5.65% Notes are redeemed on or after October 15, 2034, the redemption price will be equal to 100% of the principal amount of the 5.65% Notes being redeemed, plus accrued and unpaid interest thereon to, but not including, the applicable redemption date.

In June 2026, Portfolio Holdings (as issuer) and the Company (as guarantor) issued $225.0 million aggregate principal amount of privately-placed 6.615% senior notes due August 2056 (the "6.615% Notes"). The structure of the 6.615% Notes features a stairstep coupon rate in which the Company will pay cash interest at a rate of 4.00% in years one through four, 4.50% in years five through eight, 5.00% in years nine through 12, 5.50% in years 13 through 16, 6.00% in years 17 through 20 and 6.615% in years 21 through 30. The difference between the 6.615% stated rate and the cash interest rate will accrue in each semi-annual payment period and be paid in kind by adding such accrued interest to the outstanding principal balance, to be repaid at maturity in August 2056. The Company may, at its option, prepay at any time all, or from time to time any part of, the 6.615% Notes, in an amount not less than 5% of the aggregate principal amount of the 6.615% Notes then outstanding in the case of a partial prepayment, at 100% of the principal amount so prepaid, and the applicable make-whole amount calculated in accordance with the indenture; provided, that, so long as no default or event of default shall then exist, at any time on or after May 3, 2056, the Company may, at its option, prepay all or any part of the 6.615% Notes at 100% of the principal amount so prepaid, together with, in each case, accrued interest to the prepayment date, without any make-whole amount.

2024 Unsecured Revolver—In April 2024, the Company entered into a $2.0 billion unsecured revolving credit facility (the "2024 Unsecured Revolver"). At the time, $916 million of existing indebtedness was drawn on then existing unsecured credit facilities, all of which rolled over into the 2024 Unsecured Revolver. The 2024 Unsecured Revolver has an extended maturity date of May 1, 2029, which includes two six-month extension options. On September 12, 2025, the Company entered into an amendment to the 2024 Unsecured Revolver that modified the applicable interest rate thereunder by removing the credit spread adjustment to SOFR. As a result of that amendment, the 2024 Unsecured Revolver has a borrowing rate of SOFR plus 0.85%, subject to the Company's credit ratings. The Company also pays a facility fee of 0.10%, subject to the Company's credit ratings. As of September 30, 2026, there was $1.2 billion of undrawn capacity on the 2024 Unsecured Revolver.

2025 Unsecured Term Loan—In November 2025, the Company entered into a $400.0 million unsecured term loan (the "2025 Unsecured Term Loan"). The 2025 Unsecured Term Loan has an extended maturity date of November 15, 2030, inclusive of two one-year extension options. The 2025 Unsecured Term Loan has a borrowing rate of SOFR plus 0.90%, subject to the Company's credit ratings. The 2025 Unsecured Term Loan also includes an accordion feature to increase the loan up to a maximum amount of $600.0 million, subject to certain conditions.

Trust Preferred Securities—The Company assumed trust preferred securities from iStar in connection with the Merger. The trust preferred securities bear interest at three-month Adjusted Term SOFR plus 1.50% and mature in October 2035.

Commercial Paper Program— In June 2024, Portfolio Holdings, as issuer, entered into a new U.S. commercial paper program (the "Commercial Paper Program") on a private placement basis, pursuant to which the Company may issue up to $750.0 million of short-term, unsecured commercial paper notes outstanding at any time, which are guaranteed by the Company.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Under the Commercial Paper Program, the Company may issue the commercial paper notes from time to time and will use the proceeds for general corporate purposes. The Commercial Paper Program is backed by the Company's 2024 Unsecured Revolver. The commercial paper notes will be sold under customary terms in the commercial paper market and will rank pari passu with all of Portfolio Holding's other unsecured senior indebtedness. The interest rates will vary based on the ratings assigned to the commercial paper notes by credit rating agencies and market conditions at the time of issuance. As of September 30, 2026, the Company had no outstanding balance under the Commercial Paper Program. Borrowings reduce amounts otherwise available under the 2024 Unsecured Revolver.

The documents governing the Commercial Paper Program contain customary representations, warranties, covenants, defaults and indemnification provisions, and provide the terms under which the Notes will be sold pursuant to an exemption from the federal and state securities laws.

Debt Covenants—The Company is subject to financial covenants under the 2024 Unsecured Revolver and the 2025 Unsecured Term Loan, including maintaining: (i) a ratio of total unencumbered assets to total unsecured debt of at least 1.25x; (ii) a consolidated fixed charge coverage ratio of at least 1.15x, as such terms are defined in the documents governing the 2024 Unsecured Revolver and 2025 Unsecured Term Loan, as applicable; and (iii) limiting the incurrence of any secured debt that would cause the Company's secured debt to total assets ratio to exceed 50%. In addition, the 2024 Unsecured Revolver and 2025 Unsecured Term Loan contain customary affirmative and negative covenants. Among other things, these covenants may restrict the Company or certain of its subsidiaries' ability to incur additional debt or liens, engage in certain mergers, consolidations and other fundamental changes, make other investments or pay dividends. The Company's 2.80% Notes, 2.85% Notes, 3.98% Notes, 5.15% Notes, 6.10% Notes, 5.65% Notes and 6.615% Notes are subject to a financial covenant requiring a ratio of unencumbered assets to unsecured debt of at least 1.25x and contain customary affirmative and negative covenants. The Company's 6.10% Notes, 5.65% Notes and 6.615% Notes are also subject to a financial covenant limiting the incurrence of any secured debt that would cause the Company's secured debt to total assets ratio to exceed 50%. The Company's 3.98% Notes, 5.15% Notes and 6.615% Notes contain a provision whereby they will be deemed to include additional financial covenants and negative covenants to the extent such covenants are incorporated into Portfolio Holdings' and/or the Company's existing or future material credit facilities, including the 2024 Unsecured Revolver, and to the extent such covenants are more favorable to the lenders under such material credit facilities than the covenants contained in the 3.98% Notes, 5.15% Notes and 6.615% Notes. The Company's mortgages contain no significant maintenance or ongoing financial covenants. As of September 30, 2026, the Company was in compliance with all of its financial covenants.

Future Scheduled Maturities—As of September 30, 2026, future scheduled maturities of outstanding debt obligations, assuming all extensions that can be exercised at the Company's option, are as follows ($ in thousands):

	Secured[1]	Unsecured	Total
2026 (remaining three months)	$ —	$ —	$ —
2027	10,000	—	10,000
2028	79,193	—	79,193
2029	—	765,000	765,000
2030	—	400,000	400,000
Thereafter	1,181,920	2,417,409	3,599,329
Total principal maturities	1,271,113	3,582,409	4,853,522
Debt premium, discount and deferred financing costs, net	(25,327)	(28,881)	(54,208)
Total debt obligations, net	$ 1,245,786	$ 3,553,528	$ 4,799,314

(1) As of September 30, 2026, the Company's weighted average maturity for its secured mortgages was 29.1 years.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Note 11—Commitments and Contingencies

Lease Commitments—Future minimum lease obligations under non-cancelable operating leases as of September 30, 2026 are as follows ($ in thousands):[1]

2026 (remaining three months)	$	732
2027		2,915
2028		2,923
2029		2,942
2030		2,958
Thereafter		8,456
Total undiscounted cash flows[1]		20,926
Present value discount[2]		(6,121)
Lease liabilities	$	14,805

(1) Includes cash flows that relate to a property that is majority-owned by a third party and is ground leased to the Company. The Company is obligated to pay the owner of the property $0.5 million, subject to adjustment for changes in the CPI, per year through 2044.

(2) The lease liability equals the present value of the minimum rental payments due under the lease discounted at the rate implicit in the lease or the Company's incremental secured borrowing rate for similar collateral. For operating leases, lease liabilities were discounted at the Company's weighted average incremental secured borrowing rate for similar collateral estimated to be 6.0% and the weighted average remaining lease term is 9.0 years. During the three months ended September 30, 2026 and 2025, the Company made payments of $0.4 million and $1.4 million, respectively, related to its operating leases. During the nine months ended September 30, 2026 and 2025, the Company made payments of $0.7 million and $4.3 million, respectively, related to its operating leases.

Unfunded Commitments—The Company has unfunded commitments to certain of its Ground Lease tenants related to leasehold improvement allowances that it expects to fund upon the completion of certain conditions. As of September 30, 2026, the Company had $119.6 million of such commitments, excluding commitments to be funded by noncontrolling interests.

Other Commitments—The Company funds construction and development loans and build-outs of space in real estate assets over a period of time, both individually and through the Leasehold Loan Fund, if and when the borrowers and tenants meet established milestones and other performance criteria. We refer to these arrangements as performance-based commitments. As of September 30, 2026, the Company had $128.4 million of such commitments.

Legal Proceedings—The Company evaluates developments in legal proceedings that could require a liability to be accrued and/or disclosed.

On October 22, 2025, the Company sent the tenant under the Park Hotels master lease ("Park Tenant") a termination notice for all five hotels and commenced litigation against the Park Tenant and Park Intermediate Holdings LLC, guarantor under the master lease, for certain breaches, among other things, related to the maintenance and operations of the hotels. The litigation is captioned in re Park Hotels Litigation, C.A. No. 2025-1210-LWW, pending in the Delaware Court of Chancery. The Park Tenant has disputed the Company's right to terminate the lease, and that issue, among others, is subject to the litigation, which includes counterclaims filed by the Park Tenant. Although the Company believes its claims and defenses are meritorious, there are no assurances that it will prevail in its litigation.

On May 11, 2026, the Company sent the tenant (TD 135 West 50 LLC a/k/a TD 135 West 50, LLC) under one of its New York office properties a lease termination notice for certain breaches, among other things, related to its failure to pay property taxes as required under the lease. Additionally, the Company commenced a lawsuit against the tenant in the Supreme Court of the State of New York, County of New York, captioned *135 West 50th Street Ground Owner LLC*

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

v. TD 135 West 50 LLC, Index No. 652773/2026 (the "First Action"), asserting claims for declaratory and injunctive relief, including a declaration that the tenant's lease has been terminated and an order of ejectment, as well as for certain monetary damages. On May 20, 2026, the tenant commenced a separate action against the Company in the Supreme Court of the State of New York, County of New York, captioned *TD 135 West 50 LLC v. 135 West 50th Street Ground Owner LLC*, Index No. 156448/2026 (the "Second Action" and, collectively, with the First Action, the "Lawsuits"), asserting claims for declaratory and injunctive relief, including a declaration that the Company's termination notice is not a viable predicate for termination of the lease, as well as damages for an alleged breach of the implied covenant of good faith and fair dealing in an amount to be determined at trial. On June 4, 2026, a Justice of the Supreme Court entered an order to show cause and a temporary restraining order ("TRO") stating that, pending determination of tenant's pending motion for a preliminary injunction, the Company is stayed from, inter alia, taking further action upon its termination notice or taking further steps to prosecute its ejectment action, terminate or purport to terminate the lease based on the allegations contained in termination notice, or otherwise interfere with the tenant's tenancy. The tenant filed an answer to the Company's complaint in the First Action, in which it denied that the Company is entitled to any of the relief sought therein. On August 26, 2026, the Company filed a motion to dismiss the Second Action. The tenant's motion for a preliminary injunction in the Second Action, and the Company's motion to dismiss, both remain pending at this time. The Company maintains that the tenant's claims and allegations lack merit and the lease has been duly terminated, and it intends to defend vigorously against all claims asserted by the tenant in the Second Action, and to pursue all available rights and remedies in respect of its termination of the tenant's lease. Although the Company believes that its claims, defenses, and allegations in the Lawsuits are meritorious, there are no assurances that it will prevail in its litigation.

Based on its current knowledge, and after consultation with legal counsel, the Company believes it is not a party to, nor are any of its properties the subject of, any other pending legal proceeding that would have a material adverse effect on the Company's consolidated financial statements.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Note 12—Risk Management and Derivatives

In the normal course of its ongoing business operations, the Company encounters credit risk. Credit risk is the risk of default on the Company's leases that result from a tenant's inability or unwillingness to make contractually required payments.

Risk concentrations—Concentrations of credit risks arise when the Company has multiple leases with a particular tenant or credit party, or a number of the Company's tenants are engaged in similar business activities, or activities in the same geographic region, or have similar economic features, such that their ability to meet contractual obligations, including those to the Company, could be similarly affected by changes in economic conditions.

Although the Company's Ground Leases are geographically diverse and the tenants operate in a variety of industries and property types, to the extent the Company has a significant concentration of interest income from sales-type leases or operating lease income from any tenant, the inability of that tenant to make its payment could have a material adverse effect on the Company. The Company did not have a significant concentration of interest income from sales-type leases or operating lease income from any tenant for the periods presented.

Derivative instruments and hedging activity—The Company's use of derivative financial instruments has been associated with debt issuances and primarily limited to the utilization of interest rate swaps, interest rate caps and treasury locks to manage interest rate risk exposure. The Company does not enter into derivatives for trading purposes.

The Company recognizes derivatives, if any, as either assets or liabilities on the Company's consolidated balance sheets at fair value. Interest rate hedge assets are recorded in "Deferred expenses and other assets, net" and interest rate hedge liabilities are recorded in "Accounts payable, accrued expenses and other liabilities" on the Company's consolidated balance sheets. If certain conditions are met, a derivative may be specifically designated as a hedge of the exposure to changes in the fair value of a recognized asset or liability, a hedge of a forecasted transaction or the variability of cash flows to be received or paid related to a recognized asset or liability.

For the Company's derivatives designated and qualifying as cash flow hedges, changes in the fair value of the derivatives are reported as a component of accumulated other comprehensive income (loss) and subsequently reclassified into interest expense in the same periods during which the hedged transaction affects earnings. Amounts reported in accumulated other comprehensive income (loss) related to derivatives will be reclassified to interest expense as interest payments are made on the Company's debt. If an interest rate hedge is terminated prior to maturity it could result in a net derivative instrument gain or loss that continues to be reported in accumulated other comprehensive (loss) and is reclassified into earnings over the period of the original forecasted hedged transaction. However, if it is probable that the original forecasted hedged transaction will not occur by the end of the original specified time period, the derivative instrument gain or loss reported in accumulated other comprehensive income (loss) will be reclassified into earnings immediately. If a derivative includes an other-than-insignificant financing element at inception, when the Company is deemed to be the lender all cash inflows and outflows of the derivative are considered cash flows from investing activities in the Company's consolidated statements of cash flows and when the Company is deemed to be the borrower all cash inflows and outflows of the derivative are considered cash flows from financing activities in the Company's consolidated statements of cash flows.

For the Company's derivatives not designated as hedges, the changes in the fair value of the derivatives are reported in "Interest expense" in the Company's consolidated statements of operations. Derivatives not designated as hedges are not speculative and are used to manage the Company's exposure to interest rate movements and other identified risks but do not meet the strict hedge accounting requirements.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The table below presents the Company's derivatives as well as their classification on the consolidated balance sheets as of September 30, 2026 and December 31, 2025 ($ in thousands):[1][2]

Derivative Type	September 30, 2026 Fair Value	December 31, 2025 Fair Value	Balance Sheet Location
Assets			
Interest rate swaps	$ 16,547	$ 21,315	Deferred expenses and other assets, net
Total	$ 16,547	$ 21,315	

(1) As of September 30, 2026, the Company has two interest rate swap derivatives outstanding that mature in April 2028 and have an aggregate $500.0 million notional amount, which hedge in-place floating-rate debt. The Company also has a designated derivative outstanding with a $25.0 million notional amount that matures in December 2026 that protects the Company against interest rate volatility with respect to future long-term debt with a tenor of approximately 30 years.

(2) Over the next 12 months, the Company expects that $3.5 million related to cash flow hedges will be reclassified from "Accumulated other comprehensive income (loss)" as a decrease to interest expense. The fair value of the Company's derivatives is estimated using valuation techniques utilized by a third-party specialist using observable inputs such as interest rates and contractual cash flow and are classified as Level 2 within the fair value hierarchy.

Credit Risk-Related Contingent Features—The Company reports derivative instruments, if any, on a gross basis in its consolidated financial statements. The Company has agreements with each of its derivative counterparties that contain a provision whereby if the Company either defaults or is capable of being declared in default on any of its indebtedness, then the Company could also be declared in default on its derivative obligations.

The table below presents the effect of the Company's derivative financial instruments in the consolidated statements of operations and the consolidated statements of comprehensive income (loss) for the three and nine months ended September 30, 2026 and 2025 ($ in thousands):

Derivatives Designated in Hedging Relationships	Location of Gain (Loss) When Recognized in Income	Amount of Gain (Loss) Recognized in Accumulated Other Comprehensive Income	Amount of Gain (Loss) Reclassified from Accumulated Other Comprehensive Income into Earnings
For the Three Months Ended September 30, 2026			
Interest rate swaps	Interest expense	$ 6,232	$ (1)
For the Three Months Ended September 30, 2025			
Interest rate swaps	Interest expense	$ (126)	$ 552
For the Nine Months Ended September 30, 2026			
Interest rate swaps	Interest expense	$ 15,056	$ (564)
For the Nine Months Ended September 30, 2025			
Interest rate swaps	Interest expense	$ (6,339)	$ 1,601

Note 13—Equity

Common Stock—As of September 30, 2026, the Company has one class of common stock outstanding.

In April 2023, the Company and Portfolio Holdings entered into an ATM Equity Offering Sales Agreement (the "Primary Sales Agreement") with the sales agents named therein pursuant to which the Company may sell, from time to time, shares of its common stock having an aggregate gross sales price of up to $300.0 million (the "Primary Shares") through or to the sales agents. The Company may sell the Primary Shares in amounts and at times to be determined by the

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Company from time to time but has no obligation to sell any of the Primary Shares. Actual sales, if any, will depend on a variety of factors to be determined by the Company from time to time, including, among other things, market conditions, the trading price of the Company's common stock, capital needs and determinations by the Company of the appropriate sources of its funding. Through September 30, 2026, the Company has not sold any shares of its common stock through the Primary Sales Agreement.

On February 4, 2025, the Company's board of directors authorized the repurchase of up to $50.0 million of the Company's common stock. The Company has no obligation to repurchase additional shares, and the timing, actual number and value of the shares that are repurchased, if any, will be at the discretion of management and will depend on a number of factors, including market conditions, the cost of repurchasing shares, the availability of alternative investment opportunities, liquidity, and other factors deemed appropriate. Repurchases may be suspended, terminated or modified at any time for any reason. The share repurchase program does not have an expiration date. Any repurchased shares will be returned to the status of authorized but unissued shares of common stock. During the three months ended September 30, 2026, the Company repurchased 0.4 million shares of its outstanding common stock for $6.2 million, representing an average cost of $14.30 per share, including fees. During the nine months ended September 30, 2026, the Company repurchased 1.5 million shares of its outstanding common stock for $22.5 million, representing an average cost of $14.80 per share, including fees. As of September 30, 2026, the Company had $27.5 million remaining under the share repurchase authorization. Subsequent to September 30, 2026, the Company repurchased 0.6 million shares of its outstanding common stock for $7.5 million, representing an average cost of $11.86 per share, including fees.

Equity Plans—The Company has a Long-Term Incentive Program (the "LTIP"), originally adopted by iStar's board of directors and approved by iStar's stockholders in 2021, designed to provide incentive compensation for officers, key employees, directors and advisors of the Company. The LTIP provides for awards of stock options, shares of restricted stock, phantom shares, restricted stock units, dividend equivalent rights and other share-based performance awards. All awards under the LTIP are made at the discretion of the Company's Board of Directors. Grants under the LTIP are recognized as compensation costs ratably over the applicable vesting period and recorded in "General and administrative" in the Company's consolidated statements of operations. In May 2026, the Company issued an aggregate 39,989 shares of its common stock with a grant date fair value of $14.61 per share to its directors that vest after one year in consideration for their annual service as directors.

In May 2026, the Company issued awards under the LTIP to certain employees that are subject to certain stock price hurdles that are market conditions. These awards have seven tranches, each representing a different stock price hurdle. For each tranche to vest, during the performance period ending February 2031, the Company's 30 trading day trailing average trading price must equal or exceed the stock price targets. In addition, an investment origination hurdle must be met alongside a continuous service requirement for each employee. Upon attainment of these metrics, the awards will vest in February 2031, subject to earlier vesting in the case of certain terminations of employment.

In May 2026, the Company issued awards under the LTIP to certain employees subject to performance obligations. These awards have three tranches each representing a different investment origination hurdle. Each tranche of awards will vest in December 2028 provided the investment origination hurdle has been met prior to July 2028 and subject to earlier vesting in the case of certain terminations of employment. In addition to the investment origination hurdles, there is also a continuous service requirement for each employee.

In May 2026, the LTIP was amended to increase the aggregate number of shares of the Company's common stock available for issuance. As of September 30, 2026, an aggregate of 2,721,503 shares of the Company's common stock remains available for issuance under the LTIP. As of September 30, 2026, there was $21.8 million of total unrecognized compensation cost related to all unvested restricted stock units that is expected to be recognized over a weighted average remaining vesting/service period of 3.4 years.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

Caret Performance Incentive Plan—The Company has a Caret performance incentive plan pursuant to which Caret units of Portfolio Holdings are reserved for grants of performance-based awards to participants, including certain officers, key employees, directors and service providers (the "Caret Performance Incentive Plan"). As of September 30, 2026, all outstanding Caret units awarded under the Caret Performance Incentive Plan are fully vested except for (i) Caret units granted to executive officers and other employees, which are subject to cliff vesting on March 31, 2027 if the Company's common stock has traded at an average per share price of $60.00 or more for at least 30 consecutive trading days since the grant date; (ii) Caret units granted to one employee in December 2025 that will vest pro rata annually over a five-year period, subject to continued employment and service conditions; (iii) Caret units granted to one employee in May 2026 that will vest pro rata annually over a five-year period, subject to continued employment and service conditions; and (iv) Caret units granted to employees in May 2026 that will cliff vest on May 15, 2031, subject to continued employment and service conditions. As of September 30, 2026, there was $8.3 million of total unrecognized compensation cost related to all unvested Caret units that is expected to be recognized over a remaining vesting/service period of 2.6 years.

As of September 30, 2026, Caret Performance Incentive Plan participants held 1,474,604 Caret units, representing 15.3% of the outstanding Caret units and 12.3% of the authorized Caret units, and 15,396 Caret units remain available for issuance under the Caret Performance Incentive Plan.

During the three months ended September 30, 2026 and 2025, the Company recognized $1.3 million and $0.3 million, respectively, of expense from Caret units, which is recorded in "General and administrative" in the Company's consolidated statements of operations and "Noncontrolling interests" on the Company's consolidated balance sheets. During the nine months ended September 30, 2026 and 2025, the Company recognized $3.1 million and $1.0 million, respectively, of expense from Caret units, which is recorded in "General and administrative" in the Company's consolidated statements of operations and "Noncontrolling interests" on the Company's consolidated balance sheets

401(K) Plan—The Company has a savings and retirement plan (the "401(k) Plan"), which is a voluntary, defined contribution plan. All employees are eligible to participate in the 401(k) Plan following completion of three months of continuous service with the Company. Each participant may contribute on a pretax basis up to the maximum percentage of compensation and dollar amount permissible under Section 402(g) of the Internal Revenue Code not to exceed the limits of Code Sections 401(k), 404 and 415. At the discretion of the Company's Board of Directors, the Company may make matching contributions on the participant's behalf of up to 50% of the participant's contributions, up to a maximum of 10% of the participants' compensation. The Company made gross contributions of $0.6 million and $0.5 million, respectively, for the nine months ended September 30, 2026 and 2025.

Accumulated Other Comprehensive Income (Loss)—Accumulated other comprehensive income (loss) consists of net unrealized gains (losses) on the Company's derivative transactions.

Noncontrolling Interests—Noncontrolling interests includes unrelated third-party equity interests in ventures that are consolidated in the Company's consolidated financial statements and Caret units that have been sold to third-parties or have been granted to employees or former employees.

Dividends—The Company (then known as iStar) elected to be taxed as a REIT beginning with its taxable year ended December 31, 1998. To qualify as a REIT, the Company must annually distribute, at a minimum, an amount equal to 90% of its taxable income, excluding net capital gains, and must distribute 100% of its taxable income (including net capital gains) to eliminate corporate federal income taxes payable by the REIT. Because taxable income differs from cash flow from operations due to non-cash revenues and expenses (such as depreciation and other items), in certain circumstances, the Company may generate operating cash flow in excess of its dividends, or alternatively, may need to make dividend payments in excess of operating cash flows. During the nine months ended September 30, 2026 and 2025,

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

the Company declared cash dividends on its common stock of $38.0 million, or $0.531 per share, and $38.4 million, or $0.531 per share, respectively.

Note 14—Earnings Per Share

Earnings per share ("EPS") is calculated by dividing net income attributable to common shareholders by the weighted average number of shares outstanding for the period. The following tables present a reconciliation of net income used in the basic and diluted EPS calculations ($ and shares in thousands, except for per share data):

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Net income (loss)	$ 31,348	$ 29,318	$ 90,968	$ 86,697
Net (income) loss attributable to noncontrolling interests	(2,541)	(36)	(3,145)	(104)
Net income (loss) attributable to Safehold Inc. common shareholders for basic and diluted earnings per common share	$ 28,807	$ 29,282	$ 87,823	$ 86,593

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Earnings attributable to common shares:				
Numerator for basic and diluted earnings per share:				
Net income (loss) attributable to Safehold Inc. common shareholders - basic	$ 28,807	$ 29,282	$ 87,823	$ 86,593
Net income (loss) attributable to Safehold Inc. common shareholders - diluted	$ 28,807	$ 29,282	$ 87,823	$ 86,593
Denominator for basic and diluted earnings per share:				
Weighted average common shares outstanding for basic earnings per common share	70,857	71,756	71,372	71,673
Add: Effect of assumed shares under treasury stock method for restricted stock units	125	87	137	87
Weighted average common shares outstanding for diluted earnings per common share	70,982	71,843	71,509	71,760
Basic and diluted earnings per common share:				
Net income (loss) attributable to Safehold Inc. common shareholders - basic	$ 0.41	$ 0.41	$ 1.23	$ 1.21
Net income (loss) attributable to Safehold Inc. common shareholders - diluted	$ 0.41	$ 0.41	$ 1.23	$ 1.21

Note 15—Related Party Transactions

Acquisitions and Commitments

Following is a list of transactions in which the Company and other persons deemed to be related parties have participated for the periods presented. These transactions were approved by the Company's independent directors in accordance with the Company's policy with respect to related party transactions.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The Company entered into a discretionary commitment to fund up to $9.0 million of preferred equity in an entity that owned the leasehold interest under one of the Company's office Ground Leases located in Washington, DC and through March 31, 2025, the Company funded $1.5 million of the commitment amount. At inception in April 2024, the Company incurred $0.4 million of costs creating the entity formed to own the leasehold interest, which resulted in a total investment balance of $1.9 million. In May 2025, the leasehold interest was acquired by a new sponsor and the Company determined its investment was not recoverable, which resulted in a $1.9 million write-off of the Company's preferred equity investment as of March 31, 2025. The write-off is included in "Other expense" in the Company's consolidated statement of operations.

Star Holdings

On March 31, 2023, immediately prior to the closing of the Merger, the Company (then known as iStar Inc.) spun-off of its remaining legacy assets and certain other assets (the "Spin-Off") pursuant to a separation and distribution agreement (the "Separation and Distribution Agreement"), dated as of March 31, 2023, by and between the Company and Star Holdings. The Separation and Distribution Agreement sets forth, among other things, Star Holdings' agreements with the Company regarding the principal transactions necessary to separate Star Holdings from the Company. It also sets forth other agreements that govern certain aspects of Star Holdings' relationship with the Company after the Spin-Off relating to the transfer of assets and assumption of liabilities, cash assets, release of claims, insurance, non-solicitation, segregation of accounts and other matters. The Separation and Distribution Agreement also includes a mutual release by Star Holdings, on the one hand, and the Company, on the other hand, of the other party from certain specified liabilities, as well as mutual indemnification covenants pursuant to which Star Holdings and the Company have agreed to indemnify each other from certain specified liabilities.

SpinCo Manager is party to a management agreement with Star Holdings, pursuant to which it will operate and pursue the orderly monetization of Star Holding's assets. On March 28, 2025, the Company and Star Holdings entered into an amendment to the Management Agreement that increased the management fee payable in year four of the contract from $5.0 million to $7.5 million and increased the termination fee payable by Star Holdings in certain circumstances from $50.0 million to $55.0 million. On September 29, 2026, the Company and Star Holdings further amended the Management Agreement that (i) subjects the management fee payable in years five and six of the contract to minimum quarterly amounts of $1.25 million and $625,000, respectively; (ii) increases the termination fee payable to the Company in certain circumstances from $55.0 million to $62.5 million, in each case less the aggregate amount of management fees paid prior to the termination date; and (iii) extends the period during which a termination of the Management Agreement by Star Holdings without cause would require payment of the termination fee to March 31, 2029. Pursuant to the management agreement, Star Holdings paid to SpinCo Manager an annual management fee of $25.0 million for the annual term ended March 31, 2024, $15.0 million for the annual term ended March 31, 2025 and $10.0 million for the annual term ended March 31, 2026. The annual fee declined to $7.5 million for the current annual term and adjusts to 2.0% of the gross book value of Star Holding's assets, excluding shares of the Company's common stock held by Star Holdings, after the current annual term, subject to the minimum quarterly management fees described above. The management agreement had an initial one-year term and now automatically renews for successive one-year terms each anniversary date thereafter unless previously terminated. The management agreement may be terminated by Star Holdings without cause by not less than one hundred eighty days' written notice to SpinCo Manager upon the affirmative vote of at least two-thirds of Star Holdings' independent directors, provided, however, that if the date of termination occurs prior to March 31, 2029, the termination will be subject to payment of the applicable termination fee to SpinCo Manager. Star Holdings may also terminate the management agreement at any time with 30 days' prior written notice from Star Holdings' board of trustees for "cause," as defined in the management agreement.

In the event of a termination without cause by Star Holdings prior to March 31, 2029, Star Holdings will pay SpinCo Manager a termination fee of $62.5 million minus the aggregate amount of management fees actually paid to

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

SpinCo Manager prior to the termination date. However, if Star Holdings has completed the liquidation of its assets on or before the termination date, the termination fee will consist of any portion of the annual management fee that remained unpaid for the remainder of the then current annual term.

During the three months ended September 30, 2026 and 2025, the Company recorded $1.9 million and $2.7 million, respectively, in management fees from Star Holdings. During the nine months ended September 30, 2026 and 2025, the Company recorded $5.8 million and $9.0 million, respectively, in management fees from Star Holdings. The management fees are included in "Other income" in the Company's consolidated statements of operations.

The Company and Star Holdings also entered into a governance agreement that places certain restrictions on the transfer and voting of the shares of the Company owned by Star Holdings, and a registration rights agreement under which the Company agreed to register such shares for resale in accordance with applicable securities laws. As of September 30, 2026, Star Holdings owned approximately 19.1% of the Company's common stock outstanding through a wholly-owned subsidiary.

In April 2023, the Company, Portfolio Holdings and Star Investment Holdings SPV LLC ("Star Investment Holdings"), a subsidiary of Star Holdings, entered into an ATM Equity Offering Sales Agreement (the "Selling Stockholder Sales Agreement") with the sales agents named therein pursuant to which Star Investment Holdings may sell, from time to time, subject to receiving the Company's consent, up to 1,000,000 shares of the Company's common stock (the "Selling Stockholder Shares") through or to the sales agents. Star Investment Holdings may sell the Selling Stockholder Shares in amounts and at times to be determined by Star Investment Holdings, subject to receiving the Company's consent, from time to time but has no obligation to sell any of the Selling Stockholder Shares. Actual sales, if any, will depend on a variety of factors to be determined by Star Investment Holdings from time to time, including, among other things, market conditions, the trading price of the Company's common stock, capital needs and determinations by Star Investment Holdings of the appropriate sources of its funding.

Note 16—Segment Reporting

Prior to January 1, 2026, the Company conducted its business through one reportable and one operating segment by acquiring, managing and capitalizing Ground Leases, which the Company believes provides an opportunity for safe, growing income. On January 1, 2026, the Company became responsible for operating two hotel properties that reverted to it following the expiration of a master lease (refer to Note 3). Subsequent to January 1, 2026, the Company operates its two hotel properties under a new reportable and operating "Hotel Operations" segment. All of the Company's interest expense and general and administrative expenses are included in its Ground Leases segment. The Company's chief executive officer is the chief operating decision maker ("CODM") and uses net income (loss) before income taxes to measure segment operating performance and allocate resources in line with its business and operating needs.

All of the Company's expenses are included in segment operating performance and are reviewed regularly. However, the CODM reviews interest expense and general and administrative expense on a more disaggregated basis. The CODM reviews interest expense in more detail because the Company uses its cost of capital to price its investments. The CODM also reviews general and administrative expense, which includes public company costs consisting of compensation, occupancy, and other corporate costs, in more detail to ensure its resources are in line with its business and operating needs.

Safehold Inc.
Notes to Consolidated Financial Statements
(unaudited)

The Company's income statement segment information is as follows for the three and nine months ended September 30, 2026 ($ in thousands):

Three Months Ended September 30, 2026	Ground Leases	Hotel Operations	Total
Revenues:			
Interest income from sales-type leases	$ 78,767	$ —	$ 78,767
Operating lease income	15,841	—	15,841
Hotel revenues	—	18,000	18,000
Interest income	3,401	—	3,401
Other income	2,670	—	2,670
Total revenues	100,679	18,000	118,679
Costs and expenses and other items:			
Interest expense - cash	(47,763)	—	
Interest expense - non-cash	(8,142)	—	
Hotel expenses	—	(14,736)	
Depreciation and amortization	(1,262)	(614)	
General and administrative - public company costs[1]	(10,276)	—	
General and administrative - stock-based compensation[1]	(3,994)	—	
(Provision for) recovery of credit losses	(1,737)	—	
Earnings (losses) from equity method investments	3,517	—	
Other segment items[2]	(593)	(247)	
Segment profit (loss)	$ 30,429	$ 2,403	$ 32,832
Nine Months Ended September 30, 2026			
Revenues:			
Interest income from sales-type leases	$ 230,703	$ —	$ 230,703
Operating lease income	51,803	—	51,803
Hotel revenues	—	43,801	43,801
Interest income	9,801	—	9,801
Other income	8,071	—	8,071
Total revenues	300,378	43,801	344,179
Costs and expenses and other items:			
Interest expense - cash	(142,102)	—	
Interest expense - non-cash	(22,506)	—	
Hotel expenses	—	(40,863)	
Depreciation and amortization	(3,734)	(1,839)	
General and administrative - public company costs[1]	(32,754)	—	
General and administrative - stock-based compensation[1]	(11,162)	—	
(Provision for) recovery of credit losses	(2,505)	—	
Earnings (losses) from equity method investments	11,413	—	
Other segment items[2]	(2,855)	(741)	
Segment profit (loss)	$ 94,173	$ 358	$ 94,531

(1) The CODM also considers management fees earned from Star Holdings (refer to Note 15) in their review of general and administrative expense because many of the Company's employees spend time and resources performing basic functions for the management of Star Holdings. During the three and nine months ended September 30, 2026, the Company earned $1.9 million and $5.8 million, respectively, in management fees from Star Holdings. The management fees are included in "Other income" in the Company's consolidated statements of operations.
(2) Includes real estate expense and other expenses.

As of September 30, 2026, approximately $95.0 million of total assets were attributable to the Hotel Operations segment. All other total assets were attributable to the Ground Leases segment.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

Certain statements in this report, other than purely historical information, including estimates, projections, statements relating to our business plans, objectives and expected operating results, and the assumptions upon which those statements are based, are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Forward-looking statements are included with respect to, among other things, Safehold Inc.'s (the "Company's") current business plan, business strategy, portfolio management, prospects and liquidity. These forward-looking statements generally are identified by the words "believe," "project," "expect," "anticipate," "estimate," "intend," "strategy," "plan," "may," "should," "will," "would," "will be," "will continue," "will likely result," and similar expressions. Forward-looking statements are based on current expectations and assumptions that are subject to risks and uncertainties which may cause actual results or outcomes to differ materially from those contained in the forward-looking statements. We undertake no obligation to update or revise publicly any forward-looking statements, whether as a result of new information, future events or otherwise. In assessing all forward-looking statements, readers are urged to read carefully all cautionary statements contained in this Form 10-Q and the uncertainties and risks described in Item 1A. "Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2025 (the "2025 Annual Report"), all of which could affect our future results of operations, financial condition and liquidity.

The discussion below should be read in conjunction with our consolidated financial statements and related notes in this quarterly report on Form 10-Q and our 2025 Annual Report. These historical financial statements may not be indicative of our future performance.

Business Overview

Our primary business is the acquisition, management and capitalization of Ground Leases and we believe owning a portfolio of Ground Leases affords our investors the opportunity for safe, growing income. Safety is derived from a Ground Lease's senior position in the commercial real estate capital structure. Growth is realized through long-term leases with contractual periodic increases in rent. Capital appreciation is realized through appreciation in the value of the land over time and through our typical rights as landlord to acquire the commercial buildings on our land at the end of a Ground Lease, which may yield substantial value to us. As of September 30, 2026, the percentage breakdown of the gross book value of our Ground Lease portfolio was 45% multi-family, 39% office, 9% hotels, 5% life science and 2% mixed use and other. The diversification by geographic location, property type and sponsor in our portfolio further reduces risk and enhances potential upside.

Many of our Ground Leases have Consumer Price Index ("CPI") lookbacks, generally starting between years 11 and 21 of the lease term, to mitigate the effects of inflation that are typically capped between 3.0% - 3.5%; however, in the event cumulative inflation growth for the lookback period exceeds the cap, these rent adjustments may not keep up fully with changes in inflation. In 2022, the CPI rose to its highest rate in over 40 years. Over the past few years, the Federal Reserve raised interest rates to combat the increase in inflation. Inflation has remained high and in September 2026 the Federal Reserve raised interest rates by an additional 25 basis points. The Federal Reserve has indicated that the economic outlook, which could include any potential impact on the economy from changes to inflation rates, U.S. trade policy and/or the consequences of heightened geopolitical tensions, is uncertain and it will continue to monitor incoming data on unemployment and inflation before adjusting monetary policy; however, high interest rates have continued to, and any future increase in interest rates may continue to result in a reduction in the availability or an increase in costs of leasehold financing for Ground Lease tenants, which is critical to the growth of a robust Ground Lease market. Elevated interest rates and increased investment spreads to treasury bonds in the Ground Lease market may also attract new competitors, which may result in higher costs for properties, lower returns and impact our ability to grow.

The rise in interest rates has also adversely affected the U.S. office sector, along with office vacancies and a decline in market liquidity that began with the onset of the COVID-19 pandemic, all of which could negatively impact our tenants, Ground Rent Coverages and estimated Combined Property Values. Moreover, certain office assets currently have material vacancies. If our Ground Lease tenants at such assets fail to re-tenant the building, such Ground Leases may default and we may suffer losses. We previously entered into a forbearance agreement with a tenant under a significant New York office asset in connection with the tenant's failure to pay property taxes. The tenant defaulted on such agreement

and we sent the tenant a lease termination notice in May 2026. The tenant filed a countersuit and a temporary restraining order has been granted on our lease termination efforts (refer to Note 11 to the consolidated financial statements). As such, we may experience delays in enforcing our rights as landlord including any potential termination under the Ground Lease and may suffer losses and incur substantial costs in protecting our investment. See the "Risk Factors" section of our 2025 Annual Report for additional discussion of certain potential risks to our business related to competition and industry concentrations.

We have chosen to focus on Ground Leases because we believe they meet an important need in the real estate capital markets for our customers. We also believe Ground Leases offer a unique combination of safety, income growth and the potential for capital appreciation for investors for the following reasons:

High Quality Long-Term Cash Flow: We believe that a Ground Lease represents a safe position in a property's capital structure. The combined value of the land and buildings and improvements thereon subject to a Ground Lease (the "Combined Property Value") typically significantly exceeds the Ground Lease landlord's investment in the Ground Lease; therefore, even if the landlord takes over the property following a tenant default or upon expiration of the Ground Lease, the landlord may recover substantially all of its Ground Lease investment, and possibly amounts in excess of its investment, depending upon prevailing market conditions. Additionally, the typical structure of a Ground Lease provides the landlord with a residual right to regain possession of its land and take ownership of the buildings and improvements thereon upon a tenant default. The landlord's residual right provides a strong incentive for a Ground Lease tenant or its leasehold lender to make the required Ground Lease rent payments.

Income Growth: Ground Leases typically provide growing income streams through contractual base rent escalators that may compound over the duration of the lease. These rent escalators may be based on fixed increases, CPI or a combination thereof, and may also include a participation in the gross revenues of the property. We believe that this growth in the lease rate over time can mitigate the effects of inflation and capture anticipated increases in land values over time, as well as serving as a basis for growing our dividend.

Opportunity for Capital Appreciation: The opportunity for capital appreciation comes in two forms. First, as the ground rent grows over time, the value of the Ground Lease should grow under market conditions in which capitalization rates remain flat. Second, our residual right to regain possession of the land underlying the Ground Lease and take title to the buildings and other improvements thereon at lease expiration or earlier termination of the lease for no additional consideration creates additional potential value to our shareholders.

We generally target Ground Lease investments in which the initial cost of the Ground Lease represents 30% to 45% of the Combined Property Value as if the Ground Lease did not exist. If the initial cost of a Ground Lease is equal to 35% of the Combined Property Value, the remaining 65% of the Combined Property Value represents potential excess value over the amount of our investment that would be turned over to us upon the reversion of the property, assuming no intervening change in the Combined Property Value. In our view, there is a strong correlation between inflation and commercial real estate values over time, which supports our belief that the value of our owned residual portfolio should increase over time as inflation increases, although our ability to recognize value in certain cases may be limited by the rights of our tenants under some of our Ground Leases, including tenant rights to purchase our land in certain circumstances and the right of one tenant to demolish improvements prior to the expiration of the lease. See "Risk Factors" in our 2025 Annual Report for additional discussion of these tenant rights.

Owned Residual Portfolio: We believe that the residual right is a unique feature distinguishing Ground Leases from other fixed income investments and property types. We refer to the value of the land and improvements subject to a Ground Lease in excess of our investment basis as unrealized capital appreciation ("UCA"). We track the UCA in our owned residual portfolio over our basis 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 the Combined Property Value of the portfolio that reverts to us pursuant to such residual rights.

We believe that, similar to a loan to value metric, tracking changes in the value of our owned residual portfolio is useful as an indicator of the quality of our cash flows and the safety of our position in a tenant's capital structure, which,

in turn, supports our objective to pay and grow dividends over time. Observing changes in our owned residual portfolio value also helps us monitor changes in the value of the real estate portfolio that reverts to us under the terms of the leases, either at the expiration or earlier termination of the lease. The value may be realized by us at the relevant time by entering into a new lease reflecting then current market terms and values, selling the building, selling the building with the land, or operating the building directly and leasing the spaces to tenants at prevailing market rates.

We have engaged an independent valuation firm to prepare: (a) initial reports of the Combined Property Value associated with our Ground Lease portfolio; and (b) periodic updates of such reports, which we use, in part, to determine the current estimated value of our owned residual portfolio. We calculate this estimated value by subtracting our original aggregate cost basis in the Ground Leases from our estimated aggregate Combined Property Value, based on estimates by the valuation firm and by management.

The table below shows the current estimated UCA in our owned residual portfolio as of September 30, 2026 and December 31, 2025 ($ in millions):[1]

	September 30, 2026	December 31, 2025
Combined Property Value[2]	$ 16,812	$ 15,947
Ground Lease Cost[2]	6,945	6,675
Unrealized Capital Appreciation in Our Owned Residual Portfolio	9,867	9,272

(1) Please review our Current Report on Form 8-K filed on November 3, 2026 for a discussion of the valuation methodology used and important limitations and qualifications of the calculation of UCA. See "Risk Factors-*Certain tenant rights under our Ground Leases may limit the value and the UCA we are able to realize upon lease expiration, sale of our land and Ground Leases or other events*" included in "Risk Factors" of our 2025 Annual Report for a discussion of certain tenant rights and other terms of the leases that may limit our ability to realize value from the UCA.

(2) Combined Property Value includes our applicable percentage interests in our unconsolidated Ground Lease ventures, the two properties whose leases expired and which we became responsible for operating and $877.3 million and $616.2 million related to transactions with remaining unfunded commitments as of September 30, 2026 and December 31, 2025, respectively. Combined Property Value excludes the term loan to Star Holdings, the assets in the Leasehold Loan Fund (refer to Note 8 to the consolidated financial statements), the assets in the Ground Lease Plus Fund and amounts attributable to noncontrolling interests. Ground Lease Cost includes our applicable percentage interests in our unconsolidated Ground Lease ventures, the two properties whose leases expired and which we became responsible for operating and $119.6 million and $142.3 million of unfunded commitments as of September 30, 2026 and December 31, 2025, respectively. Ground Lease Cost excludes the term loan to Star Holdings, our leasehold loans, the assets in the Leasehold Loan Fund, the assets in the Ground Lease Plus Fund and amounts attributable to noncontrolling interests. As of September 30, 2026, our gross book value as a percentage of combined property value was 52%.

Our Caret Program (as defined below) is designed to recognize the two distinct components of value in our Ground Lease portfolio by separating them into:

- the "bond component," which consists of the bond-like income stream we receive from contractual rent payments under our Ground Leases, plus the return of our investment basis in each asset; and
- the "Caret component," which consists of the UCA above our investment basis in our Ground Leases due to our ownership of the land and improvements at the end of the term of the applicable Ground Lease.

Portfolio Holdings' two classes of limited liability company interests are designed to track these two components: "GL units" are intended to track the bond component and "Caret units" are designed to track the Caret component (the "Caret Program"). We currently hold all of the issued and outstanding GL units of Portfolio Holdings.

In general, all of our Ground Leases are subject to the Caret Program, except for non-commercial Ground Leases and pre-development Ground Leases. Holders of Caret units are generally entitled to amounts equal to the net proceeds from the disposition of a Ground Lease asset in excess of the cost borne by us to acquire such asset (including amounts paid to the tenant in connection with the initial development of improvements at the properties). However, we are entitled to deduct (i) unrecovered acquisition costs borne by Portfolio Holdings following the termination of an applicable Ground Lease by reason of defaults of tenants; (ii) accrued unpaid rent under the applicable Ground Lease; and (iii) unrecovered costs relating to the issuance, maintenance and management of Caret units as a separate security, among other costs, from the amount payable to the holders of Caret units on account of such net proceeds. See "SAFE Proposal 2: The SAFE Caret Amendment Proposal" in our Registration Statement on Form S-4, filed with the SEC on December 16, 2022, for more information on the Caret Program.

We have the Caret Performance Incentive Plan (the "Caret Performance Incentive Plan") pursuant to which Caret units are reserved for grants of performance-based awards to participants, including certain employees of the Company, directors and service providers. As of September 30, 2026, all outstanding Caret units awarded under the Caret Performance Incentive Plan are fully vested except for (i) Caret units granted in connection with the merger between Safehold Inc. and iStar Inc. on March 31, 2023 to executive officers and other employees, which are subject to cliff vesting on March 31, 2027 if our common stock has traded at an average price of $60.00 or more for at least 30 consecutive trading days since the grant date; (ii) Caret units granted to one employee in December 2025 that will vest pro rata annually over a five-year period, subject to continued employment and service conditions; (iii) Caret units granted to one employee in May 2026 that will vest pro rata annually over a five-year period, subject to continued employment and service conditions; and (iv) Caret units granted to employees in May 2026 that will cliff vest on May 15, 2031, subject to continued employment and service conditions. As of September 30, 2026, vested and unvested Caret units beneficially owned by our officers and other employees represent approximately 15.3% of the outstanding Caret units and 12.3% of the authorized Caret units, including 6.1% held directly and indirectly by Jay Sugarman, our Chairman and Chief Executive Officer, and approximately 15,396 Caret units remain available for issuance under the Caret Performance Incentive Plan.

In addition to the Caret units awarded or reserved for issuance under our Caret Performance Incentive Plan, we have sold 122,500 Caret units to third-party investors, including affiliates of MSD Partners that remain outstanding as of September 30, 2026. As of September 30, 2026, the Company owned 83.4% of the outstanding Caret units.

Market Opportunity: We believe that there is a significant market opportunity for a dedicated provider of Ground Lease capital like us. We believe that the market for existing Ground Leases is fragmented with ownership comprised primarily of high net worth individuals, pension funds, life insurance companies, estates and endowments. However, while we intend to pursue acquisitions of existing Ground Leases, our investment thesis is predicated, in part, on what we believe is an untapped market opportunity to expand the use of Ground Leases to a broader component of the approximately $7.0 trillion institutional commercial property market in the U.S. We intend to capture this market opportunity by utilizing multiple sourcing and origination channels, including manufacturing new Ground Leases with third-party owners and developers of commercial real estate and originating Ground Leases to provide capital for development and redevelopment. We further believe that Ground Leases generally represent an attractive source of capital for our tenants and may allow them to generate superior returns on their invested equity as compared to utilizing alternative sources of capital.

Additionally, we have created additional channels and products that allow us to build a larger, captive pipeline. We have interests in two Ground Lease ecosystem funds, the Ground Lease Plus Fund and the Leasehold Loan Fund (refer to Note 8 to the consolidated financial statements), and in 2025, we also began originating leasehold loans individually. The Ground Lease Plus Fund includes two assets and targets high quality projects in pre-construction development phase with institutional developers. The Leasehold Loan Fund currently includes three assets and allows customers to receive their full capital structure needs in one place. Customers are able to receive a mortgage leasehold loan as well as a Ground Lease through us. We also created "SAFExSWAP," which is a program that allows real estate investors with existing ground leases to swap into one of our Ground Leases. Additionally, our product "SAFExSELL" provides clients with an opportunity to enter into a Ground Lease at the time of the sale of a real estate asset, generating greater proceeds than would normally be expected in connection with a fee simple sale.

Additionally, from time to time we may own and operate commercial properties that revert to us, as occurred on January 1, 2026 when we became responsible for operating two hotel properties, which is reflected in our Hotel Operations segment (refer to Note 16 to the consolidated financial statements).

Our Portfolio

Our portfolio of properties is diversified by property type and region. Our portfolio is comprised of Ground Leases, leasehold loans, hotel properties that we operate and one master lease (currently relating to three hotel assets that we refer to as our "Park Hotels Portfolio") that has many of the characteristics of a Ground Lease. As of September 30, 2026, our estimated portfolio Ground Rent Coverage was 3.4x (see the "Risk Factors -*Our estimated UCA, Combined Property Value and Ground Rent Coverage, may not reflect current market values, including the decline in office values, and may decline materially in future periods*, -*We rely on Property NOI as reported to us by our tenants, -Our estimates*

of Ground Rent Coverage for properties in development or transition, or for which we do not receive current tenant financial information, may prove to be incorrect" in our 2025 Annual Report for a discussion of our estimated Ground Rent Coverage).

Below is an overview of the top 10 Ground Leases in our portfolio as of September 30, 2026 (based on gross book value and excluding unfunded commitments):[1]

Property Name	Property Type	Location	Lease Expiration / As Extended	Rent Escalation Structure	% of Gross Book Value
425 Park Avenue[2]	Office	New York, NY	2090 / 2090	Fixed with Inflation Adjustments	5.1 %
135 West 50th Street	Office	New York, NY	2123 / 2123	Fixed with Inflation Adjustments	4.9 %
195 Broadway	Office	New York, NY	2118 / 2118	Fixed with Inflation Adjustments	4.3 %
20 Cambridgeside	Life Science	Cambridge, MA	2121 / 2121	Fixed with Inflation Adjustments	4.2 %
Alohilani	Hotel	Honolulu, HI	2118 / 2118	Fixed with Inflation Adjustments	3.2 %
685 Third Avenue	Office	New York, NY	2123 / 2123	Fixed with Inflation Adjustments	2.8 %
Columbia Center	Office	Washington, DC	2120 / 2120	Fixed	2.1 %
1111 Pennsylvania Avenue	Office	Washington, DC	2117 / 2117	Fixed with Inflation Adjustments	2.1 %
100 Cambridgeside	Mixed Use and Other	Cambridge, MA	2121 / 2121	Fixed with Inflation Adjustments	2.1 %
Skylark	Multifamily	San Francisco, CA	2121 / 2121	Fixed with Inflation Adjustments	1.9 %

(1) Gross book value represents the historical purchase price plus accrued interest on sales-type leases.
(2) Gross book value for this property represents our pro rata share of the gross book value of our unconsolidated venture (refer to Note 8 to the consolidated financial statements).

The tenant at 135 West 50th Street defaulted on a forbearance agreement in connection with the tenant's failure to pay property taxes, and we sent the tenant a lease termination notice in May 2026. The tenant filed a countersuit and a temporary restraining order has been granted on our lease termination efforts (refer to Note 11 to the consolidated financial statements). There are no assurances that we will be able to terminate the lease or prevail in our litigation.

Additionally, the tenant under our Park Hotels Portfolio elected to extend the leases underlying three of the original five hotels past the initial lease maturity of December 2025 (see the "Risk Factors -*We may be unable to renew expiring Ground Leases, re-lease the land or sell the properties on favorable terms or at all*, -*Percentage rent payable under our master lease relating to the Park Hotels Portfolio is calculated on an aggregate portfolio-wide basis, -We are the tenant of a Ground Lease underlying a majority of our Doubletree Seattle Airport property*" in our 2025 Annual Report for a discussion of our Park Hotels Portfolio). On October 22, 2025, we sent the tenant under the Park Hotels master lease a termination notice for all five hotels and commenced litigation against our tenant and Park Intermediate Holdings LLC, guarantor under the master lease, for certain breaches, among other things, related to the maintenance and operations of the hotels (refer to Note 11 to the consolidated financial statements). There are no assurances that we will be able to terminate the master lease or prevail in our litigation.

The following tables show our Ground Lease portfolio by top 10 markets and property type as of September 30, 2026, excluding unfunded commitments:

Market	% of Gross Book Value
Manhattan[1]	21 %
Washington, DC	10
Boston	8
Los Angeles	8
San Francisco	4
Denver	4
Honolulu	3
Nashville	3
Miami	3
Atlanta	2

(1) Total New York metropolitan statistical area including areas outside of Manhattan makes up 27% of gross book value.

Property Type	% of Gross Book Value
Multifamily	45 %
Office	39
Hotel	9
Life Science	5
Mixed Use and Other	2

Unfunded Commitments

We have unfunded commitments to certain of our Ground Lease tenants related to leasehold improvement allowances that we expect to fund upon the completion of certain conditions. As of September 30, 2026, we had $119.6 million of such commitments, excluding commitments to be funded by noncontrolling interests.

We also fund construction and development loans and build-outs of space in real estate assets over a period of time, both individually and through the Leasehold Loan Fund, if and when the borrowers and tenants meet established milestones and other performance criteria. We refer to these arrangements as performance-based commitments. As of September 30, 2026, we had $128.4 million of such commitments.

Results of Operations for the Three Months Ended September 30, 2026 compared to the Three Months Ended September 30, 2025

	For the Three Months Ended September 30,		
	2026	2025	$ Change
	(in thousands)		
Revenues:			
Interest income from sales-type leases	$ 78,767	$ 72,429	$ 6,338
Operating lease income	15,841	16,993	(1,152)
Hotel revenues	18,000	—	18,000
Interest income	3,401	3,085	316
Other income	2,670	3,655	(985)
Total revenues	118,679	96,162	22,517
Costs and expenses:			
Interest expense	55,905	52,497	3,408
Hotel expenses	14,736	—	14,736
Real estate expense	786	1,397	(611)
Depreciation and amortization	1,876	2,113	(237)
General and administrative[(1)]	14,270	13,067	1,203
Provision for (recovery of) credit losses	1,737	1,025	712
Other expense	54	1,184	(1,130)
Total costs and expenses	89,364	71,283	18,081
Earnings (losses) from equity method investments	3,517	4,654	(1,137)
Net income (loss) before income taxes	32,832	29,533	3,299
Income tax expense	(1,484)	(215)	(1,269)
Net income (loss)	$ 31,348	$ 29,318	$ 2,030

(1) For the three months ended September 30, 2026 and 2025, general and administrative was partially offset by $1.9 million and $2.7 million, respectively, of management fees earned from Star Holdings, which are included in "Other income" in our consolidated statements of operations.

Interest income from sales-type leases increased to $78.8 million for the three months ended September 30, 2026 from $72.4 million for the same period in 2025. The increase was due primarily to originations of Ground Leases and additional fundings on existing Ground Leases classified as sales-type leases and Ground Lease receivables.

Operating lease income was $15.8 million and $17.0 million, respectively, for the three months ended September 30, 2026 and 2025. Operating lease income consists of rent from our operating leases and percentage rent from certain properties, including our Park Hotels portfolio. The decrease in 2026 was due primarily to us taking over hotel operations at two hotels on January 1, 2026 (refer to Note 3 to the consolidated financial statements).

Hotel revenues were $18.0 million for the three months ended September 30, 2026 and relate to two hotels that we became responsible for operating on January 1, 2026 (refer to Note 3 to the consolidated financial statements).

Interest income relates to the Star Holdings Term Loan Facility (refer to Note 7 to the consolidated financial statements) and leasehold loans we originated in connection with Ground Leases. Interest income for the three months ended September 30, 2026 and 2025 was $3.4 million and $3.1 million, respectively. The increase in 2026 was due primarily to the origination of a leasehold loan in 2026 and additional fundings on existing loans.

Other income for the three months ended September 30, 2026 and 2025 includes $1.9 million and $2.7 million, respectively, of management fees from Star Holdings (refer to Note 15 to the consolidated financial statements). Other income for the three months ended September 30, 2025 also includes $0.1 million of other income relating to a Ground Lease in which we are the lessee. Other income for the three months ended September 30, 2026 and 2025 also includes $0.8 million and $0.9 million, respectively, of other ancillary income from our investments. Other ancillary income primarily includes sublease income, recoverable expenses, draw fees and monitoring fees, and interest income earned on our cash balances.

During the three months ended September 30, 2026 and 2025, we incurred interest expense from our debt obligations of $55.9 million and $52.5 million, respectively. The increase in 2026 was primarily the result of increased indebtedness to fund acquisition activity.

Hotel expenses were $14.7 million for the three months ended September 30, 2026 and relates to two hotels that we became responsible for operating on January 1, 2026 (refer to Note 3 to the consolidated financial statements).

During the three months ended September 30, 2026 and 2025, we incurred real estate expense of $0.8 million and $1.4 million, respectively, which consisted primarily of the amortization of an operating lease right-of-use asset, recoverable franchise taxes, legal fees, property taxes and insurance expense. In addition, during the three months ended September 30, 2025, we also recorded $0.1 million of real estate expense relating to a Ground Lease in which we are the lessee.

Depreciation and amortization during the three months ended September 30, 2026 and 2025 was $1.9 million and $2.1 million, respectively. Depreciation and amortization primarily relates to our ownership of the Park Hotels Portfolio and a multi-family property, the amortization of in-place lease assets and depreciation of corporate fixed assets. The decrease in 2026 was primarily the result of the full amortization of lease intangible assets.

General and administrative expenses primarily includes public company costs such as compensation (including equity-based compensation), occupancy and other costs. The following table presents our general and administrative expenses for the three months ended September 30, 2026 and 2025 ($ in thousands):

	For the Three Months Ended September 30,	
	2026	2025
Public company and other costs[1]	$ 10,276	$ 9,956
Stock-based compensation	3,994	3,111
Total general and administrative expenses[2]	$ 14,270	$ 13,067

(1) For the three months ended September 30, 2026 and 2025, public company and other costs primarily includes compensation, occupancy, legal, insurance and other office related costs.

(2) For the three months ended September 30, 2026 and 2025, general and administrative expenses were partially offset by $1.9 million and $2.7 million, respectively, of management fees earned from Star Holdings, which are included in "Other income" in our consolidated statements of operations.

During the three months ended September 30, 2026, we recorded a provision for credit losses of $1.7 million. The provision for credit losses was due primarily to growth in the carrying value of the Ground Lease portfolio during the period, a worsening macroeconomic forecast since June 30, 2026 and a change in risk rating on one of our loans. During the three months ended September 30, 2025, we recorded a provision for credit losses of $1.0 million. The provision for credit losses was due primarily to then current market conditions, including an increase in our Ground Lease cost to value ratios on certain of our assets, and growth in the carrying value of the Ground Lease portfolio during the period.

During the three months ended September 30, 2026, other expense consisted primarily of margin taxes and costs incurred with derivative transactions. During the three months ended September 30, 2025, other expense consisted primarily of fees incurred related to our debt obligations, legal fees and costs incurred with real estate available and held for sale.

During the three months ended September 30, 2026 and 2025, earnings from equity method investments (refer to Note 8 to the consolidated financial statements) was $3.5 million and $4.7 million, respectively. The decrease in 2026 was primarily the result of a decrease in earnings from our Leasehold Loan Fund due to the full amortization of basis difference in June 2026 (refer to Note 8 to the consolidated financial statements).

During the three months ended September 30, 2026, we recorded consolidated income tax expense of $1.5 million, which was primarily attributable to current and deferred tax expense at our taxable REIT subsidiary ("TRS"). Included in our consolidated income tax expense for the three months ended September 30, 2026, our TRS recorded current income tax benefit in the amount of $0.3 million and a deferred income tax expense in the amount of $1.8

million. During the three months ended September 30, 2025, we recorded consolidated income tax expense of $0.2 million, which was primarily attributable to current and deferred tax expense at our TRS. Included in our consolidated income tax expense for the three months ended September 30, 2025 was current income tax in the amount of $0.4 million and a deferred income tax benefit in the amount of $0.2 million.

Results of Operations for the Nine Months Ended September 30, 2026 compared to the Nine Months Ended September 30, 2025

	For the Nine Months Ended September 30,		
	2026	2025	$ Change
		(in thousands)	
Revenues:			
Interest income from sales-type leases	$ 230,703	$ 212,735	$ 17,968
Operating lease income	51,803	55,081	(3,278)
Hotel revenues	43,801	—	43,801
Interest income	9,801	8,130	1,671
Other income	8,071	11,735	(3,664)
Total revenues	344,179	287,681	56,498
Costs and expenses:			
Interest expense	164,608	154,188	10,420
Hotel expenses	40,863	—	40,863
Real estate expense	2,866	3,436	(570)
Depreciation and amortization	5,573	6,436	(863)
General and administrative[(1)]	43,916	40,153	3,763
Provision for (recovery of) credit losses	2,505	5,671	(3,166)
Other expense	730	3,698	(2,968)
Total costs and expenses	261,061	213,582	47,479
Earnings (losses) from equity method investments	11,413	14,558	(3,145)
Net income (loss) before income taxes	94,531	88,657	5,874
Income tax expense	(3,563)	(1,960)	(1,603)
Net income (loss)	$ 90,968	$ 86,697	$ 4,271

(1) For the nine months ended September 30, 2026 and 2025, general and administrative was partially offset by $5.8 million and $9.0 million, respectively, of management fees earned from Star Holdings, which are included in "Other income" in our consolidated statements of operations.

Interest income from sales-type leases increased to $230.7 million for the nine months ended September 30, 2026 from $212.7 million for the same period in 2025. The increase was due primarily to originations of Ground Leases and additional fundings on existing Ground Leases classified as sales-type leases and Ground Lease receivables.

Operating lease income for the nine months ended September 30, 2026 and 2025 was $51.8 million and $55.1 million, respectively. Operating lease income consists of rent from our operating leases and percentage rent from certain properties, including our Park Hotels portfolio. The decrease in 2026 was due primarily to us taking over hotel operations at two hotels on January 1, 2026 (refer to Note 3 to the consolidated financial statements) and a decrease in percentage rent from our Park Hotels portfolio.

Hotel revenues were $43.8 million for the nine months ended September 30, 2026 and relate to two hotels that we became responsible for operating on January 1, 2026 (refer to Note 3 to the consolidated financial statements).

Interest income relates to the Star Holdings Term Loan Facility (refer to Note 7 to the consolidated financial statements) and leasehold loans we originated in connection with Ground Leases. The increase in 2026 was due primarily to the origination of leasehold loans beginning in the second quarter of 2025.

Other income for the nine months ended September 30, 2026 and 2025 includes $5.8 million and $9.0 million, respectively, of management fees from Star Holdings (refer to Note 15 to the consolidated financial statements). Other

income for the nine months ended September 30, 2026 and 2025 also includes $2.3 million and $2.3 million, respectively, of other ancillary income from our investments. Other ancillary income primarily includes sublease income, recoverable expenses and interest income earned on our cash balances. Other income for the nine months ended September 30, 2025 also includes $0.4 million of other income relating to a Ground Lease in which we are the lessee.

During the nine months ended September 30, 2026 and 2025, we incurred interest expense from our debt obligations of $164.6 million and $154.2 million, respectively. The increase in 2026 was primarily the result of increased indebtedness to fund acquisition activity.

Hotel expenses were $40.9 million for the nine months ended September 30, 2026 and relates to two hotels that we became responsible for operating on January 1, 2026 (refer to Note 3 to the consolidated financial statements).

During the nine months ended September 30, 2026 and 2025, we incurred real estate expense of $2.9 million and $3.4 million, respectively, which consisted primarily of the amortization of an operating lease right-of-use asset, legal fees, property taxes and insurance expense. In addition, during the nine months ended September 30, 2025, we also recorded $0.4 million of real estate expense relating to a Ground Lease in which we are the lessee.

Depreciation and amortization during the nine months ended September 30, 2026 and 2025 was $5.6 million and $6.4 million, respectively. Depreciation and amortization primarily relates to our ownership of the Park Hotels Portfolio and a multi-family property, the amortization of in-place lease assets and depreciation of corporate fixed assets. The decrease in 2026 was primarily the result of the full amortization of lease intangible assets.

General and administrative expenses primarily includes public company costs such as compensation (including equity-based compensation), occupancy and other costs. The following table presents our general and administrative expenses for the nine months ended September 30, 2026 and 2025 ($ in thousands):

	For the Nine Months Ended September 30,	
	2026	2025
Public company and other costs[1]	$ 32,754	$ 30,474
Stock-based compensation	11,162	9,679
Total general and administrative expenses[2]	$ 43,916	$ 40,153

(1) For the nine months ended September 30, 2026 and 2025, public company and other costs primarily includes compensation, occupancy, legal, insurance and other office related costs.

(2) For the nine months ended September 30, 2026 and 2025, general and administrative expenses were partially offset by $5.8 million and $9.0 million, respectively, of management fees earned from Star Holdings, which are included in "Other income" in our consolidated statements of operations.

During the nine months ended September 30, 2026, we recorded a provision for credit losses of $2.5 million. The provision for credit losses was due primarily to growth in the carrying value of the Ground Lease portfolio and loan portfolio during the period, a worsening macroeconomic forecast since December 31, 2025 and a change in risk rating on one of our loans, which was partially offset by a decrease in our Ground Lease cost to value ratios. During the nine months ended September 30, 2025, we recorded a provision for credit losses of $5.7 million. The provision for credit losses was due primarily to the origination of leasehold loans (refer to Note 6 to the consolidated financial statements) during the nine months ended September 30, 2025 and then current market conditions, including an increase in our Ground Lease cost to value ratios on certain of our assets, and growth in the carrying value of the Ground Lease portfolio during the period.

During the nine months ended September 30, 2026, other expense consisted primarily of costs incurred with real estate available and held for sale. During the nine months ended September 30, 2025, other expense consisted primarily of a full write-off of a $1.9 million preferred equity investment in an entity that owned the leasehold interest under one of our Ground Leases and costs related to our debt obligations.

During the nine months ended September 30, 2026 and 2025, earnings from equity method investments (refer to Note 8 to the consolidated financial statements) was $11.4 million and $14.6 million, respectively. The decrease in 2026 was primarily the result of a decrease in earnings from our Leasehold Loan Fund due to the full amortization of basis

difference in June 2026 and our Ground Lease Plus Fund and 32 Old Slip (refer to Note 8 to the consolidated financial statements).

During the nine months ended September 30, 2026, we recorded consolidated income tax expense of $3.6 million, which was primarily attributable to current and deferred tax expense at our taxable REIT subsidiary ("TRS"). Included in our consolidated income tax expense for the nine months ended September 30, 2026, our TRS recorded current income tax expense in the amount of $1.6 million and a deferred income tax expense in the amount of $2.0 million. During the nine months ended September 30, 2025, we recorded consolidated income tax expense of $2.0 million, which was primarily attributable to current and deferred tax expense at our TRS. Included in our consolidated income tax expense for the nine months ended September 30, 2025 was current and deferred tax expense in the amounts of $0.6 million and $1.4 million, respectively.

Liquidity and Capital Resources

Liquidity is a measure of our ability to meet potential cash requirements, including to pay interest and repay borrowings, fund and maintain our assets and operations, complete acquisitions and originations of investments, make distributions to our shareholders and meet other general business needs. In order to qualify as a REIT, we are required under the Internal Revenue Code of 1986 to distribute to our shareholders, on an annual basis, at least 90% of our REIT taxable income, determined without regard to the deduction for dividends paid and excluding net capital gains. We expect to make quarterly cash distributions to our shareholders sufficient to meet REIT qualification requirements.

In June 2026, November 2024 and February 2024, Portfolio Holdings (as issuer) and we (as guarantor), issued an aggregate $925.0 million principal amount of senior notes. In June 2026, we issued $225.0 million aggregate principal amount of 6.615% senior notes due August 2056 (the "6.615% Notes"). In November 2024, we issued $400.0 million aggregate principal amount of 5.65% senior notes due January 2035 (the "5.65% Notes"). The 5.65% Notes were issued at 98.812% of the principal amount. In February 2024, we issued $300.0 million aggregate principal amount of 6.10% senior notes due April 2034 (the "6.10% Notes"). The 6.10% Notes were issued at 98.957% of the principal amount.

In November 2025, we received a credit ratings upgrade from S&P Global Ratings to A- (from BBB+). We believe the strong credit profile we have established utilizing our modern Ground Leases and our current investment-grade credit ratings from Moody's Investors Services of A3, Fitch Ratings of A- and S&P Global Ratings of A- facilitates our ability to bring commercial real estate owners, developers and sponsors more efficiently priced capital and allows us significant operational and financial flexibility and supports our ability to scale our Ground Lease platform.

Also in November 2025, we closed on a $400.0 million unsecured term loan with an extended maturity date of November 15, 2030, which includes two one-year extension options (the "2025 Unsecured Term Loan"). The 2025 Unsecured Term Loan replaced the $227.0 million principal amount of debt obligations we defeased in October 2025 that was scheduled to mature in April 2027 and partially repaid the 2024 Unsecured Revolver (as defined below). The 2025 Unsecured Term Loan has a borrowing rate of SOFR plus 0.90%, subject to our credit ratings. The 2025 Unsecured Term Loan also includes an accordion feature to increase the loan up to a maximum amount of $600.0 million, subject to certain conditions.

On February 4, 2025, our Board authorized the repurchase of up to $50.0 million of our common stock. We have no obligation to repurchase additional shares, and the timing, actual number and value of the shares that are repurchased, if any, will be at the discretion of management and will depend on a number of factors, including market conditions, the cost of repurchasing shares, the availability of alternative investment opportunities, liquidity, and other factors deemed appropriate. Repurchases may be suspended, terminated or modified at any time for any reason. The share repurchase program does not have an expiration date. Any repurchased shares will be returned to the status of authorized but unissued shares of common stock. During the nine months ended September 30, 2026, we repurchased 0.4 million shares of our outstanding common stock for $6.2 million, representing an average cost of $14.30 per share, including fees. As of September 30, 2026, we had $27.5 million remaining under the share repurchase authorization.

In June 2024, we entered into a U.S. commercial paper program (the "Commercial Paper Program") on a private placement basis, pursuant to which we may issue up to $750.0 million of short-term, unsecured commercial paper notes

outstanding at any time, which are guaranteed by us. Under the Commercial Paper Program, we may issue the commercial paper notes from time to time and intend to use the proceeds for general corporate purposes. The Commercial Paper Program is backed by our 2024 Unsecured Revolver (see below). As of September 30, 2026, we had no outstanding balance under the Commercial Paper Program. Borrowings under the Commercial Paper Program reduce amounts otherwise available under the 2024 Unsecured Revolver.

In April 2024, we closed on a $2.0 billion unsecured revolving credit facility (the "2024 Unsecured Revolver"). At the time, $916 million of existing indebtedness was drawn on then existing unsecured credit facilities, all of which rolled over into the 2024 Unsecured Revolver. The 2024 Unsecured Revolver has an extended maturity date of May 1, 2029, which includes two six-month extension options. On September 12, 2025, the Company entered into an amendment to the 2024 Unsecured Revolver that modified the applicable interest rate thereunder by removing the credit spread adjustment to SOFR. As a result of that amendment, the 2024 Unsecured Revolver has a borrowing rate of SOFR plus 0.85%, subject to our credit ratings. The 2024 Unsecured Revolver replaced our nearest term maturities, reduces the overall facility cost and increased our liquidity by $150 million. Additionally, we gained greater financial flexibility through changes to certain financial covenants. As of September 30, 2026, there was $1.2 billion of undrawn capacity on the 2024 Unsecured Revolver.

In April 2023, we entered into an at-the-market equity offering (the "ATM") pursuant to which we may sell shares of our common stock up to an aggregate purchase price of $300.0 million. We may sell such shares in amounts and at times to be determined by us from time to time, but we have no obligation to sell any of the shares. Actual sales, if any, will depend on a variety of factors to be determined by us from time to time, including, among other things, market conditions, the trading price of our common stock, capital needs, and our determinations of the appropriate sources of funding. As of September 30, 2026, we had not sold any shares under the ATM.

As of September 30, 2026, we had $29.9 million of unrestricted cash. We also have an aggregate $1.2 billion of undrawn capacity on our 2024 Unsecured Revolver (refer to Note 10 to the consolidated financial statements). We refer to this unrestricted cash and additional borrowing capacity on our 2024 Unsecured Revolver as our "equity" liquidity which can be used for general corporate purposes or leveraged to acquire or originate new Ground Lease assets. Our primary sources of cash to date have been proceeds from equity offerings and private placements, proceeds from our initial capitalization and borrowings from our debt facilities, unsecured notes, Commercial Paper Program and mortgages. Our primary uses of cash to date have been the acquisition/origination of Ground Leases, repayments on our debt facilities and distributions to our shareholders.

We expect our short-term liquidity requirements to include debt service on our debt obligations (refer to Note 10 to the consolidated financial statements), distributions to our shareholders, working capital (including for our hotel operations), new acquisitions and originations of Ground Lease and leasehold loan investments and additional fundings on existing Ground Leases and leasehold loan investments. We expect our long-term liquidity requirements to include debt service on our debt obligations (refer to Note 10 to the consolidated financial statements), distributions to our shareholders, working capital, new acquisitions and originations of Ground Lease and leasehold loan investments (including in respect of unfunded commitments – refer to Note 11 to the consolidated financial statements) and debt maturities. Our primary sources of liquidity going forward will generally consist of cash on hand and cash flows from operations, new financings, asset sales, funds from our joint venture partners, unused borrowing capacity under our 2024 Unsecured Revolver (subject to the conditions set forth in the applicable loan agreement) and Commercial Paper Program, and common and/or preferred equity issuances. We expect that we will be able to meet our liquidity requirements over the next 12 months and beyond.

The following table outlines our cash flows provided by (used in) operating activities, cash flows used in investing activities and cash flows provided by financing activities for the nine months ended September 30, 2026 and 2025 ($ in thousands):

	For the Nine Months Ended September 30,	
	2026	2025
Cash flows provided by (used in) operating activities	$ 31,520	$ 35,495
Cash flows provided by (used in) investing activities	(325,170)	(180,185)
Cash flows provided by (used in) financing activities	303,742	148,831

The decrease in cash flows from operating activities during 2026 was due primarily to an increase of cash payments for debt service and costs associated with two hotels that we became responsible for operating on January 1, 2026 (refer to Note 3 to the consolidated financial statements). The increase in cash flows used in investing activities during 2026 was due primarily to an increase in the origination and additional fundings of Ground Leases, which was partially offset by a decrease in contributions to equity method investments and a decrease in the origination of loans receivable. The increase in cash flows provided by financing activities during 2026 was due primarily to an increase in contributions from noncontrolling interests, which was partially offset by a decrease in net borrowings on debt obligations and the repurchase of common stock in 2026.

Supplemental Guarantor Disclosure

In March 2020, the Securities and Exchange Commission ("SEC") adopted amendments to Rule 3-10 of Regulation S-X and created Rule 13-01 to simplify disclosure requirements related to certain registered securities. The amendments became effective on January 4, 2021. In April 2023, we and Portfolio Holdings filed a registration statement on Form S-3 with the SEC registering, among other securities, debt securities of Portfolio Holdings, which will be fully and unconditionally guaranteed by us. As of September 30, 2026, Portfolio Holdings had issued and outstanding four tranches of unsecured senior notes with varying fixed-rates and maturities ranging from June 2031 to January 2035, which were registered on the Form S-3 filed in April 2023 or on a Form S-3 filed by Safehold Inc. and Portfolio Holdings (then known as Safehold Operating Partnership LP) prior to its merger with the Company (then known as iStar Inc.). The obligations of Portfolio Holdings to pay principal, premiums, if any, and interest on these unsecured senior notes are guaranteed on a senior basis by us. The guarantee is full and unconditional, and Portfolio Holdings is a consolidated subsidiary of ours. In March 2026, we and Portfolio Holdings filed a registration statement on Form S-3 with the SEC to replace the registration statement filed in April 2023. Any debt securities of Portfolio Holdings registered under this registration statement will be fully and unconditionally guaranteed by us.

As a result of the amendments to Rule 3-10 of Regulation S-X, subsidiary issuers of obligations guaranteed by the parent are not required to provide separate financial statements, provided that the subsidiary obligor is consolidated into the parent company's consolidated financial statements, the parent guarantee is "full and unconditional" and, subject to certain exceptions as set forth below, the alternative disclosure required by Rule 13-01 is provided, which includes narrative disclosure and summarized financial information. Accordingly, separate consolidated financial statements of Portfolio Holdings have not been presented. Furthermore, as permitted under Rule 13-01(a)(4)(vi) of Regulation S-X, we have excluded the summarized financial information for Portfolio Holdings because the assets, liabilities and results of operations of Portfolio Holdings are not materially different than the corresponding amounts in our consolidated financial statements, and management believes such summarized financial information would be repetitive and would not provide incremental value to investors.

Critical Accounting Estimates

The preparation of financial statements in accordance with generally accepted accounting principles in the United States of America ("GAAP") requires management to make estimates and judgments in certain circumstances that affect amounts reported as assets, liabilities, revenues and expenses. We have established detailed policies and control procedures intended to ensure that valuation methods, including any judgments made as part of such methods, are well controlled, reviewed and applied consistently from period to period. We base our estimates on historical corporate and industry

experience and various other assumptions that we believe to be appropriate under the circumstances. For all of these estimates, we caution that future events rarely develop exactly as forecasted, and, therefore, routinely require adjustment.

For a discussion of our critical accounting policies, refer to Note 3 to the consolidated financial statements of our 2025 Annual Report.

Item 3. Quantitative and Qualitative Disclosures about Market Risk

Market Risks

Our future income, cash flows and fair values relevant to financial instruments are dependent upon prevalent market prices and interest rates. Market risk refers to the risk of loss from adverse changes in market prices and interest rates. One of the principal market risks facing us is interest rate risk on our floating rate indebtedness.

Subject to qualifying and maintaining our qualification as a REIT for U.S. federal income tax purposes, we may mitigate the risk of interest rate volatility through the use of hedging instruments, such as interest rate swap agreements and interest rate cap agreements. Our primary objectives when undertaking hedging transactions will be to reduce our floating rate exposure and to fix a portion of the interest rate for anticipated financing and refinancing transactions. However, we can provide no assurances that our efforts to manage interest rate volatility will successfully mitigate the risks of such volatility on our portfolio. Our current portfolio is not subject to foreign currency risk.

Our objectives with respect to interest rate risk are to limit the impact of interest rate changes on operations and cash flows, and to lower our overall borrowing costs. To achieve these objectives, we may borrow at fixed rates and may enter into hedging instruments such as interest rate swap agreements and interest rate cap agreements in order to mitigate our interest rate risk on a related floating rate financial instrument. We do not enter into derivative or interest rate transactions for speculative purposes.

As of September 30, 2026, we had $3.6 billion principal amount of fixed-rate debt outstanding and $1.3 billion principal amount of floating-rate debt outstanding. The following table quantifies the potential changes in annual net income should interest rates decrease or increase by 10, 50 and 100 basis points, assuming no change in our interest earning assets, interest bearing liabilities, derivative contracts or the shape of the yield curve (i.e., relative interest rates). Actual results could differ significantly from those estimated in the table.

Estimated Change In Net Income (Loss)
($ in thousands)[1]

Change in Interest Rates	Net Income (Loss)
-100 Basis Points	$ 7,226
-50 Basis Points	3,423
-10 Basis Points	670
Base Interest Rate	—
+10 Basis Points	(670)
+ 50 Basis Points	(3,329)
+100 Basis Points	(6,609)

(1) The table above includes the effect of our floating-rate debt obligations, interest rate swaps, floating-rate loans receivable and our share of the impact of floating-rate loans in our Leasehold Loan Fund.

Item 4. Controls and Procedures

The Company maintains disclosure controls and procedures that are designed to ensure that information required to be disclosed in the Company's Exchange Act reports is recorded, processed, summarized and reported within the time periods specified in the Securities and Exchange Commission's rules and forms, and that such information is accumulated and communicated to the Company's management, including its Chief Executive Officer and its Chief Financial Officer, as appropriate, to allow timely decisions regarding required disclosure. The Company has formed a disclosure committee that is responsible for considering the materiality of information and determining the disclosure obligations of the Company on a timely basis. The disclosure committee reports directly to the Company's Chief Executive Officer and Chief Financial Officer.

As of the end of the period covered by this report, the Company carried out an evaluation, under the supervision and with the participation of the disclosure committee and other members of management, including its Chief Executive Officer and Chief Financial Officer, of the effectiveness of the Company's disclosure controls and procedures pursuant to Exchange Act Rule 13a-15(b) or Rule 15d-15. Based upon that evaluation, the Chief Executive Officer and Chief Financial Officer concluded that the Company's disclosure controls and procedures, as of the end of the period covered by this report, were effective to provide reasonable assurance that the information required to be disclosed by the Company in the reports that it files or submits under the Exchange Act is: (i) recorded, processed, summarized and reported within the time periods specified in SEC rules and forms; and (ii) accumulated and communicated to management, including the Chief Executive Officer and Chief Financial Officer, as appropriate, to allow timely decisions regarding disclosure.

There have been no changes in the Company's internal control over financial reporting during the period covered by this quarterly report that has materially affected, or is reasonably likely to materially affect, the Company's internal control over financial reporting.

Notwithstanding the foregoing, a control system, no matter how well designed and operated, can provide only reasonable, not absolute, assurance that it will detect or uncover failures within the Company to disclose material information otherwise required to be set forth in the Company's periodic reports.

PART II. OTHER INFORMATION

Item 1. Legal Proceedings

On May 11, 2026, the Company sent the tenant (TD 135 West 50 LLC a/k/a TD 135 West 50, LLC) under one of its New York office properties a lease termination notice for certain breaches, among other things, related to its failure to pay property taxes as required under the lease. Additionally, the Company commenced a lawsuit against the tenant in the Supreme Court of the State of New York, County of New York, captioned *135 West 50th Street Ground Owner LLC v. TD 135 West 50 LLC*, Index No. 652773/2026 (the "First Action"), asserting claims for declaratory and injunctive relief, including a declaration that the tenant's lease has been terminated and an order of ejectment, as well as for certain monetary damages. On May 20, 2026, the tenant commenced a separate action against the Company in the Supreme Court of the State of New York, County of New York, captioned *TD 135 West 50 LLC v. 135 West 50th Street Ground Owner LLC*, Index No. 156448/2026 (the "Second Action" and, collectively, with the First Action, the "Lawsuits"), asserting claims for declaratory and injunctive relief, including a declaration that the Company's termination notice is not a viable predicate for termination of the lease, as well as damages for an alleged breach of the implied covenant of good faith and fair dealing in an amount to be determined at trial. On June 4, 2026, a Justice of the Supreme Court entered an order to show cause and a temporary restraining order ("TRO") stating that, pending determination of tenant's pending motion for a preliminary injunction, the Company is stayed from, inter alia, taking further action upon its termination notice or taking further steps to prosecute its ejectment action, terminate or purport to terminate the lease based on the allegations contained in termination notice, or otherwise interfere with the tenant's tenancy. The tenant filed an answer to the Company's complaint in the First Action, in which it denied that the Company is entitled to any of the relief sought therein. On August 26, 2026, the Company filed a motion to dismiss the Second Action. The tenant's motion for a preliminary injunction in the Second Action, and the Company's motion to dismiss, both remain pending at this time. The Company maintains that the tenant's claims and allegations lack merit and the lease has been duly terminated, and it intends to defend vigorously against all claims asserted by the tenant in the Second Action, and to pursue all available rights and remedies in respect of its termination of the tenant's lease. Although the Company believes that its claims, defenses, and allegations in the Lawsuits are meritorious, there are no assurances that it will prevail in its litigation.

Refer to Part I, Item 3, "Legal Proceedings," of our 2025 Annual Report for a full description of other material pending legal matters.

Item 1A. Risk Factors

There were no material changes from the risk factors previously disclosed in our 2025 Annual Report.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

Unregistered Sales of Equity Securities

We did not have any sales of unregistered shares of our common stock during the three months ended September 30, 2026.

Issuer Purchases of Equity Securities

	Total Number of Shares Purchased	Average Price Paid per Share	Total Number of Shares Purchased as Part of a Publicly Announced Plans or Programs	Maximum Dollar Value of Shares that May Yet be Purchased Under the Plans or Programs[1]
July 1 to July 31	225,558	$ 16.40	225,558	$ 30,000,463
August 1 to August 31	—	$ —	—	$ 30,000,463
September 1 to September 30	204,991	$ 11.98	204,991	$ 27,544,312

(1) On February 4, 2025, our Board authorized the repurchase of up to $50.0 million of our common stock. We have no obligation to repurchase additional shares, and the timing, actual number and value of the shares that are repurchased, if any, will be at the discretion of management and will depend on a number of factors, including market conditions, the cost of repurchasing shares, the availability of alternative investment opportunities, liquidity, and other factors deemed appropriate. Repurchases may be suspended, terminated or modified at any time for any reason. The share repurchase program does not have an expiration date. Any repurchased shares will be returned to the status of authorized but unissued shares of common stock.

Item 3. Defaults Upon Senior Securities

None.

Item 4. Mine Safety Disclosures

Not applicable.

Item 5. Other Information

Director and Officer Trading Arrangements

During the three months ended September 30, 2026, no director or officer (as defined in Rule 16a-1(f) under the Exchange Act) of the Company adopted, modified or terminated a "Rule 10b5-1 trading arrangement" or a "non-Rule 10b5-1 trading arrangement," as each such term is defined in Item 408 of Regulation S-K, except as described below.

On September 21, 2026, Jay Sugarman, the Company's Chairman and Chief Executive Officer, adopted a Rule 10b5-1 trading arrangement (the "Sales Plan") that is intended to satisfy the affirmative defense of Rule 10b5-1(c) providing for the sale of up to 255,000 shares of the Company's common stock. The Sales Plan will expire on December 30, 2026.

Also on September 21, 2026, Mr. Sugarman adopted a separate Rule 10b5-1 trading arrangement (the "Purchase Plan") that is intended to satisfy the affirmative defense of Rule 10b5-1(c) providing for the purchase of up to 300,000 shares of the Company's common stock. Purchases under the Purchase Plan may begin no earlier than the 71st day following the settlement date of the last sale under the Sales Plan, and the Purchase Plan will expire on March 31, 2027.

Because purchases under the Purchase Plan may occur within six months of sales under the Sales Plan, any profit deemed realized from matching those transactions may be recoverable by the Company under Section 16(b) of the Exchange Act. Mr. Sugarman has advised the Company that, to the extent any such profit is realized, he intends to disgorge the full amount to the Company in accordance with Section 16(b).

Item 6. Exhibits

INDEX TO EXHIBITS

Exhibit Number	Document Description
2.1	Agreement and Plan of Merger, dated as of August 10, 2022, by and between iStar Inc. and Safehold Inc. (incorporated by reference to Exhibit 2.1 of our Current Report on Form 8-K, filed August 11, 2022).
3.1	Amended and Restated Charter of Safehold Inc. (incorporated by reference to Exhibit 3.3 to our Current Report on Form 8-K, filed April 4, 2023).
3.2	Amended and Restated Bylaws of Safehold Inc. (incorporated by reference to Exhibit 3.4 to our Current Report on Form 8-K, filed April 4, 2023).
10.1	Third Amendment to Amended and Restated Credit Agreement, dated as of September 29, 2026, between Safehold Inc., as lender, and Star Holdings, as borrower (incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed October 2, 2026).
10.2	Second Amendment to Management Agreement, dated as of September 29, 2026, between Safehold Management Services Inc. and Star Holdings (incorporated by reference to Exhibit 10.2 to our Current Report on Form 8-K, filed October 2, 2026).
22.1*	Subsidiary Guarantors and Issuers of Guaranteed Securities.
31.0*	Certifications pursuant to Section 302 of the Sarbanes-Oxley Act.
32.0**	Certifications pursuant to Section 906 of the Sarbanes-Oxley Act.
101.INS	Inline XBRL Instance Document – the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL Document
101.SCH	Inline XBRL Taxonomy Extension Schema Document
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document
101.LAB	Inline XBRL Taxonomy Extension Labels Linkbase Document
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document
104	Cover Page Interactive Data File (formatted in iXBRL and contained in Exhibit 101)

* Filed herewith.
** Furnished herewith.

SIGNATURES

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.
Registrant

Date: November 4, 2026

/s/ JAY SUGARMAN
Jay Sugarman
Chairman of the Board of Directors and Chief Executive Officer (principal executive officer)

Safehold Inc.
Registrant

Date: November 4, 2026

/s/ BRETT ASNAS
Brett Asnas
Chief Financial Officer
(principal financial officer)

Exhibit 22.1

List of Issuers of Guaranteed Securities

As of September 30, 2026, the following subsidiary was the issuer of the 2.80% senior notes due June 2031, the 2.85% senior notes due January 2032, the 6.10% senior notes due April 2034 and the 5.65% senior notes due January 2035 guaranteed by Safehold Inc.

Name of Subsidiary	**Jurisdiction of Organization**
Safehold GL Holdings LLC	Delaware

Exhibit 31.0

CERTIFICATION

I, Jay Sugarman, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Safehold Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

(a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

(b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

(c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

(d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 4, 2026

By: /s/ JAY SUGARMAN
Name: Jay Sugarman
Title: *Chief Executive Officer*

CERTIFICATION

I, Brett Asnas, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Safehold Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

(a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

(b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

(c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

(d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 4, 2026

By: /s/ BRETT ASNAS
Name: Brett Asnas
Title: *Chief Financial Officer (principal financial officer)*

Exhibit 32.0

Certification of Chief Executive Officer

Pursuant to Section 906 of The Sarbanes-Oxley Act of 2002

The undersigned, the Chief Executive Officer of Safehold Inc. (the "Company"), hereby certifies on the date hereof, pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of The Sarbanes-Oxley Act of 2002, that the Quarterly Report on Form 10-Q for the quarter ended September 30, 2026 (the "Form 10-Q"), filed concurrently herewith by the Company, fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, and that the information contained in the Form 10-Q fairly presents, in all material respects, the financial condition and results of operations of the Company.

Date: November 4, 2026

By: /s/ JAY SUGARMAN
Name: Jay Sugarman
Title: *Chief Executive Officer*

Certification of Principal Financial Officer

Pursuant to Section 906 of The Sarbanes-Oxley Act of 2002

The undersigned, the Chief Financial Officer of Safehold Inc. (the "Company"), hereby certifies on the date hereof, pursuant to 18 U.S.C. 1350, as adopted pursuant to Section 906 of The Sarbanes-Oxley Act of 2002, that the Quarterly Report on Form 10-Q for the quarter ended September 30, 2026 (the "Form 10-Q"), filed concurrently herewith by the Company, fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, and that the information contained in the Form 10-Q fairly presents, in all material respects, the financial condition and results of operations of the Company.

Date: November 4, 2026

By: /s/ BRETT ASNAS
Name: Brett Asnas
Title: *Chief Financial Officer (principal financial officer)*