
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

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

Date of Report (Date of earliest event reported): December 8, 2021

Safehold Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation)

001-38122
(Commission File
Number)

30-0971238
(IRS Employer
Identification Number)

1114 Avenue of the Americas
39th Floor
New York, NY
(Address of principal executive offices)

10036
(Zip Code)

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

N/A

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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

Emerging growth company

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

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

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

Item 7.01 Regulation FD Disclosure.

On December 8, 2021, Safehold Inc. issued a press release announcing that it has closed its 100th ground lease, bringing its aggregate portfolio to approximately \$4.5 billion. A copy of the press release is attached as Exhibit 99.1 hereto and incorporated by reference.

The information furnished under Item 7.01 in this Form 8-K, including Exhibit 99.1 hereto, is being furnished and shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended, unless it is specifically incorporated by reference therein.

Item 9.01 Financial Statements and Exhibits.

[Exhibit 99.1 Press Release.](#)

Exhibit 104 Inline XBRL for the cover page of this Current Report on Form 8-K.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Safehold Inc.

Date: December 8, 2021

By: _____ /s/ GARETT ROSENBLUM
Garett Rosenblum
Chief Accounting Officer
(principal financial officer)



Press Release

Safehold Celebrates the Closing of Its 100th Ground Lease

NEW YORK, December 8, 2021

Safehold Inc. (NYSE: SAFE), the creator and leader of the modern ground lease industry, announced today that it has closed its 100th ground lease, bringing its aggregate portfolio to approximately \$4.5 billion.

“Closing our 100th ground lease marks a significant milestone for Safehold. Since we launched in 2017, our mission has been to usher in a new era of better, more efficient capital for the commercial real estate industry while also providing best-in-class service to our customers,” said Jay Sugarman, Chairman and Chief Executive Officer. “While we are certainly encouraged to see how far we have come in such a short time, we are still in the early stages of what we believe should become a very large industry.”

After a strong third quarter of origination activity, the Company is on track for a record breaking fourth quarter with 11 ground leases closed in the first two months, totaling approximately \$500 million.

“We’re pleased to see the growing adoption of our ground lease solution, as so far this quarter we closed deals across nine different markets, multiple property types with both new and repeat customers,” said Marcos Alvarado, President and Chief Investment Officer. “We’re looking to close out the remainder of 2021 in a strong fashion and are excited to continue to build on this momentum into 2022.”

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About Safehold:

Safehold Inc. (NYSE: SAFE) is revolutionizing real estate ownership by providing a new and better way for owners to unlock the value of the land beneath their buildings. Having created the modern ground lease industry in 2017, Safehold continues to help owners of high quality multifamily, office, industrial, hospitality and mixed-use properties generate higher returns with less risk. The Company, which is taxed as a real estate investment trust (REIT) and is managed by its largest shareholder, iStar Inc., seeks to deliver safe, growing income and long-term capital appreciation to its shareholders. Additional information on Safehold is available on its website at www.safeholdinc.com.

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