

**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): November 1, 2019

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:

- 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

Common Stock

Trading Symbol(s)

SAFE

Name of each exchange on which registered

NYSE

Item 2.01 Completion of Acquisition or Disposition of Assets

On November 1, 2019, Safehold Inc. ("SAFE") closed on the previously announced ground lease under 195 Broadway in New York City for \$275 million.

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

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.1 [Press Release, dated November 7, 2019](#)



Press Release

Safehold Closes \$275 Million Manhattan Ground Lease at 195 Broadway

NEW YORK, November 7, 2019

Safehold Inc. (NYSE: SAFE) has closed on the previously announced Safehold™ ground lease under 195 Broadway in New York City for \$275 million. The newly created ground lease helped a large institutional customer efficiently capitalize the purchase of this iconic building.

“The closing of 195 Broadway highlights the growing momentum of our modern ground lease solution, delivering superior capital to owners, operators and developers of high-quality assets,” said Marcos Alvarado, President and Chief Investment Officer.

195 Broadway is located a block from the World Trade Center Campus, adjacent to St. Paul’s Chapel of Trinity Church and encompasses 1.0 million square feet of office space with approximately 22,000 additional square feet of retail.



Photo: 195 Broadway

About Safehold:

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

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

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