



Corporate Presentation

June 2021

Note: Figures in the presentation are as of 3/31/21, unless otherwise stated.

Forward-Looking Statements and Other Matters

Statements in this presentation which are not historical fact may be deemed forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. Although iStar believes the expectations reflected in any forward-looking statements are based on reasonable assumptions, the Company can give no assurance that its expectations will be attained. The Company undertakes no obligation to update or publicly revise any forward-looking statement, whether as a result of new information, future events or otherwise.

This presentation should be read in conjunction with our consolidated financial statements and related notes in our Quarterly Report on Form 10-Q for the quarter ended March 31, 2021 and our Annual Report on Form 10-K for the year ended December 31, 2020. In assessing all forward-looking statements herein, readers are urged to read carefully all cautionary statements in our Form 10-K.

Factors that could cause actual results to differ materially from iStar's expectations include general economic conditions and conditions in the commercial real estate and credit markets, the effect of the COVID-19 pandemic on our business and growth prospects, the performance of SAFE, the Company's ability to grow its ground lease business directly and through SAFE, the Company's ability to generate liquidity and to repay indebtedness as it comes due, additional loan loss provisions and asset impairments, the market demand for legacy assets the Company seeks to sell and the pricing and timing of such sales, changes in NPLs, repayment levels, the Company's ability to make new investments, the Company's ability to maintain compliance with its debt covenants, the Company's ability to generate income and gains from its portfolio and other risks detailed in "Risk Factors" in our 2020 Annual Report on Form 10-K, and any updates thereto made in our subsequent filings with the SEC.

Important Note re COVID-19: Readers of this presentation are cautioned that, due to the uncertainty created by the COVID-19 pandemic, our results for the first quarter may not be indicative of our future results. Readers are urged to read our Quarterly Report on Form 10-Q for the quarter ended March 31, 2021 when it is filed with the SEC for a more fulsome discussion of our first quarter results, including the "Management's Discussion and Analysis of Financial Condition and Results of Operations" and "Risk Factors" sections included therein.

Note: Please refer to the "Glossary" section in the Appendix for a list of defined terms and metrics.



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iStar Platform Overview

- iStar Inc. (NYSE: STAR) is focused on reinventing the ground lease sector, helping create a logical new approach to the way real estate is owned, and continues to use its historic strengths in finance and net lease to expand this unique platform
 - To execute this strategy, iStar founded Safehold Inc. (NYSE: SAFE), the first publicly traded company to focus on modern ground leases
 - iStar is the investment manager and largest shareholder of Safehold
- One of the most experienced public commercial real estate investment companies in the U.S.
 - Over \$40 billion of transactions
 - Strongly aligned management team has led business over two decades
 - History of innovation and scaling newly discovered opportunities



2021-2022 iStar Strategy

1

Scale Safehold

- Grow ground lease ecosystem
- Communicate full value of SAFE's platform

2

Maintain Strong Balance Sheet

- Maintain adequate liquidity profile
- Ensure financial strength and flexibility

3

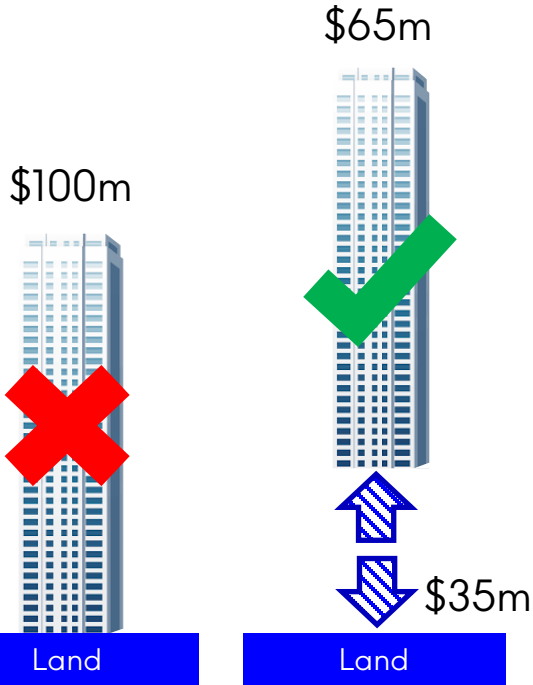
Simplify Business

- Monetize legacy assets
- Recycle capital into ground lease ecosystem

Safehold: A Better Capital Solution

Making ground leases *modern*, *efficient*, and *value-enhancing* for building owners

Improved
Capital Efficiency



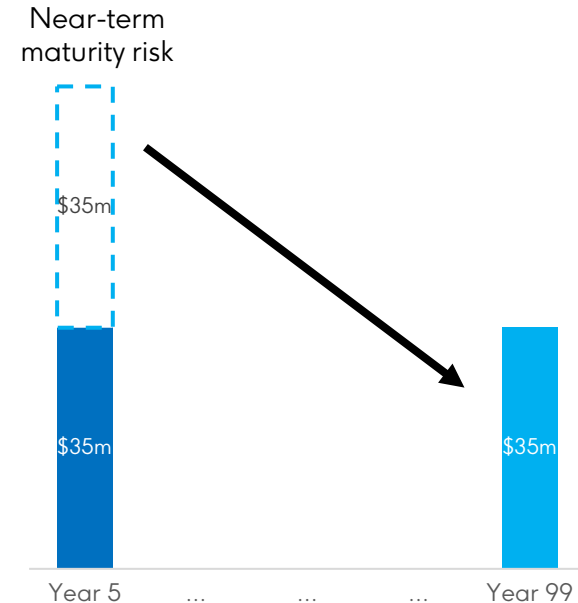
Much like equity and debt, building and land should be capitalized as discrete investments

Improved
Cost Efficiency

- ❌ Transfer Tax
- ❌ Mortgage Recording Tax
- ❌ Title Insurance
- ❌ Other Transaction Costs

Reduces friction costs associated with selling real estate by giving one-third of capital a long-term structure of up to 99 years

Significant
Risk Reduction

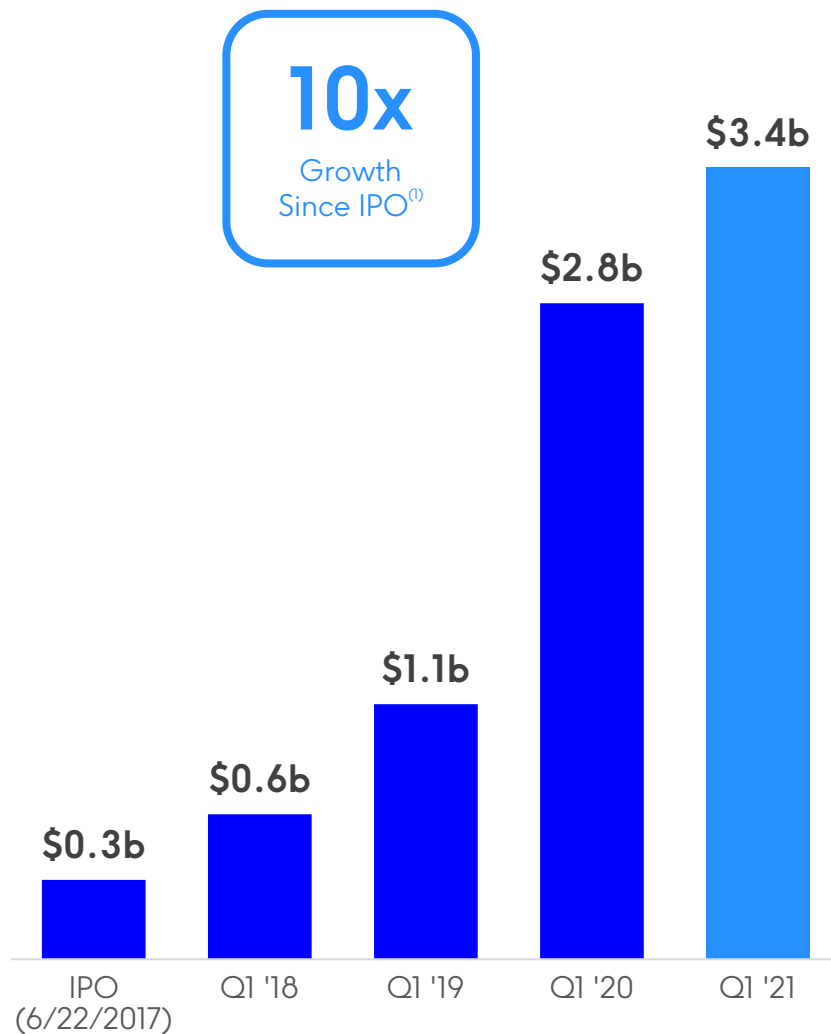


Eliminates debt maturity risk on a large portion of capital structure by replacing it with near-permanent capital

1. Scale Safehold:

Strong Safehold Portfolio Growth

(Aggregate Gross Book Value)



- ❑ 5.2% w.a. Underwritten Effective Yield⁽²⁾
- ❑ 4.9% w.a. Effective Yield
- ❑ 39% w.a. GLTV⁽³⁾
- ❑ 3.8x w.a. Rent Coverage⁽³⁾
- ❑ 16 ground lease transactions
- ❑ 10 markets
- ❑ 9 new clients



(1) Investments in Q1 '21 & Q4 '20 include \$95m of forward commitments that have not yet been funded. There can be no assurance that Safehold will complete these transactions.

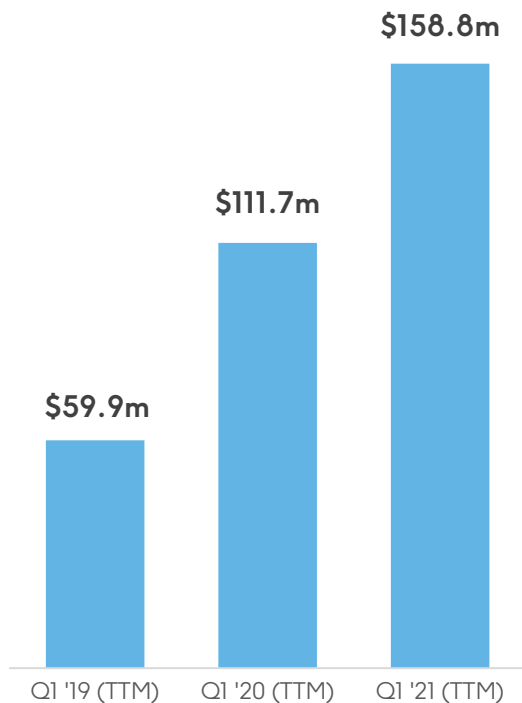
(2) Investments this period include one or more existing ground leases that contain rent escalators based on (i) a percentage of revenues the building generates, (ii) changes in CPI and/or (iii) periodic fair market valuations of the land. For purposes of calculating the Underwritten Effective Yield of such ground leases over their lease term, our underwriting makes assumptions that building revenues, CPI and land values grow by no more than 2% annually.

(3) Safehold uses estimates of the stabilized property NOI if it does not receive current tenant information or if the properties are under construction/in transition. These estimates are based on leasing activity at the property, third party appraisals and available market information, such as leasing activity at comparable properties in the relevant market.

Strong Safehold Performance

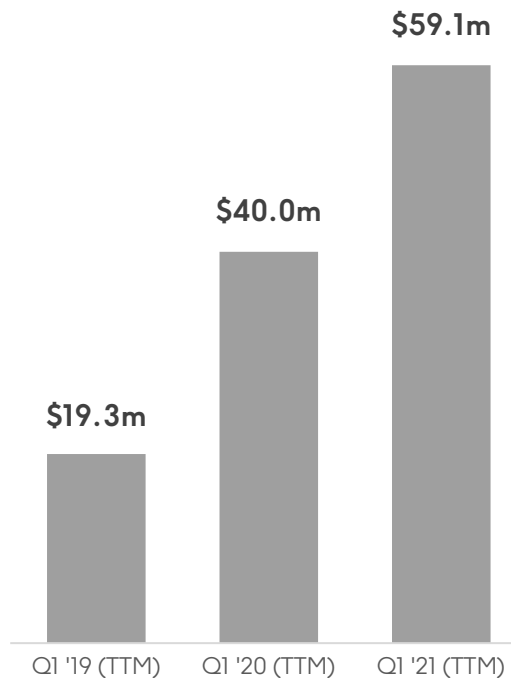
Revenue

63%
CAGR



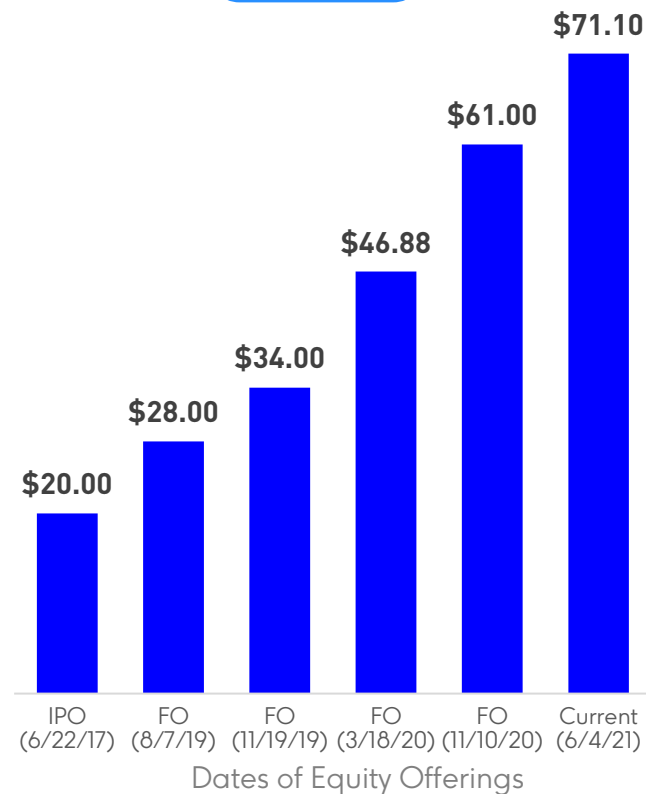
Net Income (Gross of NCI)

75%
CAGR



SAFE Share Price

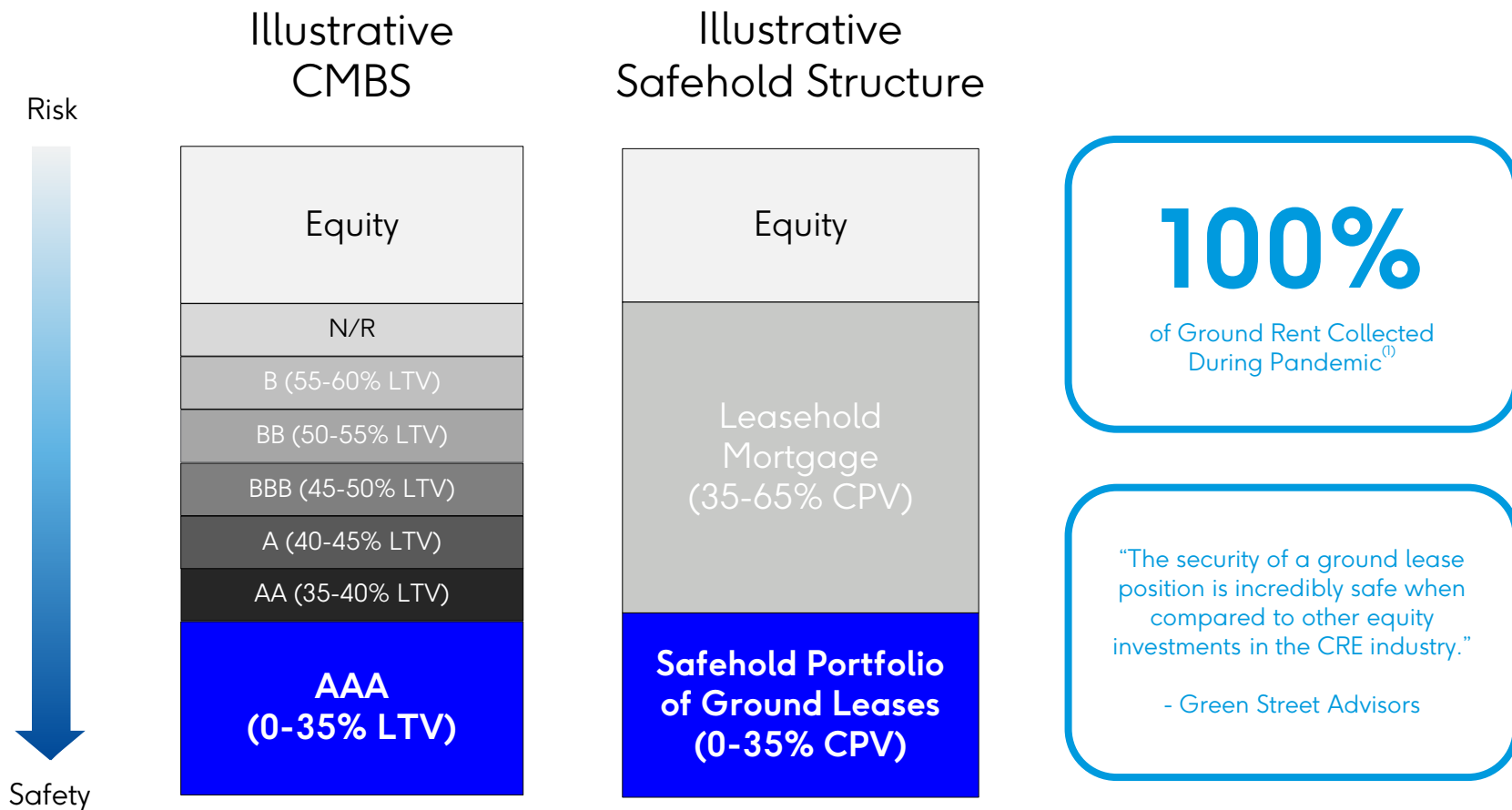
38%
CAGR



1. Scale Safehold:

Safety During Turbulent Times

Safehold typically has a residual right to regain possession of land and take ownership of the building upon a tenant default, which provides strong incentive for its customers and its customers' lenders to pay rent. In addition, typical Combined Property Value i.e., the value of the combined land and building as if there were no ground lease, or "CPV", significantly exceeds Safehold's cost basis, providing protection against principal loss.



(1) Past performance may not be indicative of future results.

Attractive Returns vs. Bond Comparison

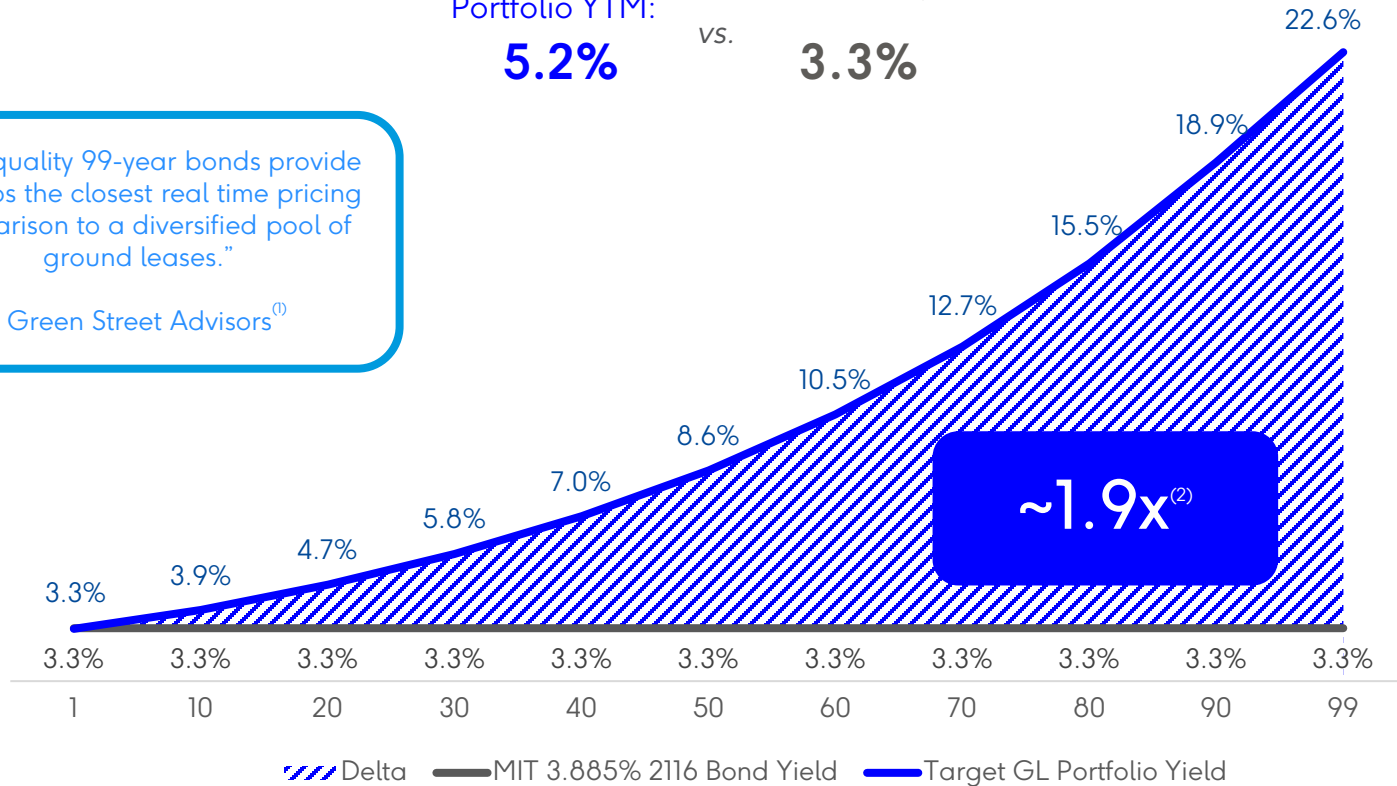
Target Modern Ground Lease Portfolio vs. 100-Year MIT Bond

Target GL
Portfolio YTM:
5.2%

vs.

MIT YTM:
3.3%

“High quality 99-year bonds provide perhaps the closest real time pricing comparison to a diversified pool of ground leases.”
- Green Street Advisors⁽¹⁾



~1.9x⁽²⁾

Note: Illustrative example of a diversified portfolio of modern ground leases that meet Safehold’s investment target with a starting cash yield of 3.25% and 2.0% annual rent growth. Massachusetts Institute of Technology 2116 unsecured AAA-rated bonds trade at a yield to maturity of 3.28% as of 6/4/21.

(1) Comparing a portfolio of ground leases to a high-quality 99-year bond is a shortcut methodology for yield discovery and only indicates a range of reasonable possibilities. The full Green Street methodology examines the pricing for CMBS securities making adjustments for duration, diversification and increasing lease payments.

(2) The net present value of the cash flows (discounted using the Massachusetts Institute of Technology 2116 unsecured AAA-rated bonds trading at a yield to maturity of 3.28% as of 6/4/21) of an illustrative portfolio of modern ground leases meeting our yield to maturity target divided by the initial investment in the portfolio of ground leases.

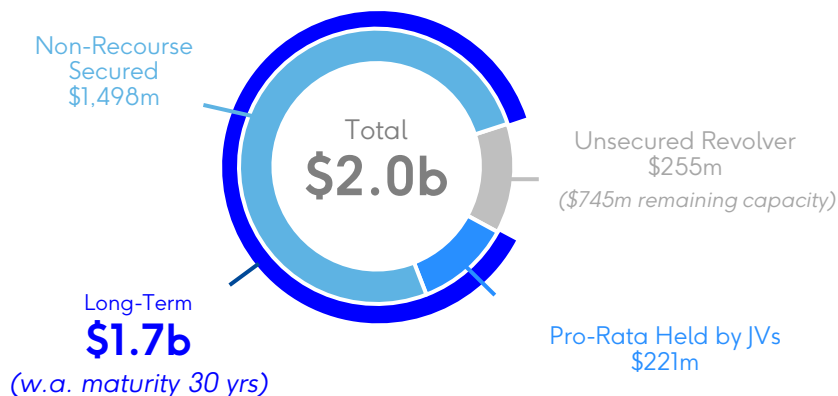


Safehold Capital Structure

(As of March 31, 2021)

Debt Overview

Capital Markets Activity



Baa1/BBB+
Moody's/Fitch
(Stable Outlook)

\$1.0b
New Recast
Unsecured
Revolver

\$400m
Debt Issuance of
2.8% Unsecured
Notes due 2031⁽¹⁾

2. Maintain Strong Balance Sheet:

Strong Credit Metrics

(As of March 31, 2021)

**Unencumbered
Asset Base**

\$4.8b

UA / UD

2.3x

Leverage⁽¹⁾

1.1x

**Unsecured Debt /
Total Debt⁽²⁾**

68%

**Total
Liquidity⁽³⁾**

\$544m



Note: Figures are presented using the SAFE mark-to-market value of iStar's investment in Safehold. Q1 '21 market value is \$2,441m, calculated as iStar's ownership of 34.8m shares of SAFE at the March 31, 2021 closing stock price of \$70.10.

(1) Leverage is calculated using debt, net of cash, and adjusted total equity presented gross of non-controlling interests, or "NCI". Please refer to the "Capital Structure Overview" section of the presentation for more information.

(2) Includes only iStar's pro rata share of NLJV I debt, which is consolidated on iStar's balance sheet.

(3) As of 3/31/21, cash and equivalents of \$194m and revolving credit facility availability of \$350m.

2. Maintain Strong Balance Sheet:

Corporate Debt Maturity Profile

(As of March 31, 2021)

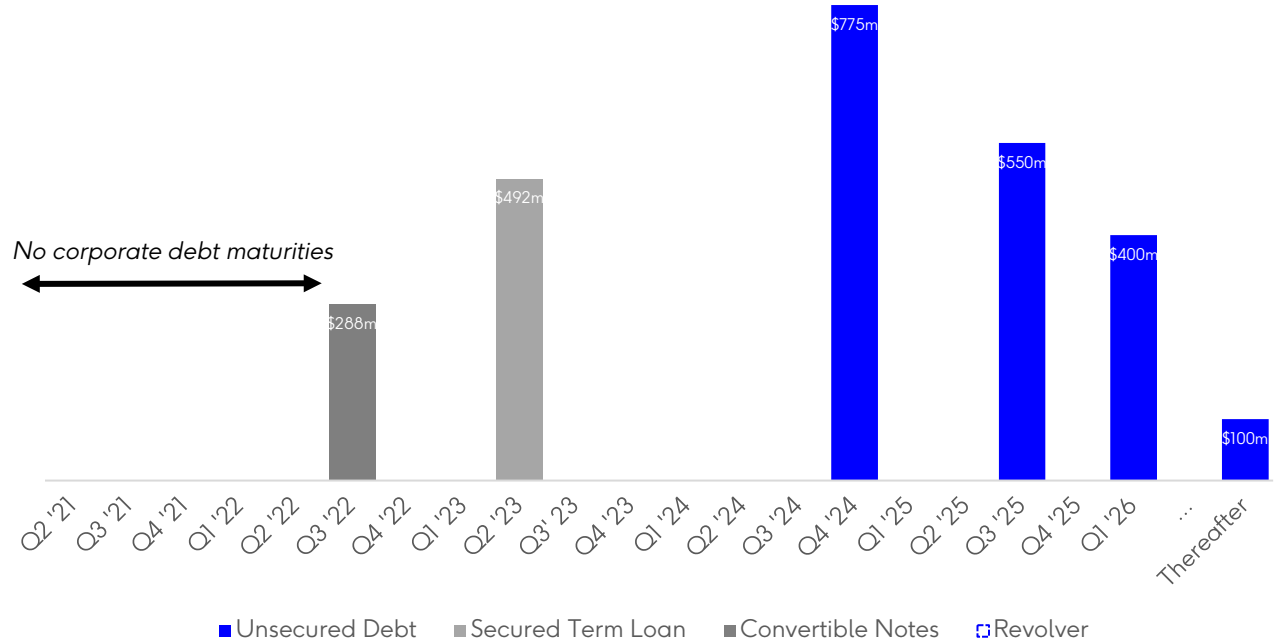
Debt Profile		
2022 ⁽¹⁾		
Sep.	\$288m	3.125%
2023		
Jun.	\$492m	L + 275
2024		
Oct.	\$775m	4.75%
2025		
Aug.	\$550m	4.25%
2026		
Feb.	\$400m	5.50%
2035		
Oct.	\$100m	L + 150
Non-Recourse Mortgage Financings ⁽²⁾		
Various / W.A.	\$714m	4.44%
Total / W.A. ⁽³⁾	\$3,318m	4.18%

4.1 years

w.a. debt maturity

17 months

with no corporate debt maturities



Note: Excludes extension options and revolving credit facility which was undrawn as of March 31, 2021.

(1) The 2022 3.125% convertible notes were "in the money" on March 31, 2021 with a conversion price of \$14.14 per share and a conversion of 70.716 shares per \$1,000 of principal.

(2) Represents individual non-recourse mortgages on net lease assets, including consolidated mortgage debt on assets held by NLJV I.

(3) Rates presented after giving effect to interest rate hedges.

Legacy Asset Progress

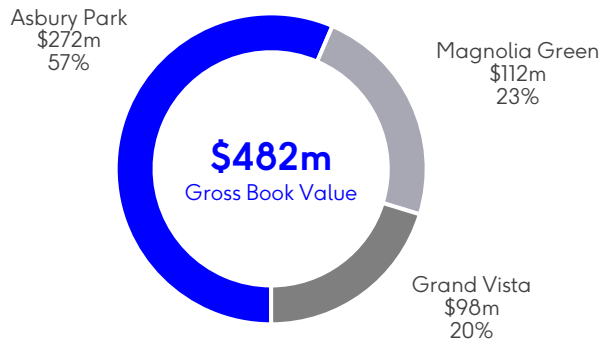
\$159m

Legacy asset sales proceeds since Q1 '20

18%

Net reduction of legacy asset portfolio since Q1 '20

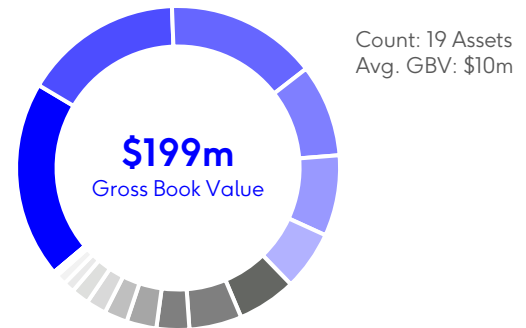
Long-Term Assets



	GBV
Land & Development	\$288m
Operating Properties	\$193m

11% net reduction to long-term portfolio since Q1 '20

Short-Term Assets

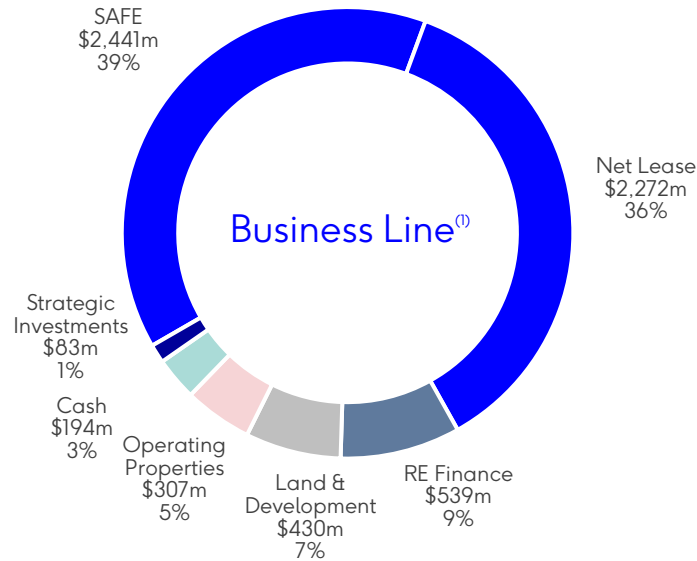


	GBV
Land & Development	\$141m
Operating Properties	\$57m

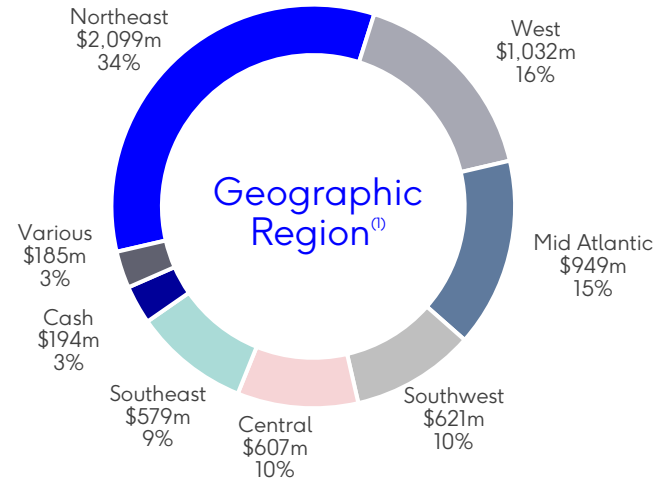
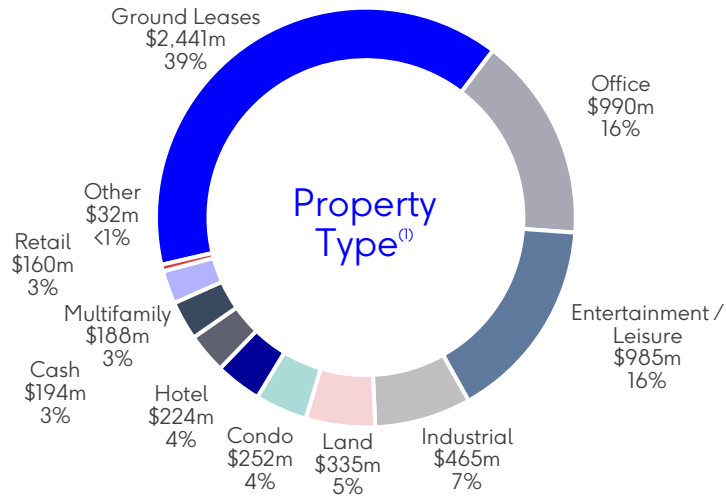
31% net reduction to short-term portfolio since Q1 '20

3. Simplify Business:

Diversified Portfolio



SAFE has increased to 39% of total portfolio from 34% in Q1 '21 while legacy decreased to 11% from 14% of the portfolio from last year



Note: Figures based on Gross Book Value of the Company's total investment portfolio and includes 100% of the assets of iStar's consolidated joint ventures and the carrying value of iStar's investment in non-consolidated joint ventures and affiliates.

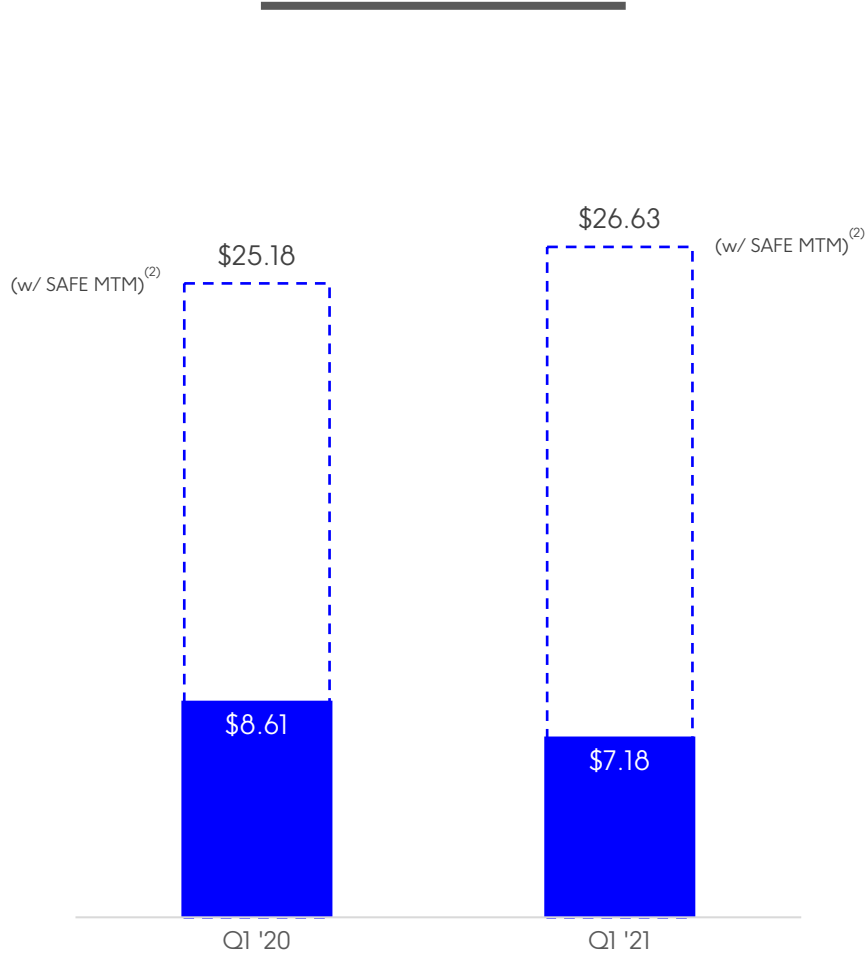
(1) SAFE market value is calculated as iStar's ownership of 34.8m shares of SAFE at the March 31, 2021 closing stock price of \$70.10.

Conclusion:

iStar's Growing Equity Value per Share

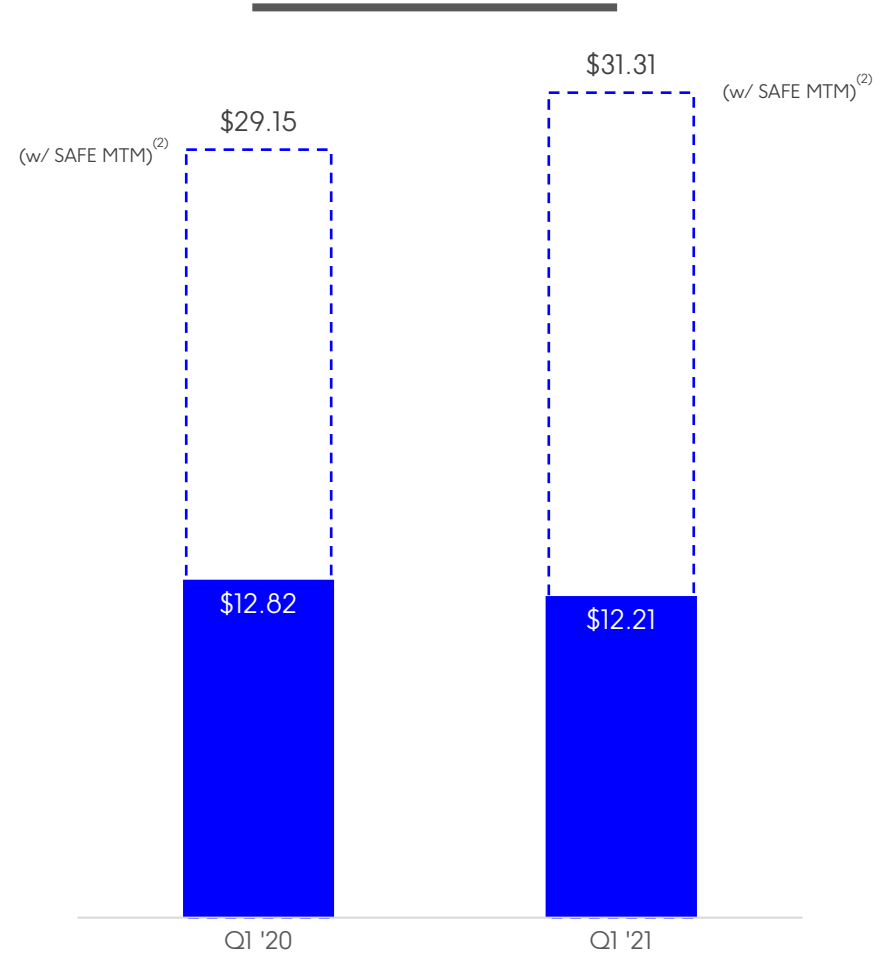
Common Equity per Share⁽¹⁾

(Net of Depreciation, Amortization and CECL Allowance)



Adj. Common Equity per Share⁽¹⁾

(Gross of Depreciation, Amortization and CECL Allowance)



Note: Q1 '21 SAFE mark-to-market value of iStar's investment in Safehold is \$2,441m, calculated as iStar's ownership of 34.8m shares of SAFE at the March 31, 2021 closing stock price of \$70.10. Q1 '20 SAFE mark-to-market value of iStar's investment in Safehold is \$2,111m calculated as iStar's ownership of 33.4m shares of SAFE at the March 31, 2020 closing stock price of \$63.23.

(1) Presented diluted for the 2022 3.125% convertible notes which were "in the money" on March 31, 2021 based on the conversion ratio of 70.716 shares per \$1,000 of principal, which represents a strike price of \$14.14 per share. See the Appendix for a reconciliation of Adjusted Common Equity.

(2) A portion of the profits realized on iStar's investment portfolio, including its investment in SAFE, is allocable to iPip, iStar's shareholder-approved long-term incentive plan. Additional information on iStar's iPip can be found in the 2020 Annual Report on Form 10-K and its 2020 Proxy Statement, both of which are available on our website.



Appendix

Top Net Lease Assets

Top 10 net lease assets, which represent a total of \$1.7b of Gross Book Value, or 67% of the aggregate \$2.5b of Gross Book Value of the combined wholly-owned, NLJV I and NLJV II portfolios

Tenant (Sorted by GBV)		Property Type	Location	Portfolio	Inv. Grade	Lease Term Remaining	Annualized Base Rent	Contractual Rent Escalator
Bowlero (2 Master Leases)		Entertainment	149 Locations	Wholly-Owned		26.2 yrs	\$32.6m ⁽¹⁾	Fixed Bumps
Bowlero (Master Lease)		Entertainment	58 Locations	NLJV I		23.5 yrs	\$18.4m	Fixed Bumps
McCormick & Co.		Office	Cockeysville, MD	NLJV I	*	13.1 yrs	\$11.2m	Fixed Bumps
Cox Automotive		Office	North Hills, NY	NLJV I	*	13.3 yrs	\$8.2m	Fixed Bumps w/ CPI Adjustments
Indeed		Office	Austin, TX	Wholly-Owned	*	12.8 yrs	\$10.6m	Fixed Bumps
AMC Theaters (Master Lease)		Entertainment	4 Locations	Wholly-Owned		13.8 yrs	\$8.1m	Fixed Bumps + % Rent
Leading Financial Services Company		Office	Jersey City, NJ	Wholly-Owned	*	11.8 yrs	\$9.6m	Fixed Bumps
AT&T		Office	Oakton, VA	NLJV I	*	4.7 yrs	\$7.2m	Fixed Bumps
NYSE-Listed Transportation Services Company		Industrial	2 Locations	NLJV II		24.6 yrs	\$7.3m	Fixed Bumps
Bellisio Foods		Industrial	Jackson, OH	NLJV I		24.6 yrs	\$6.3m	Capped CPI Adjustments
Total/W.A.						19.2 yrs	\$119.7m	

Note: Sorted by Gross Book Value, based on the value of the asset assuming 100% ownership. Annualized Base Rent (ABR) represents annualized cash rent assuming 100% ownership. iStar's equity interest in each of NLJV I and II is 51.9%.

(1) Bowlero's annualized base rent (ABR) represents the contractual annualized base rent under the terms of the current lease. iStar reached an agreement with Bowlero to defer a total of \$23 million of rent owed during the period from October 2020 to June 2021, of which \$7.6m of rent was deferred in Q1 '21. The deferred rent will accrue with interest to be repaid over two years commencing January 1, 2023. The ABR is presented as the next twelve-month rent following the deferral period.

Consolidated Statements of Operations

	Three Months Ended March 31,	
	2021	2020
Revenues		
Operating lease income	\$47,444	\$47,346
Interest income	10,650	17,216
Interest Income from sales-type leases	8,627	8,355
Other income	14,290	20,368
Land development revenue	32,249	80,176
Total revenues	\$113,260	\$173,461
Cost and Expenses		
Interest expense	\$39,563	\$43,392
Real estate expense	16,894	22,498
Land development cost of sales	29,323	77,059
Depreciation and amortization	15,455	14,486
General and administrative	15,931	18,001
General and administrative – stock-based compensation	5,508	16,270
(Recovery of) provision for loan losses	(3,794)	4,003
(Recovery of) provision for losses on net investment in leases	(1,601)	1,292
Impairment of assets	1,785	1,708
Other expense	253	74
Total costs and expenses	\$119,317	\$198,783
Income from sales of real estate	612	-
Income (loss) from operations before earnings from equity method investments and other items	(\$5,445)	(\$25,322)
Earnings from equity method investments	12,769	16,612
Income tax (expense) benefit	665	(60)
Loss on early extinguishment of debt	-	(4,115)
Net income (loss)	\$7,989	(\$12,885)
Net (income) loss attributable to noncontrolling interests	(2,520)	(2,691)
Net income (loss) attributable to iStar	\$5,469	(\$15,576)
Preferred dividends	(5,874)	(5,874)
Net loss allocable to common shareholders	(\$405)	(\$21,450)



Note: \$ in thousands.

Consolidated Balance Sheets

	As of March 31, 2021	As of December 31, 2020
Assets		
Real Estate		
Real estate, at cost	\$1,753,378	\$1,752,053
Less: accumulated depreciation	(278,985)	(267,772)
Real estate, net	1,474,393	1,484,281
Real estate available and held for sale	2,600	5,212
Total real estate	1,476,993	1,489,493
Net investment in leases	431,126	429,101
Land and development, net	406,781	430,663
Loans receivable and other lending investments, net	533,716	732,330
Loan receivable held for sale	16,086	-
Other investments	1,237,295	1,176,560
Cash and cash equivalents	193,852	98,633
Accrued interest and operating lease income receivable, net	8,686	10,061
Deferred operating lease income receivable, net	60,812	58,128
Deferred expenses and other assets, net	428,244	436,839
Total Assets	\$4,793,591	\$4,861,808
Liabilities and Equity		
Accounts payable, accrued expenses, and other liabilities	\$451,010	\$467,922
Liabilities associated with properties held for sale	231	27
Loan participations payable, net	-	42,501
Debt obligations, net	3,291,343	3,286,975
Total Liabilities	\$3,742,584	\$3,797,425
Total iStar shareholders' equity	\$853,326	\$870,969
Noncontrolling interests	197,681	193,414
Total Equity	\$1,051,007	\$1,064,383
Total Liabilities and Equity	\$4,793,591	\$4,861,808



Note: \$ in thousands.

Adjusted Common Equity Reconciliation

	As of March 31, 2021	As of March 31, 2020
Total shareholders' equity	\$853,326	\$968,118
Less: Liquidation preference of preferred stock	(305,000)	(305,000)
Common shareholders equity	\$548,326	\$663,118
Add: Accumulated depreciation and amortization ⁽¹⁾	309,139	267,523
Add: Proportionate share of depreciation and amortization within equity method investments	55,753	32,708
Add: CECL allowance	19,007	24,610
Adjusted common equity	\$932,226	\$987,959
Common shares outstanding – basic	73,440	77,059
Common shares outstanding – convertible dilution ⁽²⁾	76,334	77,059
Common equity per share with convertible dilution	\$7.18	\$8.61
Common equity per share with SAFE MTM and convertible dilution	\$26.63	\$25.18
Adjusted common equity per share with convertible dilution	\$12.21	\$12.82
Adjusted common equity per share with SAFE MTM and convertible dilution	\$31.31	\$29.15

Note: Amounts in thousands, except for per share data. Q1 '21 SAFE mark-to-market value of iStar's investment in Safehold is \$2,441m, calculated as iStar's ownership of 34.8m shares of SAFE at the March 31, 2021 closing stock price of \$70.10. Q1 '20 SAFE mark-to-market value of iStar's investment in Safehold is \$2,111m calculated as iStar's ownership of 33.4m shares of SAFE at the March 31, 2020 closing stock price of \$63.23.

We use adjusted common equity, a non-GAAP financial measure, as a supplemental measure to give management a view of equity allocable to common shareholders prior to the impact of certain non-cash GAAP measures. Management believes that adjusted common equity provides a useful measure for investors to consider in addition to total shareholders equity because cumulative effect of depreciation and amortization expenses and CECL allowances calculated under GAAP may not necessarily reflect an actual reduction in the value of the Company's assets. Adjusted common equity should be examined in conjunction with total shareholders' equity as shown on the Company's consolidated balance sheet. Adjusted common equity should not be considered an alternative to total shareholders' equity (determined in accordance with GAAP), nor is adjusted common equity indicative of funds available for distribution to shareholders. It should be noted that our manner of calculating adjusted common equity may differ from the calculations of similarly-titled measures by other companies.

(1) Net of amounts allocable to non-controlling interests and includes accumulated depreciation and amortization associated with real estate available and held for sale.

(2) Presented diluted for the 2022 3.125% convertible notes which were "in the money" on March 31, 2021 based on their current conversion ratio of 70.716 shares per \$1,000 of principal, which represents a strike price of \$14.14 per share.



Glossary

Annualized Base Rent (ABR)	Contractual cash base rent for the current quarter, annualized.
Funding / Capex <i>(Net Lease, Operating Properties, Land & Development)</i>	Acquisition price, capitalized acquisition costs, capital expenditures, contributions to equity method investments, capitalized payroll and capitalized interest.
Funding / Capex <i>(Real Estate Finance)</i>	Cash funded on loans, plus deferred interest capitalized to the loan balance, exclusive of original issued discount, origination and arrangement fees held back at origination.
Gross Book Value <i>(Net Lease, Operating Properties, Land & Development)</i>	Basis assigned to physical real estate property (land & building), net of any impairments taken after acquisition date and net of basis reductions associated with unit / parcel sales, plus our basis in equity method investments, plus lease related intangibles, capitalized leasing costs and excluding accumulated depreciation and amortization, and for equity method investments, excluding the effect of our share of accumulated depreciation and amortization.
Gross Book Value <i>(Real Estate Finance)</i>	Principal funded including any deferred capitalized interest receivable, plus protective advances, exit fee receivables and any unamortized origination / modification costs, plus our basis in equity method investments, less purchase discounts and specific reserves. This amount is not reduced for CECL allowances.
Net Book Value <i>(Net Lease, Operating Properties, Land & Development)</i>	Gross Book Value net of accumulated depreciation and amortization.
Net Book Value <i>(Real Estate Finance)</i>	Gross Book Value for Real Estate Finance less CECL allowances.
Proceeds <i>(Net Lease, Operating Properties, Land & Development)</i>	Includes sales price for assets sold, less selling costs, less seller financing plus return of capital and distributed proceeds arising from sales within our equity method investments.
Proceeds <i>(Real Estate Finance)</i>	Collection of principal, deferred and capitalized interest, exit fees, origination fees previously netted against principal at inception, or original issue discount. Includes proceeds from sales of securities.
Yield <i>(Net Lease)</i>	Calculated as GAAP operating lease income less operating expenses for the quarter, annualized, divided by the average Gross Book Value during the quarter.
Yield <i>(Real Estate Finance)</i>	Interest income, for the quarter, annualized, divided by the average Gross Book Value of Real Estate Finance.

Disclaimer: Set forth in the Glossary are the current definitions of certain items that we use in this presentation. This Glossary is intended to facilitate a reader's understanding of this presentation. There can be no assurance that we will not modify these terms in future presentations as we deem necessary or appropriate.