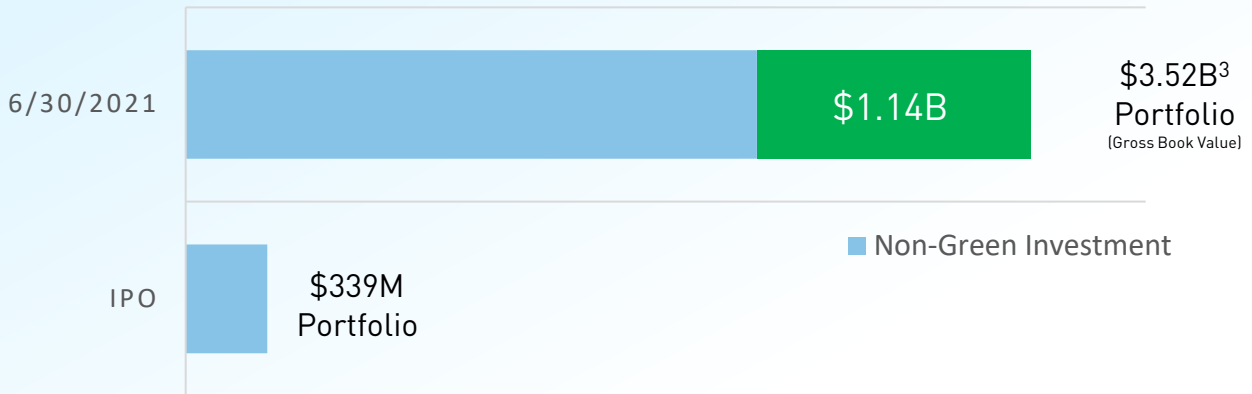


Safehold Green Portfolio Breakdown

Green assets¹ comprise 32%² of Safehold's portfolio (as of 2Q '21)



Two of Safehold's top three largest investments (and 50% of the top eight) are green/LEED certified. Our largest investment – 425 Park Avenue – features both a LEED certification and the distinction of being New York City's first WELL-certified building for numerous health, wellness, and environmentally-friendly features.



Tenant Engagement

Safehold's ground lease position vests day-to-day control over asset operations to our tenants through the duration of the lease term, however we're building up our tenant engagement efforts with the goal of educating building owners around evolving green regulations, initiatives, and best practices.

¹ Green assets meet LEED certification standards for environmental performance at various levels.

² Includes two assets of which certification is currently pending.

³ A reconciliation of our portfolio to our balance sheet prepared in accordance with GAAP can be found in our Q2'21 earnings presentation on our website.

