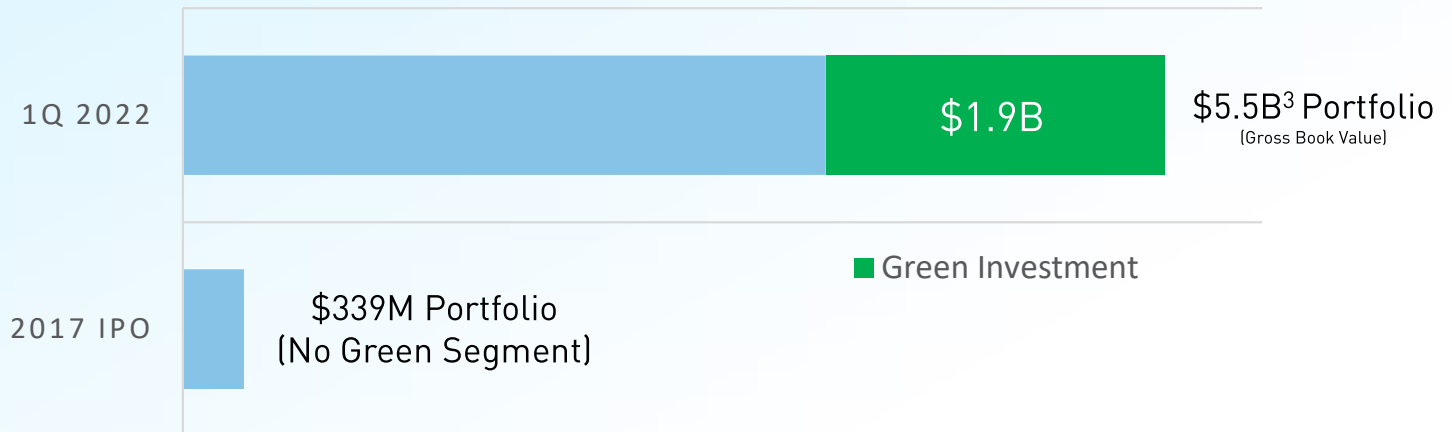


Safehold Green Portfolio Breakdown

Green assets¹ comprise 35%² of Safehold's portfolio (as of 3/31/22)



Safehold's top three largest investments (and six of the top 10) 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 both completed and pending certifications.

³ A reconciliation of our portfolio to our balance sheet prepared in accordance with GAAP can be found in our 1Q 2022 earnings presentation on our website.

