

ISTAR FINANCIAL INC  
Form 8-K  
July 22, 2004

# SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

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## FORM 8-K

### CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

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July 22, 2004

(Date of Report (Date of Earliest Event Reported))

## iSTAR FINANCIAL INC.

(Exact Name of Registrant as Specified in Its Charter)

**Maryland**  
(State or Other Jurisdiction  
of Incorporation)

**1-15371**  
(Commission  
File Number)

**95-6881527**  
(IRS Employer  
Identification Number)

**1114 Avenue of the Americas, 27<sup>th</sup> Floor**  
**New York, New York**  
(Address of Principal Executive Offices)

**10036**  
(Zip Code)

**(212) 930-9400**

(Registrant's Telephone Number, Including Area Code)



**ITEM 7. Financial Statements, Pro Forma Financial Information and Exhibits**

99.1 Earnings Release.

**ITEM 12. Results of Operations and Financial Condition**

The information in this Current Report, including the exhibit hereto, is being furnished and shall not be deemed filed for the purpose 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.

On July 22, 2004, iStar Financial Inc. issued an earnings release announcing its financial results for the quarter ended June 30, 2004. A copy of the earnings release is attached as Exhibit 99.1.

**SIGNATURES**

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

iSTAR FINANCIAL INC.

Date: July 22, 2004

By: /s/ Jay Sugarman  
Jay Sugarman  
Chairman and Chief Executive Officer

Date: July 22, 2004

By: /s/ Catherine D. Rice  
Catherine D. Rice  
Chief Financial Officer