

PRESS RELEASE

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MAY 6, 1999

Vornado's operating results for the three months ended March 31, 1999.

SADDLE BROOK, NEW JERSEY.....VORNADO REALTY TRUST (NYSE:VNO) today reported that funds from operations for the quarter ended March 31, 1999 were \$65.4 million, or \$.75 per diluted share, compared to \$44.6 million, or \$.60 per diluted share, for the prior year's quarter. Net income applicable to common shares for the quarter ended March 31, 1999 was \$43.2 million, or \$.50 per diluted share, versus \$26.1 million, or \$.35 per diluted share, for the quarter ended March 31, 1998.

Vornado Realty Trust is a fully-integrated equity real estate investment trust.

VORNADO REALTY TRUST

OPERATING RESULTS FOR THE THREE MONTHS ENDED MARCH 31, 1999

(amounts in thousands, except per share amounts)	For the Three Months Ended	
	March 31 1999	March 31 1998
Revenues.....	<u>\$ 163,564</u>	<u>\$ 90,211</u>
Net income.....	\$ 48,928	\$ 31,487
Preferred stock dividends.....	(5,712)	(5,423)
Net income applicable to common shares.....	<u>\$ 43,216</u>	<u>\$ 26,064</u>
Funds from operations.....	<u>\$ 65,427</u>	<u>\$ 44,612</u>
Per common share:		
Net income:		
Basic.....	<u>\$.51</u>	<u>\$.36</u>
Diluted.....	<u>\$.50</u>	<u>\$.35</u>
Funds from operations.....	<u>\$.75</u>	<u>\$.60</u>
Average number of shares and share equivalents outstanding.....	<u>86,697,325</u>	<u>74,353,225</u>

(1) Reflects charge in connection with the prepayment of debt as part of a refinancing (\$.01 per share).