

PRESS RELEASE

Contact:

Joseph Macnow
(201) 587-1000



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Vornado's operating results for the year ended December 31, 2000.

PARAMUS, NEW JERSEY.....VORNADO REALTY TRUST (NYSE:VNO) today reported that funds from operations for the year ended December 31, 2000 was \$335.2 million, or \$3.47 per diluted share, compared to \$293.8 million, or \$3.15 per diluted share, for the year ended December 31, 1999. Net income applicable to common shares for the year ended December 31, 2000 was \$195.3 million, or \$2.20 per diluted share, versus \$169.1 million, or \$1.94 per diluted share, for the previous year.

Funds from operations for the fourth quarter ended December 31, 2000 was \$87.4 million, or \$.90 per diluted share, compared to \$77.0 million, or \$.81 per diluted share, for the prior year's quarter. Net income applicable to common shares for the quarter ended December 31, 2000 was \$42.1 million, or \$.47 per diluted share, versus \$39.1 million, or \$.45 per diluted share, for the prior year's quarter.

Funds from operations and net income do not include a portion of the rent from the Company's Temperature Controlled Logistics tenant of \$9.8 million or \$.10 per share and \$4.5 million or \$.05 per share in the year and the quarter ended December 31, 2000.

Further, Joseph Macnow, Executive Vice President - Finance and Administration, of the Company will be reassuming the responsibilities of Chief Financial Officer, succeeding Irwin Goldberg who is retiring.

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

VORNADO REALTY TRUST
OPERATING RESULTS FOR THE YEAR AND THREE MONTHS
ENDED DECEMBER 31, 2000

(amounts in thousands, except per share amounts)	<u>FOR THE YEAR ENDED</u>	
	December 31, 2000(1)	December 31, 1999
Revenues	<u>\$ 826,532</u>	<u>\$ 696,958</u>
Net income	\$ 233,991	\$ 202,519
Preferred stock dividends	<u>(38,690)</u>	<u>(33,438)</u>
Net income applicable to common shares	<u>\$ 195,301</u>	<u>\$ 169,081</u>
Funds from operations	<u>\$ 335,158</u>	<u>\$ 293,773</u>
Per Common Share:		
Net income		
Basic	\$ 2.26	\$ 1.97
Diluted	<u>\$ 2.20</u>	<u>\$ 1.94</u>
Average number of common shares and share equivalents outstanding	<u>88,692,089</u>	<u>87,287,810</u>
Funds from operations	<u>\$ 3.47</u>	<u>\$ 3.15</u>
Average number of common shares and share equivalents outstanding used for determining funds from operations per share	<u>96,710,417</u>	<u>93,301,556</u>
	<u>FOR THE THREE MONTHS ENDED</u>	
(amounts in thousands, except per share amounts)	December 31, 2000(1)	December 31, 1999
Revenues	<u>\$ 216,853</u>	<u>\$ 183,651</u>
Net income	\$ 51,723	\$ 48,755
Preferred stock dividends	<u>(9,673)</u>	<u>(9,673)</u>
Net income applicable to common shares	<u>\$ 42,050</u>	<u>\$ 39,082</u>
Funds from operations	<u>\$ 87,350</u>	<u>\$ 77,044</u>

Per Common Share:

Net income		
Basic	<u>\$.48</u>	<u>\$.45</u>
Diluted	<u>\$.47</u>	<u>\$.45</u>
Average number of common shares and share equivalents outstanding	<u>89,149,328</u>	<u>87,227,656</u>
Funds from operations	<u>\$.90</u>	<u>\$.81</u>
Average number of common shares and share equivalents outstanding used for determining funds from operations per share	<u>97,167,656</u>	<u>95,245,984</u>

(1) Funds from operations and net income do not include a portion of the rent from the Company's Temperature Controlled Logistics tenant of \$9.8 million or \$.10 per share and \$4.5 million or \$.05 per share in the year and the quarter ended December 31, 2000.