



SUPPLEMENTAL OPERATING
AND FINANCIAL DATA
For the Quarter and Year Ended December 31, 2011

VORNADO
REALTY TRUST

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Certain statements contained herein constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are not guarantees of performance. They represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Our future results, financial condition and business may differ materially from those expressed in these forward-looking statements. You can find many of these statements by looking for words such as “approximates,” “believes,” “expects,” “anticipates,” “estimates,” “intends,” “plans,” “would,” “may” or other similar expressions in this supplemental package. Many of the factors that will determine the outcome of these and our other forward-looking statements are beyond our ability to control or predict. For further discussion of factors that could materially affect the outcome of our forward-looking statements and our future results and financial condition, see “Item 1A. Risk Factors” of our Annual Report on Form 10-K for the year ended December 31, 2011.

For these statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. You are cautioned not to place undue reliance on our forward-looking statements, which speak only as of the date of this supplemental package. All subsequent written and oral forward-looking statements attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section. We do not undertake any obligation to release publicly any revisions to our forward-looking statements to reflect events or circumstances occurring after the date of our Annual Report on Form 10-K or Quarterly Report on Form 10-Q, as applicable, and this supplemental package.

INVESTOR INFORMATION

Key Employees:

Steven Roth	Chairman of the Board
Michael D. Fascitelli	President and Chief Executive Officer
Mark Falanga	President - Merchandise Mart Division
Michael J. Franco	Executive Vice President - Co-Head of Acquisitions and Capital Markets
David R. Greenbaum	President - New York Office Division
Joseph Macnow	Executive Vice President - Finance and Administration and Chief Financial Officer
Mitchell N. Schear	President - Vornado / Charles E. Smith Washington, DC Office Division
Wendy Silverstein	Executive Vice President - Co-Head of Acquisitions and Capital Markets

RESEARCH COVERAGE - EQUITY

James Feldman / Ji Zhang <u>Bank of America / Merrill Lynch</u> 646-855-5808 / 646-855-2926	Jay Habermann / Sloan Bohlen <u>Goldman, Sachs & Co.</u> 917-343-4260 / 212-902-2796	Chris Caton <u>Morgan Stanley</u> 415-576-2637
Ross Smotrich / Ryan Bennett <u>Barclays Capital</u> 212-526-2306 / 212-526-5309	Michael Knott / Dave Anderson <u>Green Street Advisors, Inc.</u> 949-640-8780 / 949-640-8780	Alexander Goldfarb / James Milam <u>Sandler O'Neill & Partners</u> 212-466-7937 / 212-466-8066
Michael Bilerman / Joshua Attie <u>Citigroup Global Markets</u> 212-816-1383 / 212-816-1685	Steve Sakwa / George Auerbach <u>ISI Group</u> 212-446-9462 / 212-446-9459	John W. Guinee / Erin T. Aslakson <u>Stifel Nicolaus Weisel</u> 443-224-1307 / 443-224-1350
Andrew Rosivach / Gautam Garg <u>Credit Suisse</u> 415-249-7942 / 415-249-7933	Anthony Paolone / Joseph Dazio <u>JP Morgan</u> 212-622-6682 / 212-622-6416	Ross T. Nussbaum <u>UBS</u> 212-713-2484
John Perry / Vincent Chao <u>Deutsche Bank</u> 212-250-4912 / 212-250-6799	Sheila Mc Grath / Kristin Brown <u>Keefe, Bruyette & Woods</u> 212-887-7793 / 212-887-7738	

RESEARCH COVERAGE - DEBT

Thomas C. Truxillo <u>Bank of America / Merrill Lynch</u> 646-855-6090	Robert Haines / Craig Guttenplan <u>Credit Sights</u> 212-340-3835 / 212-340-3859	Thierry Perrein <u>Wells Fargo Securities</u> 704-715-8455
Thomas Cook <u>Citigroup Global Markets</u> 212-723-1112	Mark Streeter <u>JP Morgan</u> 212-834-5086	

This information is provided as a service to interested parties and not as an endorsement of any report, or representation as to the accuracy of any information contained therein. Opinions, forecasts and other forward-looking statements expressed in analysts' reports are subject to change without notice.

COMMON SHARES DATA (NYSE: VNO)

Vornado Realty Trust common shares are traded on the New York Stock Exchange under the symbol VNO. Below is a summary of VNO common shares performance and dividends (based on New York Stock Exchange prices):

	<u>Fourth Quarter 2011</u>	<u>Third Quarter 2011</u>	<u>Second Quarter 2011</u>	<u>First Quarter 2011</u>
High Price	\$ 84.30	\$ 98.77	\$ 98.42	\$ 93.53
Low Price	\$ 68.39	\$ 72.85	\$ 86.85	\$ 82.12
Closing Price - end of quarter	\$ 76.86	\$ 74.62	\$ 93.18	\$ 87.50
Annualized Dividend per share	\$ 2.76	\$ 2.76	\$ 2.76	\$ 2.76
Annualized Dividend Yield - on Closing Price	3.6%	3.7%	3.0%	3.2%
Outstanding shares, Class A units and convertible preferred units as converted, excluding stock options (in thousands)	198,009	197,805	197,636	197,562
Closing market value of outstanding shares, Class A units and convertible preferred units as converted, excluding stock options	\$ 15.2 Billion	\$ 14.8 Billion	\$ 18.4 Billion	\$ 17.3 Billion

FINANCIAL HIGHLIGHTS

(unaudited and in thousands, except per share amounts)

This section includes non-GAAP financial measures, including Earnings Before Interest Taxes Depreciation and Amortization ("EBITDA"), Funds From Operations attributable to common shares plus assumed conversions ("FFO"), FFO as adjusted for comparability, and Funds Available for Distribution ("FAD"). A description of these non-GAAP measures and reconciliations to the most directly comparable GAAP measures are provided on the pages that follow.

	Three Months Ended			Year Ended	
	December 31,		September 30,	December 31,	
	2011	2010	2011	2011	2010
Total revenues	\$ 741,815	\$ 702,836	\$ 727,343	\$ 2,915,665	\$ 2,740,681
Net income attributable to common shareholders	\$ 69,508	\$ 243,414	\$ 41,135	\$ 601,771	\$ 596,731
Per common share:					
Basic	\$ 0.38	\$ 1.33	\$ 0.22	\$ 3.26	\$ 3.27
Diluted	\$ 0.37	\$ 1.31	\$ 0.22	\$ 3.23	\$ 3.24
FFO as adjusted for comparability	\$ 220,108	\$ 218,295	\$ 222,884	\$ 1,011,411	\$ 1,001,173
Per diluted share	\$ 1.15	\$ 1.15	\$ 1.20	\$ 5.27	\$ 5.27
FFO	\$ 280,369	\$ 432,860	\$ 195,125	\$ 1,230,973	\$ 1,251,533
FFO - Operating Partnership Basis ("OP Basis")	\$ 299,172	\$ 463,252	\$ 208,639	\$ 1,313,662	\$ 1,343,717
Per diluted share	\$ 1.46	\$ 2.27	\$ 1.05	\$ 6.42	\$ 6.59
FAD	\$ 162,269	\$ 155,443	\$ 169,887	\$ 677,689	\$ 663,965
Per diluted share	\$ 0.85	\$ 0.81	\$ 0.91	\$ 3.53	\$ 3.50
Dividends per common share	\$ 0.69	\$ 0.65	\$ 0.69	\$ 2.76	\$ 2.60
FFO payout ratio (based on FFO as adjusted for comparability)	60.0%	56.5%	57.5%	52.4%	49.3%
FAD payout ratio	81.2%	80.2%	75.8%	78.2%	74.3%
Weighted average shares used in determining FFO per diluted share - REIT basis	191,751	190,849	186,119	191,757	189,894
Convertible units:					
Class A	11,715	12,221	11,840	11,831	12,662
D-13	619	556	545	562	612
G1-G4	109	131	106	113	173
Equity awards - unit equivalents	417	492	399	375	540
Weighted average shares used in determining FFO per diluted share - OP Basis	204,611	204,249	199,009	204,638	203,881

RECONCILIATION OF NET INCOME TO FFO ⁽¹⁾

(unaudited and in thousands, except per share amounts)

	Three Months Ended			Year Ended	
	December 31,		September 30,	December 31,	
	2011	2010	2011	2011	2010
Reconciliation of our net income to FFO:					
Net income attributable to Vornado	\$ 87,296	\$ 256,973	\$ 53,762	\$ 662,302	\$ 647,883
Depreciation and amortization of real property	152,655	124,024	128,811	530,113	505,806
Net gain on sales of real estate	-	(57,248)	-	(51,623)	(57,248)
Real estate impairment losses	28,799	92,500	-	28,799	97,500
Proportionate share of adjustments to equity in net income of Toys "R" Us, to arrive at FFO:					
Depreciation and amortization of real property	18,039	16,878	17,947	70,883	70,174
Net gain on sales of real estate	-	-	-	(491)	-
Income tax effect of above adjustments	(6,314)	(5,907)	(6,280)	(24,634)	(24,561)
Proportionate share of adjustments to equity in net income of partially owned entities, excluding Toys "R" Us, to arrive at FFO:					
Depreciation and amortization of real property	26,699	19,596	27,541	99,992	78,151
Net gain on sales of real estate	(1,916)	(5,470)	(3,591)	(9,276)	(5,784)
Real estate impairment losses	-	11,481	-	-	11,481
Noncontrolling interests' share of above adjustments	(13,733)	(12,960)	(10,468)	(40,957)	(46,794)
FFO	291,525	439,867	207,722	1,265,108	1,276,608
Preferred share dividends	(17,788)	(13,559)	(17,627)	(65,531)	(55,534)
Discount on preferred share and unit redemptions	-	-	5,000	5,000	4,382
FFO attributable to common shareholders	273,737	426,308	195,095	1,204,577	1,225,456
Interest on 3.88% exchangeable senior debentures	6,602	6,512	-	26,272	25,917
Convertible preferred share dividends	30	40	30	124	160
FFO attributable to common shareholders plus assumed conversions	280,369	432,860	195,125	1,230,973	1,251,533
Add back of income allocated to noncontrolling interests of the Operating Partnership	18,803	30,392	13,514	82,689	92,184
FFO - OP Basis ⁽¹⁾	\$ 299,172	\$ 463,252	\$ 208,639	\$ 1,313,662	\$ 1,343,717
FFO per diluted share ⁽¹⁾	\$ 1.46	\$ 2.27	\$ 1.05	\$ 6.42	\$ 6.59

(1) FFO is computed in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"). In the fourth quarter of 2011 and the first quarter of 2012, NAREIT issued updated guidance on FFO and modified its definition of FFO to specifically exclude real estate impairment losses, including the prorata share of such losses of unconsolidated subsidiaries. To the extent applicable, NAREIT requested companies to restate prior period FFO to conform to the new definition. Accordingly, we have restated our quarter and year ended December 31, 2010 FFO to exclude real estate impairment losses aggregating \$103,981 and \$108,981, respectively. NAREIT defines FFO as GAAP net income or loss adjusted to exclude net gains from sales of depreciated real estate assets, real estate impairment losses, depreciation and amortization expense from real estate assets, extraordinary items and other specified non-cash items, including the pro rata share of such adjustments of unconsolidated subsidiaries. FFO and FFO per diluted share are used by management, investors and analysts to facilitate meaningful comparisons of operating performance between periods and among our peers because it excludes the effect of real estate depreciation and amortization and net gains on sales, which are based on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions. FFO does not represent cash generated from operating activities and is not necessarily indicative of cash available to fund cash requirements and should not be considered as an alternative to net income as a performance measure or cash flows as a liquidity measure. FFO may not be comparable to similarly titled measures employed by other companies.

RECONCILIATION OF FFO TO FFO AS ADJUSTED FOR COMPARABILITY

(unaudited and in thousands, except per share amounts)

	Three Months Ended			Year Ended	
	December 31,		September 30,	December 31,	
	2011	2010	2011	2011	2010
FFO attributable to common shareholders plus assumed conversions	(A) \$ 280,369	\$ 432,860	\$ 195,125	\$ 1,230,973	\$ 1,251,533
Per diluted share	\$ 1.46	\$ 2.27	\$ 1.05	\$ 6.42	\$ 6.59
<i>Items that affect comparability income (expense):</i>					
Net gain on extinguishment of debt	-	93,946	-	83,907	92,150
Mezzanine loan loss reversals and net gain on disposition	-	60,000	-	82,744	53,100
Our share of LNR's income tax benefit, asset sales and tax settlement gains	12,380	-	-	27,377	-
Recognition of disputed receivable from Stop & Shop	23,521	-	-	23,521	-
Income (loss) from the mark-to-market of J.C. Penney derivative position	40,120	97,904	(37,537)	12,984	130,153
Net gain from Suffolk Downs' sale of a partial interest	12,525	-	-	12,525	-
Net gain resulting from Lexington Realty Trust's stock issuance	-	7,712	-	9,760	13,710
Discount on preferred share and unit redemptions	-	-	5,000	7,000	11,354
Net gain on sale of condominiums	-	-	1,298	5,884	3,149
Tenant buy-outs and acquisition costs	(10,656)	(4,094)	(2,288)	(30,071)	(6,945)
<i>Non-cash asset write-downs:</i>					
Real estate - development related	-	(30,013)	-	-	(30,013)
Partially owned entities	(13,794)	-	-	(13,794)	-
Merchandise Mart restructuring costs	(504)	-	(3,722)	(4,226)	-
Real Estate Fund placement fees	-	-	-	(3,451)	(6,482)
Default interest and fees accrued on loans in special servicing	-	(2,634)	-	-	(15,079)
FFO attributable to discontinued operations	5,039	7,373	5,777	22,227	33,679
Other, net	(4,329)	(540)	1,791	(2,077)	(10,072)
	64,302	229,654	(29,681)	234,310	268,704
Noncontrolling interests' share of above adjustments	(4,041)	(15,089)	1,922	(14,748)	(18,344)
Items that affect comparability, net	(B) \$ 60,261	\$ 214,565	\$ (27,759)	\$ 219,562	\$ 250,360
Per diluted share	\$ 0.31	\$ 1.12	\$ (0.15)	\$ 1.15	\$ 1.32
FFO attributable to common shareholders plus assumed conversions, as adjusted for comparability					
	(A-B) \$ 220,108	\$ 218,295	\$ 222,884	\$ 1,011,411	\$ 1,001,173
Per diluted share	\$ 1.15	\$ 1.15	\$ 1.20	\$ 5.27	\$ 5.27

RECONCILIATION OF FFO TO FAD ⁽¹⁾

(unaudited and in thousands, except per share amounts)

	Three Months Ended			Year Ended	
	December 31,		September 30,	December 31,	
	2011	2010	2011	2011	2010
FFO attributable to common shareholders plus assumed conversions	(A) \$ 280,369	\$ 432,860	\$ 195,125	\$ 1,230,973	\$ 1,251,533
Add (Deduct):					
Items that affect comparability per page 6	64,302	229,654	(29,681)	234,310	268,704
32.7% share of Toys "R" Us' (negative FFO) recurring FFO	(20,529)	(14,524)	2,363	94,298	122,427
26.2% share of LNR's recurring FFO	6,725	-	13,887	32,335	-
Recurring tenant improvements, leasing commissions and other capital expenditures	76,075	63,476	29,001	199,916	178,038
Straight-line rentals	4,970	21,243	12,474	37,195	74,198
Amortization of acquired below-market leases, net	12,711	16,722	15,756	61,065	64,166
Amortization of discount on convertible and exchangeable senior debentures	(1,657)	(1,860)	(1,918)	(7,338)	(9,442)
Stock-based compensation expense	(7,469)	(8,447)	(7,319)	(28,853)	(34,614)
Amortization of debt issuance costs	(6,033)	(4,373)	(4,828)	(20,729)	(18,542)
Non real estate depreciation	(3,074)	(4,972)	(2,749)	(11,749)	(14,185)
Noncontrolling interests' share of above adjustments	(7,921)	(19,502)	(1,748)	(37,166)	(43,182)
	(B) 118,100	277,417	25,238	553,284	587,568
FAD ⁽¹⁾	(A-B) \$ 162,269	\$ 155,443	\$ 169,887	\$ 677,689	\$ 663,965
FAD per diluted share	\$ 0.85	\$ 0.81	\$ 0.91	\$ 3.53	\$ 3.50
FAD payout ratio ⁽²⁾	81.2%	80.2%	75.8%	78.2%	74.3%

(1) FAD is defined as FFO less (i) recurring tenant improvements, leasing commissions and capital expenditures, (ii) straight-line rents and amortization of acquired below-market leases, net, and (iii) other non-cash income, plus (iv) other non-cash charges. FAD is a non-GAAP financial measure that is not intended to represent cash flow and is not indicative of cash flow provided by operating activities as determined in accordance with GAAP. FAD is presented solely as a supplemental disclosure that management believes provides useful information regarding the Company's ability to fund its dividends.

(2) FAD payout ratios on a quarterly basis are not necessarily indicative of amounts for the full year due to fluctuation in timing of cash based expenditures, the commencement of new leases and the seasonality of our operations.

CONSOLIDATED NET INCOME / EBITDA ⁽¹⁾

(unaudited and in thousands)

	Three Months Ended			
	December 31,		Inc (Dec)	September 30,
	2011	2010		2011
Property rentals	\$ 553,487	\$ 538,685	\$ 14,802	\$ 530,086
Straight-line rent adjustments	6,718	19,989	(13,271)	14,963
Amortization of acquired below-market leases, net	13,055	17,066	(4,011)	16,100
Total rentals	573,260	575,740	(2,480)	561,149
Tenant expense reimbursements	84,563	84,576	(13)	94,053
Cleveland Medical Mart development project	45,877	-	45,877	35,135
Fee and other income:				
BMS cleaning fees	15,275	17,320	(2,045)	15,647
Management and leasing fees	4,647	4,042	605	4,361
Lease termination fees	3,917	4,714	(797)	4,803
Other	14,276	16,444	(2,168)	12,195
Total revenues	741,815	702,836	38,979	727,343
Operating expenses	250,331	279,917	(29,586)	285,659
Depreciation and amortization	159,965	128,763	31,202	134,074
General and administrative	54,415	60,718	(6,303)	46,452
Cleveland Medical Mart development project	44,187	-	44,187	33,419
Tenant buy-outs, impairment losses and other acquisition related costs	35,844	126,607	(90,763)	2,288
Total expenses	544,742	596,005	(51,263)	501,892
Operating income	197,073	106,831	90,242	225,451
(Loss) applicable to Toys "R" Us	(32,254)	(30,685)	(1,569)	(9,304)
Income from partially owned entities	15,531	8,638	6,893	13,552
(Loss) income from Real Estate Fund	(2,605)	1,107	(3,712)	5,353
Interest and other investment income (loss), net	53,705	169,639	(115,934)	(29,994)
Interest and debt expense	(135,483)	(136,698)	1,215	(136,672)
Net gain on extinguishment of debt	-	96,585	(96,585)	-
Net gain on disposition of wholly owned and partially owned assets	7,159	68,673	(61,514)	1,298
Income before income taxes	103,126	284,090	(180,964)	69,684
Income tax expense	(5,379)	(6,483)	1,104	(7,144)
Income from continuing operations	97,747	277,607	(179,860)	62,540
(Loss) income from discontinued operations	(760)	4,537	(5,297)	3,683
Net income	96,987	282,144	(185,157)	66,223
Less:				
Net (income) attributable to noncontrolling interests in consolidated subsidiaries	(1,143)	(3,430)	2,287	(5,636)
Net (income) attributable to noncontrolling interests in the Operating Partnership, including unit distributions	(8,548)	(21,741)	13,193	(6,825)
Net income attributable to Vornado	87,296	256,973	(169,677)	53,762
Interest and debt expense	198,252	216,089	(17,837)	197,864
Depreciation and amortization	215,683	180,026	35,657	193,394
Income tax benefit	(37,323)	(36,589)	(734)	(7,350)
EBITDA	\$ 463,908	\$ 616,499	\$ (152,591)	\$ 437,670
Capitalized leasing and development payroll	\$ 3,963	\$ 3,736	\$ 227	\$ 3,089
Capitalized interest	\$ 1,197	\$ -	\$ 1,197	\$ -

(1) EBITDA as disclosed represents "Earnings Before Interest, Taxes, Depreciation and Amortization." Management considers EBITDA a supplemental measure for making decisions and assessing the un-levered performance of its segments as it relates to the total return on assets as opposed to the levered return on equity. As properties are bought and sold based on a multiple of EBITDA, management utilizes this measure to make investment decisions as well as to compare the performance of its assets to that of its peers. EBITDA should not be considered as an alternative to net income or cash flows and may not be comparable to similarly titled measures employed by other companies.

CONSOLIDATED NET INCOME / EBITDA

(unaudited and in thousands)

	Year Ended December 31,		
	2011	2010	Inc(Dec)
Property rentals	\$ 2,157,938	\$ 2,099,158	\$ 58,780
Straight-line rent adjustments	41,431	73,007	(31,576)
Amortization of acquired below-market leases, net	62,442	65,542	(3,100)
Total rentals	2,261,811	2,237,707	24,104
Tenant expense reimbursements	349,420	355,616	(6,196)
Cleveland Medical Mart development project	154,080	-	154,080
Fee and other income:			
BMS cleaning fees	61,754	58,053	3,701
Management and leasing fees	20,103	20,117	(14)
Lease termination fees	16,395	14,826	1,569
Other	52,102	54,362	(2,260)
Total revenues	2,915,665	2,740,681	174,984
Operating expenses	1,091,597	1,082,844	8,753
Depreciation and amortization	553,811	522,022	31,789
General and administrative	209,981	213,949	(3,968)
Cleveland Medical Mart development project	145,824	-	145,824
Tenant buy-outs, impairment losses and other acquisition related costs	58,299	129,458	(71,159)
Total expenses	2,059,512	1,948,273	111,239
Operating income	856,153	792,408	63,745
Income applicable to Toys "R" Us	48,540	71,624	(23,084)
Income from partially owned entities	71,770	22,438	49,332
Income (loss) from Real Estate Fund	22,886	(303)	23,189
Interest and other investment income, net	148,826	235,315	(86,489)
Interest and debt expense	(544,015)	(560,052)	16,037
Net gain on extinguishment of debt	-	94,789	(94,789)
Net gain on disposition of wholly owned and partially owned assets	15,134	81,432	(66,298)
Income before income taxes	619,294	737,651	(118,357)
Income tax expense	(24,827)	(22,476)	(2,351)
Income from continuing operations	594,467	715,175	(120,708)
Income (loss) from discontinued operations	145,533	(7,144)	152,677
Net income	740,000	708,031	31,969
Less:			
Net (income) attributable to noncontrolling interests in consolidated subsidiaries	(21,786)	(4,920)	(16,866)
Net (income) attributable to noncontrolling interests in the Operating Partnership, including unit distributions	(55,912)	(55,228)	(684)
Net income attributable to Vornado	662,302	647,883	14,419
Interest and debt expense	797,920	828,082	(30,162)
Depreciation and amortization	777,421	729,426	47,995
Income tax expense (benefit)	4,812	(23,036)	27,848
EBITDA	\$ 2,242,455	\$ 2,182,355	\$ 60,100
Capitalized leasing and development payroll	\$ 12,210	\$ 12,617	\$ (407)
Capitalized interest	\$ 1,197	\$ 864	\$ 333

EBITDA BY SEGMENT

(unaudited and in thousands)

	Three Months Ended December 31, 2011						
	Total	New York Office	Washington, DC Office	Retail	Merchandise Mart	Toys "R" Us	Other (see page 12 for details)
Property rentals	\$ 553,487	\$ 196,641	\$ 144,446	\$ 107,917	\$ 53,574	\$ -	\$ 50,909
Straight-line rent adjustments	6,718	9,943	(6,683)	3,763	(621)	-	316
Amortization of acquired below-market leases, net	13,055	6,998	563	3,852	(17)	-	1,659
Total rentals	573,260	213,582	138,326	115,532	52,936	-	52,884
Tenant expense reimbursements	84,563	31,771	9,288	38,819	2,481	-	2,204
Cleveland Medical Mart development project	45,877	-	-	-	45,877	-	-
Fee and other income:							
BMS cleaning fees	15,275	24,296	-	-	-	-	(9,021)
Management and leasing fees	4,647	2,134	2,732	632	(6)	-	(845)
Lease termination fees	3,917	2,363	781	478	295	-	-
Other	14,276	7,111	4,756	1,725	726	-	(42)
Total revenues	741,815	281,257	155,883	157,186	102,309	-	45,180
Operating expenses	250,331	118,440	50,302	31,762	33,204	-	16,623
Depreciation and amortization	159,965	47,928	59,095	28,707	11,981	-	12,254
General and administrative	54,415	4,426	6,876	6,064	6,141	-	30,908
Cleveland Medical Mart development project	44,187	-	-	-	44,187	-	-
Tenant buy-outs, impairment losses and other acquisition related costs	35,844	-	-	7,553	25,188	-	3,103
Total expenses	544,742	170,794	116,273	74,086	120,701	-	62,888
Operating income (loss)	197,073	110,463	39,610	83,100	(18,392)	-	(17,708)
(Loss) applicable to Toys "R" Us	(32,254)	-	-	-	-	(32,254)	-
Income (loss) from partially owned entities	15,531	(7,666)	(343)	1,875	163	-	21,502
(Loss) from Real Estate Fund	(2,605)	-	-	-	-	-	(2,605)
Interest and other investment income (loss), net	53,705	176	80	(34)	8	-	53,475
Interest and debt expense	(135,483)	(34,822)	(30,813)	(22,413)	(8,733)	-	(38,702)
Net gain on disposition of wholly owned and partially owned assets	7,159	-	-	4,278	-	-	2,881
Income (loss) before income taxes	103,126	68,151	8,534	66,806	(26,954)	(32,254)	18,843
Income tax expense	(5,379)	(447)	(660)	(29)	(26)	-	(4,217)
Income (loss) from continuing operations	97,747	67,704	7,874	66,777	(26,980)	(32,254)	14,626
(Loss) income from discontinued operations	(760)	165	-	(5,217)	4,292	-	-
Net income (loss)	96,987	67,869	7,874	61,560	(22,688)	(32,254)	14,626
Less:							
Net (income) loss attributable to noncontrolling interests in consolidated subsidiaries	(1,143)	(3,227)	-	41	-	-	2,043
Net (income) attributable to noncontrolling interests in the Operating Partnership, including unit distributions	(8,548)	-	-	-	-	-	(8,548)
Net income (loss) attributable to Vornado	87,296	64,642	7,874	61,601	(22,688)	(32,254)	8,121
Interest and debt expense	198,252	42,154	34,253	23,644	8,891	35,589	53,721
Depreciation and amortization	215,683	54,472	63,270	29,394	12,093	33,105	23,349
Income tax (benefit) expense	(37,323)	509	743	29	26	(31,046)	(7,584)
EBITDA for the three months ended December 31, 2011	\$ 463,908	\$ 161,777	\$ 106,140	\$ 114,668	\$ (1,678)	\$ 5,394	\$ 77,607
EBITDA for the three months ended December 31, 2010	\$ 616,499	\$ 139,451	\$ 163,581	\$ 136,535	\$ 9,124	\$ 10,726	\$ 157,082

EBITDA BY SEGMENT

(unaudited and in thousands)

	Year Ended December 31, 2011						
	Total	New York Office	Washington, DC Office	Retail	Merchandise Mart	Toys "R" Us	Other (see page 12 for details)
Property rentals	\$ 2,157,938	\$ 783,438	\$ 558,256	\$ 424,646	\$ 208,059	\$ -	\$ 183,539
Straight-line rent adjustments	41,431	25,720	(721)	16,319	(2,680)	-	2,793
Amortization of acquired below-market leases, net	62,442	31,547	2,088	23,751	38	-	5,018
Total rentals	2,261,811	840,705	559,623	464,716	205,417	-	191,350
Tenant expense reimbursements	349,420	140,038	36,849	150,338	11,602	-	10,593
Cleveland Medical Mart development project	154,080	-	-	-	154,080	-	-
Fee and other income:							
BMS cleaning fees	61,754	95,452	-	-	-	-	(33,698)
Management and leasing fees	20,103	7,394	12,361	3,071	342	-	(3,065)
Lease termination fees	16,395	11,539	3,794	767	295	-	-
Other	52,102	22,189	20,650	5,966	3,558	-	(261)
Total revenues	2,915,665	1,117,317	633,277	624,858	375,294	-	164,919
Operating expenses	1,091,597	485,731	200,677	205,385	132,470	-	67,334
Depreciation and amortization	553,811	186,765	160,729	114,360	41,094	-	50,863
General and administrative	209,981	18,815	26,380	28,098	29,996	-	106,692
Cleveland Medical Mart development project	145,824	-	-	-	145,824	-	-
Tenant buy-outs, impairment losses and other acquisition related costs	58,299	-	-	24,146	28,228	-	5,925
Total expenses	2,059,512	691,311	387,786	371,989	377,612	-	230,814
Operating income (loss)	856,153	426,006	245,491	252,869	(2,318)	-	(65,895)
Income applicable to Toys "R" Us	48,540	-	-	-	-	48,540	-
Income (loss) from partially owned entities	71,770	(12,559)	(6,381)	4,006	455	-	86,249
Income from Real Estate Fund	22,886	-	-	-	-	-	22,886
Interest and other investment income (loss), net	148,826	642	199	(29)	43	-	147,971
Interest and debt expense	(544,015)	(138,336)	(120,724)	(91,895)	(36,873)	-	(156,187)
Net gain on disposition of wholly owned and partially owned assets	15,134	-	-	4,278	-	-	10,856
Income (loss) before income taxes	619,294	275,753	118,585	169,229	(38,693)	48,540	45,880
Income tax expense	(24,827)	(2,084)	(2,927)	(34)	(2,237)	-	(17,545)
Income (loss) from continuing operations	594,467	273,669	115,658	169,195	(40,930)	48,540	28,335
Income from discontinued operations	145,533	563	46,466	4,000	94,504	-	-
Net income	740,000	274,232	162,124	173,195	53,574	48,540	28,335
Less:							
Net (income) loss attributable to noncontrolling interests in consolidated subsidiaries	(21,786)	(10,042)	-	237	-	-	(11,981)
Net (income) attributable to noncontrolling interests in the Operating Partnership, including unit distributions	(55,912)	-	-	-	-	-	(55,912)
Net income (loss) attributable to Vornado	662,302	264,190	162,124	173,432	53,574	48,540	(39,558)
Interest and debt expense	797,920	150,627	134,270	96,644	40,916	157,135	218,328
Depreciation and amortization	777,421	201,122	181,560	117,716	46,725	134,967	95,331
Income tax expense (benefit)	4,812	2,204	3,123	34	2,237	(1,132)	(1,654)
EBITDA for the year ended December 31, 2011	\$ 2,242,455	\$ 618,143	\$ 481,077	\$ 387,826	\$ 143,452	\$ 339,510	\$ 272,447
EBITDA for the year ended December 31, 2010	\$ 2,182,355	\$ 587,869	\$ 497,551	\$ 405,106	\$ 84,058	\$ 334,762	\$ 273,009

OTHER EBITDA

(unaudited and in thousands)

Other EBITDA is comprised of:

	Three Months Ended			Year Ended	
	December 31,		September 30,	December 31,	
	2011	2010	2011	2011	2010
Our share of Real Estate Fund:					
Income before net realized/unrealized gains	\$ 1,655	\$ 822	\$ 743	\$ 4,205	\$ 503
Net unrealized (losses) gains	(1,803)	-	1,410	2,999	-
Net realized gains	577	-	-	1,348	-
Carried interest (reversal) accrual	(929)	-	(475)	736	-
Total	(500)	822	1,678	9,288	503
Alexander's	15,503	15,478	14,588	61,080	57,425
LNR (acquired in July 2010)	9,045	6,116	15,769	47,614	6,116
Lexington Realty Trust ("Lexington")	6,809	17,929	8,424	44,539	55,304
555 California Street	12,116	12,361	11,220	44,724	46,782
Hotel Pennsylvania	11,753	9,514	9,773	30,135	23,763
Other investments	3,518	7,844	10,075	33,529	30,463
	58,244	70,064	71,527	270,909	220,356
Corporate general and administrative expenses ⁽¹⁾	(22,958)	(29,675)	(21,585)	(85,922)	(90,343)
Investment income and other, net ⁽¹⁾	15,121	23,623	12,541	52,405	65,499
Mezzanine loans loss reversals and net gain on disposition	-	60,000	-	82,744	53,100
Income (loss) from the mark-to-market of J.C. Penney derivative position	40,120	97,904	(37,537)	12,984	130,153
Net gain from Suffolk Downs' sale of a partial interest	12,525	-	-	12,525	-
Net gain on sale of condominiums	-	-	1,298	5,884	3,149
Acquisition costs	(3,103)	(4,094)	(695)	(5,925)	(6,945)
Real Estate Fund placement fees	-	-	-	(3,451)	(5,937)
Net loss on extinguishment of debt	-	(8,986)	-	-	(10,782)
Non-cash asset write-downs:					
Real estate - primarily development projects:					
Wholly owned entities	-	(30,013)	-	-	(30,013)
Partially owned entities	(13,794)	-	-	(13,794)	-
Net income attributable to noncontrolling interests in the Operating Partnership, including unit distributions	(8,548)	(21,741)	(6,825)	(55,912)	(55,228)
Total	\$ 77,607	\$ 157,082	\$ 18,724	\$ 272,447	\$ 273,009

(1) The amounts in these captions (for this table only) exclude the mark-to-market of our deferred compensation plan assets and offsetting liability.

EBITDA BY SEGMENT AND REGION

(unaudited)

The following tables set forth the percentages of EBITDA, by operating segment and by geographic region (excluding discontinued operations, and other gains or losses that affect comparability) from our New York Office, Washington, DC Office, Retail and Merchandise Mart segments.

Segment	Excluding Toys		Including Toys	
	Year Ended December 31,		Year Ended December 31,	
	2011	2010	2011	2010
New York Office	41%	41%	34%	33%
Washington, DC Office	29%	29%	23%	24%
Total office	70%	70%	57%	57%
Retail	25%	25%	21%	20%
Merchandise Mart	5%	5%	4%	4%
Toys "R" Us	N/A	N/A	18%	19%
	100%	100%	100%	100%
Region				
New York City metropolitan area	61%	61%	50%	49%
Washington, DC / Northern Virginia metropolitan area	29%	31%	24%	25%
California	2%	2%	2%	2%
Chicago	4%	4%	3%	3%
Puerto Rico	2%	1%	1%	1%
Other geographies	2%	1%	20%	20%
	100%	100%	100%	100%

CONSOLIDATED BALANCE SHEETS

(unaudited and in thousands)

	December 31,		Increase (Decrease)
	2011	2010	
ASSETS			
Real estate, at cost:			
Land	\$ 4,558,181	\$ 4,535,042	\$ 23,139
Buildings and improvements	12,709,356	12,510,244	199,112
Development costs and construction in progress	230,823	217,505	13,318
Leasehold improvements and equipment	128,651	124,910	3,741
Total	17,627,011	17,387,701	239,310
Less accumulated depreciation and amortization	(3,095,037)	(2,715,046)	(379,991)
Real estate, net	14,531,974	14,672,655	(140,681)
Cash and cash equivalents	606,553	690,789	(84,236)
Restricted cash	98,068	200,822	(102,754)
Marketable securities	741,321	766,116	(24,795)
Accounts receivable, net	171,798	157,146	14,652
Investments in partially owned entities	1,233,650	927,672	305,978
Investment in Toys "R" Us	506,809	447,334	59,475
Real Estate Fund investments	346,650	144,423	202,227
Mezzanine loans receivable, net	133,948	202,412	(68,464)
Receivable arising from the straight-lining of rents, net	728,626	695,486	33,140
Deferred leasing and financing costs, net	376,292	354,864	21,428
Identified intangible assets, net	319,704	346,157	(26,453)
Assets related to discontinued operations	251,202	519,285	(268,083)
Due from officers	13,127	13,187	(60)
Other assets	386,765	379,123	7,642
Total assets	\$ 20,446,487	\$ 20,517,471	\$ (70,984)
LIABILITIES, REDEEMABLE NONCONTROLLING INTERESTS AND EQUITY			
Liabilities:			
Notes and mortgages payable	\$ 8,558,275	\$ 8,255,101	\$ 303,174
Senior unsecured notes	1,357,661	1,082,928	274,733
Exchangeable senior debentures	497,898	491,000	6,898
Convertible senior debentures	10,168	186,413	(176,245)
Revolving credit facility debt	138,000	874,000	(736,000)
Accounts payable and accrued expenses	423,512	438,479	(14,967)
Deferred credit	516,259	575,836	(59,577)
Deferred compensation plan	95,457	91,549	3,908
Deferred tax liabilities	13,315	13,278	37
Liabilities related to discontinued operations	14,153	267,652	(253,499)
Other liabilities	152,665	82,856	69,809
Total liabilities	11,777,363	12,359,092	(581,729)
Redeemable noncontrolling interests	1,160,677	1,327,974	(167,297)
Vornado shareholders' equity	6,828,316	6,315,710	512,606
Noncontrolling interests in consolidated subsidiaries	680,131	514,695	165,436
Total liabilities, redeemable noncontrolling interests and equity	\$ 20,446,487	\$ 20,517,471	\$ (70,984)

CAPITAL STRUCTURE

(unaudited and in thousands, except per share amounts)

Debt:	December 31, 2011
Consolidated debt:	
Notes and mortgages payable	\$ 8,558,275
Senior unsecured notes	1,357,661
Exchangeable senior debentures	497,898
Convertible senior debentures	10,168
\$2.5 billion revolving credit facilities	138,000
	<u>10,562,002</u>
Pro rata share of non-consolidated debt:	
Toys "R" Us	1,976,330
All other partially owned entities ⁽¹⁾	2,222,815 ⁽¹⁾
Less: Noncontrolling interests' share of consolidated debt (primarily 1290 Avenue of the Americas and 555 California Street)	(308,447)
Total debt	<u><u>14,452,700</u></u>

Perpetual Preferred:	Shares/Units	Par Value	
7.00% Preferred Units (D-10)	3,200	\$ 25.00	80,000
6.75% Preferred Units (D-14)	4,000	25.00	100,000
6.875% Preferred Units (D-15)	1,800	25.00	45,000
5.00% Preferred Unit (D-16) (1 unit @ \$1,000)			1,000
7.00% Series E Preferred Shares	3,000	25.00	75,000
6.75% Series F Preferred Shares	6,000	25.00	150,000
6.625% Series G Preferred Shares	8,000	25.00	200,000
6.75% Series H Preferred Shares	4,500	25.00	112,500
6.625% Series I Preferred Shares	10,800	25.00	270,000
6.875% Series J Preferred Shares	9,850	25.00	246,250
			<u>1,279,750</u>

Equity:	Converted Shares	December 31, 2011 Common Share Price	
Common shares	185,080	\$ 76.86	14,225,249
Class A units	11,461	76.86	880,892
Convertible share equivalents:			
Equity awards - unit equivalents	700	76.86	53,802
D-13 preferred units	607	76.86	46,654
G1-G4 units	108	76.86	8,301
Series A preferred shares	53	76.86	4,074
			<u>15,218,972</u>
Total Market Capitalization			<u><u>\$ 30,951,422</u></u>

(1) Excludes \$33.3 billion for our 26.2% pro rata share of LNR's liabilities related to consolidated CMBS and CDO trusts which are non-recourse to LNR and its equity holders, including us.

DEBT ANALYSIS

(unaudited and in thousands)

	Total		Variable		Fixed	
	December 31, 2011	Weighted Average Interest Rate	December 31, 2011	Weighted Average Interest Rate	December 31, 2011	Weighted Average Interest Rate
Consolidated debt	\$ 10,562,002	4.86%	\$ 2,206,993	2.25%	\$ 8,355,009	5.55%
Pro rata share of non-consolidated debt:						
Toys "R" Us	1,976,330	6.91%	706,301	4.83%	1,270,029	8.06%
All other ⁽¹⁾	2,222,815 ⁽¹⁾	5.81%	284,372	2.85%	1,938,443	6.24%
Total	14,761,147	5.27%	3,197,666	2.87%	11,563,481	5.94%
Less: Noncontrolling interests' share of consolidated debt (primarily 1290 Avenue of the Americas and 555 California Street)	(308,447)		(5,558)		(302,889)	
Company's pro rata share of total debt	\$ 14,452,700	5.27%	\$ 3,192,108	2.87%	\$ 11,260,592	5.95%

Debt Covenant Ratios ⁽²⁾:

	Senior Unsecured Notes				Revolving Credit Facilities		Unencumbered EBITDA	
	Required	Actual			Required	Actual		4Q 2011 Annualized
Due 2015		Due 2022	Due 2039					
Total Outstanding Debt / Total Assets ⁽³⁾	Less than 65%	42%	42%	46%	Less than 60%	35%	NYC Office	\$ 264,476
Secured Debt / Total Assets	Less than 50%	34%	34%	37%	Less than 50%	29%	Washington, DC Office	144,688
Interest Coverage Ratio (Annualized Combined EBITDA to Annualized Interest Expense)	Greater than 1.50	2.69	2.69	2.69		N/A	Retail	121,604
Fixed Charge Coverage		N/A	N/A	N/A	Greater than 1.40	2.44	Merchandise Mart	30,312 ⁽⁴⁾
Unencumbered Assets / Unsecured Debt	Greater than 150%	524%	524%	492%		N/A	Other	120,332
Unsecured Debt / Cap Value of Unencumbered Assets		N/A	N/A	N/A	Less than 60%	12%	Total ⁽⁴⁾	\$ 681,412
Unencumbered Coverage Ratio		N/A	N/A	N/A	Greater than 1.50	5.13		

	Senior Unsecured Debt					
	Senior Unsecured Notes			Exchangeable Senior Debentures	Convertible Senior Debentures	
	Due 2015	Due 2022	Due 2039	Due 2025	Due 2027	
Settlement Date	3/26/2010	12/7/2011	9/30/2009	3/29/2005	3/27/2007	
Principal Amount	\$500,000	\$400,000	\$460,000	\$499,982	\$10,233	
Issue Price	99.834%	99.546%	100.000%	98.000%	98.000%	
Coupon	4.250%	5.000%	7.875%	3.875%	2.850%	
Effective economic interest rate	4.287%	5.057%	7.875%	4.210%	3.283%	
Ratings:						
Moody's	Baa2	Baa2	Baa2	Baa2	Baa2	
S&P	BBB	BBB	BBB	BBB	BBB	
Fitch	BBB	BBB	BBB	BBB	BBB	
Maturity Date / Put Date	4/1/2015	1/15/2022	10/1/2039 ⁽⁵⁾	4/15/2012	4/1/2012	

(1) Excludes \$33.3 billion for our 26.2% pro rata share of LNR's liabilities related to consolidated CMBS and CDO trusts which are non-recourse to LNR and its equity holders, including us.

(2) Our debt covenant ratios are computed in accordance with the terms of our senior unsecured notes and credit facilities, as applicable. The methodology used for these computations may differ significantly from similarly titled ratios of other companies. For additional information regarding the methodology used to compute these ratios, please see our filings with the SEC of our credit facilities, senior debt indentures and applicable prospectuses and prospectus supplements.

(3) Total assets includes EBITDA capped at 7.5% under the senior unsecured notes and 6.5% under the revolving credit facilities.

(4) Includes \$17,828 of EBITDA from assets classified as "held for sale."

(5) These notes may be redeemed at our option in whole or in part beginning October 1, 2014.

DEBT MATURITIES

(unaudited and in thousands)

Property	Maturity Date ⁽¹⁾	2012	2013	2014	2015	2016	Thereafter	Total
350 Park Avenue	01/12	\$ 430,000 ⁽²⁾	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,000
Manhattan Mall	02/12	232,000 ⁽³⁾	-	-	-	-	-	232,000
Convertible Senior Debentures due 2027	04/12	10,168	-	-	-	-	-	10,168
Exchangeable Senior Debentures due 2025	04/12	497,898	-	-	-	-	-	497,898
1750 Pennsylvania Avenue	06/12	44,330	-	-	-	-	-	44,330
1235 Clark Street	07/12	51,309	-	-	-	-	-	51,309
1290 Avenue of the Americas	01/13	-	409,630	-	-	-	-	409,630
Reston Executive I, II and III	01/13	-	93,000	-	-	-	-	93,000
Green Acres Mall	02/13	-	325,045	-	-	-	-	325,045
2101 L Street	02/13	-	150,000	-	-	-	-	150,000
Bergen Town Center	03/13	-	283,590	-	-	-	-	283,590
San Jose Strip Center	03/13	-	112,476	-	-	-	-	112,476
Broadway Mall	07/13	-	86,488	-	-	-	-	86,488
2231 Crystal Drive	08/13	-	43,854	-	-	-	-	43,854
1225 Clark Street	08/13	-	26,232	-	-	-	-	26,232
220 Central Park South	10/13	-	123,750	-	-	-	-	123,750
Las Catalinas Mall	11/13	-	55,912	-	-	-	-	55,912
4 Union Square South	04/14	-	-	75,000	-	-	-	75,000
Universal Buildings	04/14	-	-	92,768	-	-	-	92,768
1730 M & 1150 17th Street	06/14	-	-	43,581	-	-	-	43,581
435 Seventh Avenue	08/14	-	-	51,353	-	-	-	51,353
Beverly Connection	09/14	-	-	100,000	-	-	-	100,000
1550 and 1750 Crystal Drive	11/14	-	-	75,884	-	-	-	75,884
2200 / 2300 Clarendon Boulevard	01/15	-	-	-	53,344	-	-	53,344
Senior Unsecured Notes due 2015	04/15	-	-	-	499,462	-	-	499,462
River House Apartments	04/15	-	-	-	195,546	-	-	195,546
909 Third Avenue	04/15	-	-	-	203,217	-	-	203,217
Boston Design Center	09/15	-	-	-	67,350	-	-	67,350
888 Seventh Avenue	01/16	-	-	-	-	318,554	-	318,554
510 5th Avenue	01/16	-	-	-	-	31,732	-	31,732
770 Broadway	03/16	-	-	-	-	353,000	-	353,000
866 UN Plaza	05/16	-	-	-	-	44,978	-	44,978
Bowen Building	06/16	-	-	-	-	115,022	-	115,022
\$1.25 Billion Unsecured Revolving Credit Facility	06/16	-	-	-	-	-	-	-
Montehiedra Town Center	07/16	-	-	-	-	120,000	-	120,000
\$1.25 Billion Unsecured Revolving Credit Facility	11/16	-	-	-	-	138,000	-	138,000
Merchandise Mart	12/16	-	-	-	-	550,000	-	550,000
Skyline Place	02/17	-	-	-	-	-	678,000	678,000
2011 Crystal Drive	08/17	-	-	-	-	-	80,486	80,486
North Bergen (Tonnelle Avenue)	01/18	-	-	-	-	-	75,000	75,000
220 20th Street	02/18	-	-	-	-	-	75,037	75,037
Two Penn Plaza	03/18	-	-	-	-	-	425,000	425,000
River House Apartments	04/18	-	-	-	-	-	64,000	64,000
828-850 Madison Avenue Condominium	06/18	-	-	-	-	-	80,000	80,000
Eleven Penn Plaza	01/19	-	-	-	-	-	330,000	330,000
Cross-collateralized mortgages on 40 strip shopping centers	09/20	-	-	-	-	-	645,398	645,398
Borgata Land	02/21	-	-	-	-	-	60,000	60,000

DEBT MATURITIES

(unaudited and in thousands)

Property	Maturity Date ⁽¹⁾	2012	2013	2014	2015	2016	Thereafter	Total
West End 25	06/21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,671	\$ 101,671
555 California Street	09/21	-	-	-	-	-	600,000	600,000
Senior Unsecured Notes due 2022	01/22	-	-	-	-	-	398,199	398,199
2121 Crystal Drive	03/23	-	-	-	-	-	150,000	150,000
1215 Clark Street, 200 12th Street and 251 18th Street	01/25	-	-	-	-	-	105,680	105,680
Senior Unsecured Notes due 2039	10/39	-	-	-	-	-	460,000	460,000
Other shopping center properties	Various	7,305	-	29,890	12,963	-	47,323	97,481
Other	11/12	19,876	-	-	-	-	-	19,876
Purchase accounting valuation adjustments	Various	-	4,687	6,218	(558)	-	1,354	11,701
Total		\$ 1,292,886	\$ 1,714,664	\$ 474,694	\$ 1,031,324	\$ 1,671,286	\$ 4,377,148	\$ 10,562,002
Weighted average rate		4.68%	3.80%	5.15%	4.67%	5.24%	5.19%	4.86%
Fixed rate debt		\$1,041,010	\$719,803	\$204,760	\$977,980	\$1,488,308	\$3,923,148	\$8,355,009
Fixed weighted average rate expiring		5.55%	6.02%	6.66%	4.87%	5.70%	5.51%	5.55%
Floating rate debt		\$251,876	\$994,861	\$269,934	\$53,344	\$182,978	\$454,000	\$2,206,993
Floating weighted average rate expiring		1.08%	2.19%	4.01%	1.03%	1.53%	2.42%	2.25%

(1) Represents the extended maturity for certain loans in which we have the unilateral right, ability and the intent to extend, and in the case of our convertible and exchangeable debt, the earliest date holders can require us to repurchase the debentures.

(2) On January 9, 2012, we completed a \$300,000 refinancing of this property. The five-year fixed rate loan bears interest at 3.75%.

(3) We are currently in negotiations to refinance this loan and have extended its maturity date to March 9, 2012.

UNCONSOLIDATED JOINT VENTURES

(unaudited and in thousands)

Joint Venture Name	Asset Category	Equity Interest	As of December 31, 2011		
			Company's Carrying Amount	Debt	
				Company's Pro rata Share	100% of Joint Venture
Toys "R" Us	Retailer	32.7%	\$ 506,809	\$ 1,976,330	\$ 6,047,521
Alexander's, Inc.	Office/Retail	32.4%	189,775	431,222	1,330,932
Lexington	Office/Retail	12.0%	57,402	204,975	1,712,750
LNR: Mortgage notes payable	Other	26.2%	174,408	92,526	353,504
Liabilities of consolidated CMBS and CDO trusts			-	33,332,153	127,348,336
			<u>174,408</u>	<u>33,424,679</u>	<u>127,701,840</u>
India Real Estate Ventures	Office/Land	4.0% to 36.5%	80,499	56,633	226,534
Partially Owned Office Buildings:					
280 Park Avenue	Office	49.5%	184,516	365,029	737,678
West 57th Street Properties	Office	50.0%	58,529	10,932	21,864
Rosslyn Plaza	Office/Residential	43.7% to 50.4%	53,333	26,556	56,680
One Park Avenue	Office	30.3%	47,568	75,740	250,000
Warner Building and 1101 17th Street	Office	55.0%	23,122	160,985	292,700
Other Partially Owned Office Buildings		Various	61,898	591,963	1,327,088
Other Equity Method Investments:					
Verde Realty Operating Partnership	REIT	8.3%	59,801	28,367	340,378
Independence Plaza	Residential	51.0%	48,511	-	-
Downtown Crossing, Boston	Mixed-use	50.0%	46,691	-	-
Monmouth Mall	Retail	50.0%	7,536	86,970	173,938
Other Equity Method Investments		Various	140,061	90,917	981,087
			<u>\$ 1,740,459</u>	<u>\$ 37,531,298</u> ⁽¹⁾	<u>\$ 141,200,990</u>

(1) Our pro rata share of debt of partially owned entities is \$4,199,145, excluding \$33,332,153 for our pro rata share of LNR's liabilities related to consolidated CMBS and CDO trusts, which are non-recourse to LNR and its equity holders, including us.

UNCONSOLIDATED JOINT VENTURES

(unaudited and in thousands)

Joint Venture Name	Equity Interest	Our Share of Net Income (Loss) for the Three Months Ended December 31,		Our Share of EBITDA for the Three Months Ended December 31,	
		2011	2010	2011	2010
Toys "R" Us	32.7%	\$ (32,254)	\$ (30,685)	\$ 5,394	\$ 10,726
Alexander's, Inc.	32.4%	\$ 8,872	\$ 8,101	\$ 15,996	\$ 15,865
Lexington	12.0%	(1,858)	7,702 ⁽¹⁾	6,809	17,929 ⁽¹⁾
LNR	26.2%	18,873 ⁽²⁾	1,973	9,045	6,116
India Real Estate Ventures	4.0% to 36.5%	(14,189) ⁽³⁾	519	(12,281) ⁽³⁾	2,146
Partially Owned Office Buildings:					
280 Park Avenue (acquired in May 2011)	49.5%	(9,434)	-	5,611	-
Warner Building and 1101 17th Street	55.0%	(2,899)	72	1,121	3,336
West 57th Street Properties	50.0%	242	(11,457) ⁽⁴⁾	782	(10,821) ⁽⁴⁾
One Park Avenue (acquired in March 2011)	30.3%	205	-	1,965	-
Rosslyn Plaza	43.7% to 50.4%	33	(192)	2,140	2,015
Other Partially Owned Office Buildings	Various	3,405	810	5,392	3,083
Other Equity Method Investments:					
Monmouth Mall	50.0%	968	430	2,827	2,277
Independence Plaza (acquired in June 2011)	51.0%	646	-	581	-
Verde Realty Operating Partnership	8.3%	457	1,176	1,261	2,552
Downtown Crossing, Boston	50.0%	(305)	(260)	(305)	(260)
Other Equity Method Investments	Various	10,515 ⁽⁵⁾	(236)	22,376 ⁽⁵⁾	12,077
		\$ 15,531	\$ 8,638	\$ 63,320	\$ 56,315

(1) Includes a \$7,712 net gain resulting from Lexington's stock issuance.

(2) Includes a \$12,380 income tax benefit.

(3) Includes \$13,794 for our share of an impairment loss.

(4) Includes \$11,481 of impairment losses.

(5) Includes a \$12,525 net gain from Suffolk Downs' sale of a partial interest.

UNCONSOLIDATED JOINT VENTURES

(unaudited and in thousands)

Joint Venture Name	Equity Interest	Our Share of Net Income (Loss) for the Year Ended December 31,		Our Share of EBITDA for the Year Ended December 31,	
		2011	2010	2011	2010
Toys "R" Us	32.7%	\$ 48,540	\$ 71,624	\$ 339,510	\$ 334,762
Alexander's, Inc.	32.4%	\$ 34,128	\$ 29,184	\$ 62,777	\$ 58,994
Lexington	12.0%	8,351 ⁽¹⁾	11,018 ⁽¹⁾	44,539 ⁽¹⁾	55,304 ⁽¹⁾
LNR	26.2%	58,786 ⁽²⁾	1,973	47,614 ⁽²⁾	6,116
India Real Estate Ventures	4.0% to 36.5%	(14,881) ⁽³⁾	2,581	(6,756) ⁽³⁾	8,945
Partially Owned Office Buildings:					
280 Park Avenue (acquired in May 2011)	49.5%	(18,079)	-	14,337	-
Warner Building and 1101 17th Street	55.0%	(16,135) ⁽⁴⁾	72	5,700	3,336
Rosslyn Plaza	43.7% to 50.4%	2,193	(2,419)	8,651	7,832
One Park Avenue (acquired in March 2011)	30.3%	(1,142)	-	5,013	-
West 57th Street Properties	50.0%	876	(10,990) ⁽⁵⁾	3,072	(8,529) ⁽⁵⁾
Other Partially Owned Office Buildings	Various	10,017	4,436	17,801	12,241
Other Equity Method Investments:					
Monmouth Mall	50.0%	2,556	1,952	9,937	9,226
Independence Plaza (acquired in June 2011)	51.0%	2,457	-	2,457	-
Verde Realty Operating Partnership	8.3%	1,661	(537)	6,844	5,088
Downtown Crossing, Boston	50.0%	(1,461)	(1,155)	(1,461)	(1,155)
Other Equity Method Investments	Various	2,443 ⁽⁶⁾	(13,677)	49,387 ⁽⁶⁾	36,659
		\$ 71,770	\$ 22,438	\$ 269,911	\$ 194,057

(1) Includes net gains of \$9,760 and \$13,710 in 2011 and 2010, respectively, resulting from Lexington's stock issuances.

(2) Includes \$27,377 of income comprised of (i) \$12,380 for an income tax benefit, (ii) \$8,977 of a tax settlement gain, and (iii) \$6,020 of net gains from asset sales.

(3) Includes \$13,794 for our share of an impairment loss.

(4) Includes \$9,022 for our share of expense, primarily for straight-line rent reserves and the write-off of tenant improvements in connection with a tenant's bankruptcy at the Warner Building.

(5) Includes \$11,481 of impairment losses.

(6) Includes a \$12,525 net gain from Suffolk Downs' sale of a partial interest.

SQUARE FOOTAGE

(unaudited and square feet in thousands)

Segment:	Total Portfolio	Owned by Company							
		Total	Office	Retail	Showroom			Industrial Warehouses	Other
					Total	Permanent	Temporary Trade Show		
New York Office	20,773	17,546	16,161	1,202	183	183	-	-	-
Washington, DC Office	20,529	17,925	14,307	897	-	-	-	-	2,721 ⁽¹⁾
Total Office	41,302	35,471	30,468	2,099	183	183	-	-	2,721
Retail	25,245	23,012	-	23,012	-	-	-	-	-
Merchandise Mart	5,662	5,653	1,556	83	4,014	3,411	603	-	-
Other:									
555 California Street (70%)	1,795	1,257	1,164	93	-	-	-	-	-
Alexander's (32.4%)	3,389	1,098	287	811	-	-	-	-	-
Hotel Pennsylvania	1,400	1,400	-	188	-	-	-	-	1,212
Other	1,507	1,507	50	79	-	-	-	1,214	164
Total square feet at December 31, 2011	80,300	69,398	33,525	26,365	4,197	3,594	603	1,214	4,097
Total square feet at September 30, 2011	78,946	68,726	33,019	26,167	4,229	3,608	621	1,214	4,097

(1) Includes four residential properties and a hotel property.

Parking Garages (not included above):	Square Feet	Number of Garages	Number of Spaces
New York Office	385	7	1,829
Washington, DC Office	9,561	59	31,679
Merchandise Mart	914	7	3,158
555 California Street	168	1	453
Alexander's	2,370	3	6,319
Total at December 31, 2011	13,398	77	43,438

Number of Toys "R" Us stores (not included above):	Total	Owned	Building Owned on Leased Ground	Leased
Domestic	876	290	226	360
International	533	78	26	429
Total Owned and Leased	1,409	368	252	789
Franchised Stores	237			
Total	1,646			

TOP 30 TENANTS

(unaudited)

Tenants	Square Footage	2011 Annualized Revenues (in thousands)	% of 2011 Annualized Revenues
U.S. Government	5,980,055	\$ 212,808	7.2%
Bank of America	985,030	52,686	1.8%
Macy's	1,517,873	37,046	1.2%
Limited Brands	409,116	25,830	0.9%
Ziff Brothers Investments Inc.	286,970	23,703	0.8%
McGraw-Hill Companies, Inc.	479,557	23,673	0.8%
The Home Depot	1,134,562	22,682	0.8%
Sears Holding Company (Kmart Corporation and Sears Corporation)	1,215,265	22,412	0.8%
Hennes & Mauritz	123,597	22,319	0.8%
New York Stock Exchange	381,425	22,030	0.7%
Madison Square Garden	372,410	21,739	0.7%
Draftfcb	415,438	21,420	0.7%
AXA Equitable Life Insurance	447,455	20,165	0.7%
Wal-Mart	1,546,893	19,251	0.6%
Best Buy	664,275	18,230	0.6%
Forever 21	174,863	18,171	0.6%
J. Crew	347,580	18,142	0.6%
Family Health International	434,989	17,712	0.6%
AOL	230,365	17,626	0.6%
Morrison & Foerster LLP	211,146	17,474	0.6%
Boeing	376,790	15,807	0.5%
JCPenney	786,512	15,462	0.5%
Rainbow Media Holdings	254,632	15,419	0.5%
Stop & Shop / Koninklijke Ahold NV	633,151	14,716	0.5%
Cushman & Wakefield	166,287	13,341	0.4%
Lockheed Martin	324,552	13,155	0.4%
Nielsen Company (US) Inc.	227,535	12,349	0.4%
Lowe's	976,415	12,199	0.4%
SAIC, Inc.	303,398	11,080	0.4%
The TJX Companies, Inc.	541,247	11,000	0.4%

**LEASE EXPIRATIONS
NEW YORK OFFICE SEGMENT**

(unaudited)

NEW YORK CITY	Year of Lease Expiration	Square Feet of Expiring Leases	Weighted Average Annual Rent of Expiring Leases		Percentage of Annualized Escalated Rent
			Total	Per Sq. Ft.	
Office space (excluding Retail space):	Month to Month	143,000	\$ 4,783,000	\$ 33.45	0.5%
	First Quarter 2012	185,000	10,828,000	58.53	1.2%
	Second Quarter 2012	388,000	22,128,000	57.03	2.4%
	Third Quarter 2012	254,000	19,502,000	76.78	2.2%
	Fourth Quarter 2012	172,000	9,070,000	52.73	1.0%
	Total 2012	999,000	61,528,000	61.59	6.8%
	2013	766,000	41,402,000	54.05	4.6%
	2014	1,182,000	72,632,000	61.45	8.0%
	2015	2,195,000	119,339,000	54.37	13.2%
	2016	1,109,000	66,663,000	60.11	7.4%
	2017	1,455,000	75,768,000	52.07	8.4%
	2018	965,000	64,689,000	67.04	7.1%
	2019	908,000	55,008,000	60.58	6.1%
	2020	1,427,000	75,347,000	52.80	8.3%
	2021	955,000	55,460,000	58.07	6.1%
Retail space (contained in office buildings):	Month to Month	16,000	\$ 824,000	\$ 51.50	0.7%
	First Quarter 2012	8,000	2,561,000	320.13	2.2%
	Second Quarter 2012	11,000	1,277,000	116.09	1.1%
	Third Quarter 2012	-	-	-	-
	Fourth Quarter 2012	11,000	460,000	41.82	0.4%
	Total 2012	30,000	4,298,000	143.27	3.7%
	2013	50,000	8,564,000	171.28	7.4%
	2014	102,000	20,977,000	205.66	18.2%
	2015	47,000	18,140,000	385.96	15.7%
	2016	181,000	13,933,000	76.98	12.1%
	2017	154,000	7,545,000	48.99	6.5%
	2018	116,000	14,257,000	122.91	12.3%
	2019	33,000	8,537,000	258.70	7.4%
	2020	22,000	3,021,000	137.32	2.6%
	2021	34,000	5,753,000	169.21	5.0%

LEASE EXPIRATIONS
WASHINGTON, DC OFFICE SEGMENT

(unaudited)

WASHINGTON, DC	Year of Lease Expiration	Square Feet of Expiring Leases	Weighted Average Annual Rent of Expiring Leases		Percentage of Annualized Escalated Rent
			Total	Per Sq. Ft.	
	Month to Month	273,000	\$ 10,920,000	\$ 40.00	2.1%
	First Quarter 2012	1,260,000	52,069,000	41.32	10.1%
	Second Quarter 2012	426,000	15,972,000	37.48	3.1%
	Third Quarter 2012	839,000	33,881,000	40.38	6.6%
	Fourth Quarter 2012	377,000	14,961,000	39.73	2.9%
	Total 2012	2,902,000 ⁽¹⁾	116,883,000	40.28	22.7%
	2013	1,100,000	43,693,000	39.74	8.5%
	2014	1,545,000	58,793,000	38.04	11.4%
	2015	1,447,000	57,264,000	39.59	11.1%
	2016	1,143,000	47,203,000	41.30	9.2%
	2017	428,000	15,529,000	36.26	3.0%
	2018	792,000	32,246,000	40.70	6.3%
	2019	1,066,000	42,851,000	40.20	8.3%
	2020	720,000	35,186,000	48.86	6.8%
	2021	836,000	34,728,000	41.54	6.8%

(1) Includes 1,140,000 square feet related to the Base Realignment and Closure statute.

**LEASE EXPIRATIONS
RETAIL SEGMENT**

(unaudited)

RETAIL	Year of Lease Expiration	Square Feet of Expiring Leases	Weighted Average Annual Rent of Expiring Leases		Percentage of Annualized Rent
			Total	Per Sq. Ft.	
Strip Shopping Centers:	Month to Month	68,000	\$ 990,000	\$ 14.56	0.5%
	First Quarter 2012	123,000	2,104,000	17.10	1.0%
	Second Quarter 2012	67,000	1,093,000	16.32	0.5%
	Third Quarter 2012	249,000	3,572,000	14.37	1.7%
	Fourth Quarter 2012	162,000	2,068,000	12.76	1.0%
	Total 2012	601,000	8,837,000	14.71	4.1%
	2013	1,911,000	24,085,000	12.61	11.3%
	2014	1,369,000	17,904,000	13.07	8.4%
	2015	592,000	12,089,000	20.42	5.6%
	2016	818,000	12,591,000	15.39	5.9%
	2017	610,000	8,182,000	13.42	3.8%
	2018	1,060,000	18,194,000	17.16	8.5%
	2019	915,000	17,253,000	18.85	8.1%
	2020	843,000	10,943,000	12.97	5.1%
	2021	852,000	13,176,000	15.46	6.2%
Regional Malls:	Month to Month	163,000	\$ 3,835,000	\$ 23.55	4.1%
	First Quarter 2012	47,000	1,724,000	36.44	1.9%
	Second Quarter 2012	4,000	348,000	94.13	0.4%
	Third Quarter 2012	26,000	765,000	29.18	0.8%
	Fourth Quarter 2012	46,000	1,848,000	39.84	2.0%
	Total 2012	123,000	4,685,000	37.90	5.0%
	2013	269,000	7,861,000	29.19	8.5%
	2014	357,000	7,041,000	19.73	7.6%
	2015	213,000	6,991,000	32.76	7.5%
	2016	462,000	7,571,000	16.38	8.1%
	2017	512,000	6,085,000	11.89	6.5%
	2018	111,000	5,093,000	46.02	5.5%
	2019	164,000	5,833,000	35.61	6.3%
	2020	148,000	5,374,000	36.43	5.8%
	2021	430,000	6,166,000	14.34	6.6%
Manhattan Street Retail:	Month to Month	3,000	\$ 126,000	\$ 37.29	0.1%
	First Quarter 2012	30,000	3,914,000	129.95	3.6%
	Second Quarter 2012	27,000	2,210,000	83.02	2.0%
	Third Quarter 2012	53,000	1,961,000	36.81	1.8%
	Fourth Quarter 2012	2,000	138,000	68.95	0.1%
	Total 2012	112,000	8,223,000	73.42	7.6%
	2013	27,000	3,499,000	128.43	3.2%
	2014	28,000	3,954,000	140.15	3.7%
	2015	23,000	2,581,000	113.51	2.4%
	2016	23,000	3,883,000	171.69	3.6%
	2017	10,000	1,470,000	154.69	1.4%
	2018	131,000	21,134,000	160.75	19.6%
	2019	62,000	10,224,000	165.40	9.5%
	2020	67,000	5,321,000	79.70	4.9%
	2021	24,000	960,000	40.00	0.9%

**LEASE EXPIRATIONS
MERCHANDISE MART SEGMENT**

(unaudited)

MERCHANDISE MART	Year of Lease Expiration	Square Feet of Expiring Leases	Weighted Average Annual Rent of Expiring Leases		Percentage of Annualized Office Escalated Rent
			Total	Per Sq. Ft.	
Office Space:	Month to Month	22,000	\$ 582,000	\$ 25.99	1.6%
	First Quarter 2012	3,000	43,000	17.13	0.1%
	Second Quarter 2012	1,000	14,000	13.70	-
	Third Quarter 2012	44,000	1,215,000	27.43	3.4%
	Fourth Quarter 2012	6,000	123,000	19.25	0.3%
	Total 2012	54,000	1,395,000	25.74	3.9%
	2013	80,000	3,187,000	39.81	8.8%
	2014	7,000	284,000	38.61	0.8%
	2015	65,000	1,832,000	28.39	5.1%
	2016	132,000	3,787,000	28.78	10.5%
	2017	38,000	885,000	23.51	2.4%
	2018	280,000	8,686,000	30.99	24.0%
	2019	5,000	222,000	48.31	0.6%
	2020	147,000	4,705,000	31.96	13.0%
	2021	111,000	3,003,000	27.00	8.3%
Showroom Space:	Month to Month	54,000	\$ 1,477,000	\$ 27.51	1.6%
	First Quarter 2012	59,000	2,024,000	34.39	2.3%
	Second Quarter 2012	35,000	1,140,000	32.57	1.3%
	Third Quarter 2012	50,000	1,798,000	35.78	2.0%
	Fourth Quarter 2012	84,000	3,198,000	38.12	3.6%
	Total 2012	228,000	8,160,000	35.79	9.1%
	2013	368,000	13,797,000	37.53	15.4%
	2014	378,000	13,356,000	35.33	14.9%
	2015	281,000	10,254,000	36.55	11.4%
	2016	297,000	10,268,000	34.52	11.4%
	2017	311,000	11,516,000	37.07	12.8%
	2018	232,000	8,222,000	35.39	9.2%
	2019	85,000	3,101,000	36.53	3.5%
	2020	83,000	3,437,000	41.65	3.8%
	2021	124,000	4,082,000	32.84	4.5%

LEASING ACTIVITY

(unaudited)

(square feet in thousands)

	New York Office	Washington, DC Office	Retail ⁽³⁾	Merchandise Mart	
				Office	Showroom
Quarter Ended December 31, 2011:					
Total square feet leased	1,138	605	382	68	80
Our share of square feet leased:	925	575	382	68	80
Initial rent ⁽¹⁾	\$ 50.99	\$ 42.30	\$ 23.37	\$ 26.00	\$ 30.99
Weighted average lease term (years)	8.5	7.5	8.6	12.0	4.0
Relet space (included above):					
Square feet	832	497	190	68	80
Cash basis:					
Initial rent ⁽¹⁾	\$ 50.04	\$ 41.99	\$ 15.58	\$ 26.00	\$ 30.99
Prior escalated rent	\$ 45.71	\$ 39.00	\$ 14.76	\$ 24.92	\$ 34.02
Percentage increase (decrease)	9.5%	7.7%	5.6%	4.3%	(8.9%)
GAAP basis:					
Straight-line rent ⁽²⁾	\$ 50.13	\$ 41.72	\$ 15.73	\$ 26.58	\$ 30.55
Prior straight-line rent	\$ 43.43	\$ 38.38	\$ 13.69	\$ 22.26	\$ 30.07
Percentage increase	15.4%	8.7%	14.9%	19.4%	1.6%
Tenant improvements and leasing commissions:					
Per square foot	\$ 44.25	\$ 35.05	\$ 8.70	\$ 83.30	\$ 3.00
Per square foot per annum:	\$ 5.21	\$ 4.67	\$ 1.01	\$ 6.94	\$ 0.75
Percentage of initial rent	10.2%	11.0%	4.3%	26.7%	2.4%
Year Ended December 31, 2011:					
Total square feet leased	3,211	1,784	1,554	257	438
Our share of square feet leased:	2,432	1,606	1,522	257	438
Initial rent ⁽¹⁾	\$ 55.37	\$ 40.99	\$ 24.95	\$ 27.61	\$ 34.68
Weighted average lease term (years)	9.2	5.6	8.7	8.2	5.6
Relet space (included above):					
Square feet	2,089	1,427	629	257	438
Cash basis:					
Initial rent ⁽¹⁾	\$ 56.21	\$ 40.79	\$ 19.88	\$ 27.61	\$ 34.68
Prior escalated rent	\$ 47.66	\$ 38.65	\$ 18.21	\$ 27.52	\$ 36.33
Percentage increase (decrease)	18.0%	5.5%	9.2%	0.3%	(4.5%)
GAAP basis:					
Straight-line rent ⁽²⁾	\$ 56.19	\$ 40.43	\$ 20.46	\$ 27.99	\$ 33.71
Prior straight-line rent	\$ 47.47	\$ 37.33	\$ 17.56	\$ 24.40	\$ 32.86
Percentage increase	18.4%	8.3%	16.5%	14.7%	2.6%
Tenant improvements and leasing commissions:					
Per square foot	\$ 48.28	\$ 25.21	\$ 7.47	\$ 61.12	\$ 5.31
Per square foot per annum:	\$ 5.25	\$ 4.50	\$ 0.86	\$ 7.45	\$ 0.95
Percentage of initial rent	9.5%	11.0%	3.4%	27.0%	2.7%

LEASING ACTIVITY

(unaudited)

(square feet in thousands)

	New York Office	Washington, DC Office	Retail ⁽³⁾	Merchandise Mart	
				Office	Showroom
Year Ended December 31, 2010:					
Total square feet leased	1,364	1,837	1,237	171	596
Our share of square feet leased:	1,277	1,697	1,209	171	596
Initial rent ⁽¹⁾	\$ 49.81	\$ 38.41	\$ 24.36	\$ 30.61	\$ 36.20
Weighted average lease term (years)	7.5	4.4	8.5	12.3	5.0
Relet space (included above):					
Square feet	1,061	1,385	392	24	596
Cash basis:					
Initial rent ⁽¹⁾	\$ 49.65	\$ 38.51	\$ 18.09	\$ 24.44	\$ 36.20
Prior escalated rent	\$ 51.91	\$ 36.71	\$ 16.76	\$ 23.99	\$ 36.98
Percentage (decrease) increase	(4.4%)	4.9%	7.9%	1.9%	(2.1%)
GAAP basis:					
Straight-line rent ⁽²⁾	\$ 48.35	\$ 38.59	\$ 18.70	\$ 21.63	\$ 34.90
Prior straight-line rent	\$ 49.27	\$ 35.08	\$ 16.49	\$ 23.03	\$ 33.57
Percentage (decrease) increase	(1.9%)	10.0%	13.4%	(6.1%)	4.0%
Tenant improvements and leasing commissions:					
Per square foot	\$ 50.29	\$ 12.85	\$ 11.98	\$ 100.73	\$ 6.56
Per square foot per annum:	\$ 6.70	\$ 2.92	\$ 1.41	\$ 8.19	\$ 1.31
Percentage of initial rent	13.5%	7.6%	5.8%	26.8%	3.6%

(1) Represents the cash basis weighted average starting rent per square foot, which is generally indicative of market rents. Most leases include free rent and periodic step-ups in rent which are not included in the initial cash basis rent per square foot but are included in the GAAP basis straight-line rent per square foot.

(2) Represents the GAAP basis weighted average rent per square foot that is recognized over the term of the respective leases, and includes the effect of free rent and periodic step-ups in rent.

(3) Mall store sales per square foot for in-line stores with less than 10,000 square feet, including partially owned malls, for the trailing twelve months ended December 31, 2011 and 2010 were \$467 and \$463, respectively.

OCCUPANCY AND SAME STORE EBITDA

(unaudited)

	<u>New York Office</u>	<u>Washington, DC Office</u>	<u>Retail</u>	<u>Merchandise Mart</u>
Occupancy rate at:				
December 31, 2011	95.6%	90.0% ⁽¹⁾	93.0%	85.2%
September 30, 2011	95.4%	90.4% ⁽¹⁾	92.3%	91.7%
December 31, 2010	95.6%	94.3% ⁽¹⁾	92.3%	93.3%
GAAP basis same store EBITDA % increase (decrease):				
Three months ended December 31, 2011 vs. December 31, 2010	3.3%	(3.0%)	2.4%	8.9%
Year ended December 31, 2011 vs. December 31, 2010	(0.1%)	0.9%	3.1%	0.5%
Three months ended December 31, 2011 vs. September 30, 2011	3.7%	(3.2%)	2.5%	23.5% ⁽²⁾
Cash basis same store EBITDA % increase (decrease):				
Three months ended December 31, 2011 vs. December 31, 2010	5.6%	(2.5%)	6.0%	10.5%
Year ended December 31, 2011 vs. December 31, 2010	1.8%	1.8%	6.4%	3.5%
Three months ended December 31, 2011 vs. September 30, 2011	1.1%	(2.9%)	6.3%	20.8% ⁽²⁾

(1) Excluding residential and other properties, occupancy rates for Washington, DC office properties were as follows:

December 31, 2011	88.7%
September 30, 2011	89.0%
December 31, 2010	94.0%

(2) Primarily from the timing of trade shows.

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

CONSOLIDATED

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 58,463	\$ 53,051	\$ 41,858
Tenant improvements	138,076	116,939	76,514
Leasing commissions	43,613	30,351	28,913
Non-recurring capital expenditures	19,442	5,381	35,917
Total capital expenditures and leasing commissions (accrual basis)	<u>259,594</u>	<u>205,722</u>	<u>183,202</u>
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	90,799	64,216	138,590
Expenditures to be made in future periods for the current period	(146,062)	(87,289)	(75,397)
Total capital expenditures and leasing commissions (cash basis)	<u>\$ 204,331</u>	<u>\$ 182,649</u>	<u>\$ 246,395</u>
Our share of square feet leased	6,255	4,950	6,536
Tenant improvements and leasing commissions per square foot per annum	<u>\$ 3.81</u>	<u>\$ 3.73</u>	<u>\$ 2.74</u>
Percentage of initial rent	<u>9.1%</u>	<u>10.0%</u>	<u>6.9%</u>

Development and redevelopment expenditures:

Bergen Town Center	\$ 23,748	\$ 18,783	\$ 57,843
510 Fifth Avenue	8,833	375	-
Green Acres Mall	3,608	7,679	2,561
Beverly Connection	3,175	3,695	12,854
Wayne Towne Center	2,720	-	-
North Bergen, NJ	2,588	567	25,764
Crystal Square	2,276	-	-
West End 25	1,966	9,997	64,865
2101 L Street	1,741	466	12,923
Crystal City Hotel	1,627	160	329
One Penn Plaza	1,615	2,433	9,839
Crystal Plaza 5	1,483	905	323
220 Central Park South	1,248	46,769	1,784
Poughkeepsie, NY	1,228	3,054	20,280
478-486 Broadway	801	999	9,321
40 East 66th Street	643	644	10,520
Springfield Mall	511	1,524	3,054
Garfield, NJ	335	1,837	16,577
Residential condominiums	322	15,600	49,586
1540 Broadway	281	8,091	15,544
220 20th Street	-	4,097	39,256
1999 K Street (sold in September 2009)	-	-	31,874
Manhattan Mall	-	-	21,459
Other	20,735	29,100	58,649
	<u>\$ 81,484</u>	<u>\$ 156,775</u>	<u>\$ 465,205</u>

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

NEW YORK OFFICE SEGMENT

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 21,503	\$ 20,472	\$ 15,559
Tenant improvements	76,493	50,387	44,808
Leasing commissions	27,666	15,325	15,432
Non-recurring capital expenditures	13,733	-	20,741
Total capital expenditures and leasing commissions (accrual basis)	139,395	86,184	96,540
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	38,088	35,080	67,903
Expenditures to be made in future periods for the current period	(78,302)	(35,051)	(40,516)
Total capital expenditures and leasing commissions (cash basis)	\$ 99,181	\$ 86,213	\$ 123,927
Our share of square feet leased	2,432	1,277	1,448
Tenant improvements and leasing commissions per square foot per annum	\$ 5.25	\$ 6.70	\$ 5.51
Percentage of initial rent	9.5%	13.5%	10.5%

Development and redevelopment expenditures:

One Penn Plaza	\$ 1,615	\$ 2,433	\$ 9,839
Other	3,123	3,272	11,790
	\$ 4,738	\$ 5,705	\$ 21,629

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

WASHINGTON, DC OFFICE SEGMENT

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 18,939	\$ 17,532	\$ 17,185
Tenant improvements	33,803	17,464	18,348
Leasing commissions	9,114	6,044	10,040
Non-recurring capital expenditures	-	-	-
Total capital expenditures and leasing commissions (accrual basis)	61,856	41,040	45,573
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	13,517	13,296	60,208
Expenditures to be made in future periods for the current period	(33,530)	(13,989)	(21,627)
Total capital expenditures and leasing commissions (cash basis)	\$ 41,843	\$ 40,347	\$ 84,154
Our share of square feet leased	1,606	1,697	3,158
Tenant improvements and leasing commissions per square foot per annum	\$ 4.50	\$ 2.92	\$ 2.10
Percentage of initial rent	11.0%	7.6%	5.2%

Development and redevelopment expenditures:

Crystal Square	\$ 2,276	\$ -	\$ -
West End 25	1,966	9,997	64,865
2101 L Street	1,741	466	12,923
Crystal City Hotel	1,627	160	329
Crystal Plaza 5	1,483	905	323
220 20th Street	-	4,097	39,256
1999 K Street (sold in September 2009)	-	-	31,874
Other	11,403	10,964	22,197
	\$ 20,496	\$ 26,589	\$ 171,767

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

RETAIL SEGMENT

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 7,643	\$ 4,838	\$ 3,406
Tenant improvements	6,515	9,827	4,190
Leasing commissions	2,520	2,215	1,710
Non-recurring capital expenditures	1,967	915	53
Total capital expenditures and leasing commissions (accrual basis)	18,645	17,795	9,359
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	15,009	6,698	4,293
Expenditures to be made in future periods for the current period	(8,697)	(11,358)	(5,244)
Total capital expenditures and leasing commissions (cash basis)	\$ 24,957	\$ 13,135	\$ 8,408
Our share of square feet leased	1,522	1,209	1,139
Tenant improvements and leasing commissions per square foot per annum	\$ 0.86	\$ 1.41	\$ 0.82
Percentage of initial rent	3.4%	5.8%	3.5%

Development and redevelopment expenditures:

Bergen Town Center	\$ 23,748	\$ 18,783	\$ 57,843
510 Fifth Avenue	8,833	375	-
Green Acres Mall	3,608	7,679	2,561
Beverly Connection	3,175	3,695	12,854
Wayne Towne Center	2,720	-	-
North Bergen, NJ	2,588	567	25,764
Poughkeepsie, NY	1,228	3,054	20,280
478-486 Broadway	801	999	9,321
Springfield Mall	511	1,524	3,054
Garfield, NJ	335	1,837	16,577
1540 Broadway	281	8,091	15,544
Manhattan Mall	-	-	21,459
Other	4,850	7,319	13,502
	\$ 52,678	\$ 53,923	\$ 198,759

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

MERCHANDISE MART SEGMENT

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 5,918	\$ 6,099	\$ 5,708
Tenant improvements	15,221	31,742	9,168
Leasing commissions	2,794	4,761	1,731
Non-recurring capital expenditures	-	-	-
Total capital expenditures and leasing commissions (accrual basis)	23,933	42,602	16,607
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	15,256	4,825	5,224
Expenditures to be made in future periods for the current period	(14,185)	(20,580)	(5,900)
Total capital expenditures and leasing commissions (cash basis)	\$ 25,004	\$ 26,847	\$ 15,931
Our share of square feet leased	695	767	791
Tenant improvements and leasing commissions per square foot per annum	\$ 3.95	\$ 4.01	\$ 1.32
Percentage of initial rent	12.3%	11.5%	3.5%
Development and redevelopment expenditures:			
Other	\$ 898	\$ 2,667	\$ 6,409

**CAPITAL EXPENDITURES,
TENANT IMPROVEMENTS AND LEASING COMMISSIONS**

OTHER

(unaudited and in thousands)

	Year Ended		
	2011	2010	2009
Capital expenditures (accrual basis):			
Expenditures to maintain assets	\$ 4,460	\$ 4,110	\$ -
Tenant improvements	6,044	7,519	-
Leasing commissions	1,519	2,006	-
Non-recurring capital expenditures	3,742	4,466	15,123
Total capital expenditures and leasing commissions (accrual basis)	15,765	18,101	15,123
Adjustments to reconcile to cash basis:			
Expenditures in the current year applicable to prior periods	8,929	4,317	962
Expenditures to be made in future periods for the current period	(11,348)	(6,311)	(2,110)
Total capital expenditures and leasing commissions (cash basis)	\$ 13,346	\$ 16,107	\$ 13,975

Development and redevelopment expenditures:

220 Central Park South	\$ 1,248	\$ 46,769	\$ 1,784
40 East 66th Street	643	644	10,520
Residential condominiums	322	15,600	49,586
Other	461	4,878	4,751
	\$ 2,674	\$ 67,891	\$ 66,641

NEW YORK OFFICE SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet		Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service			
NEW YORK OFFICE:								
New York City:								
Penn Plaza:								
One Penn Plaza (ground leased through 2098)	100.0%	94.5%	\$ 56.40	2,466,000	2,466,000	-	\$ -	BMG Columbia House, Cisco, Kmart, MWB Leasing, Parsons Brinkerhoff, United Health Care, United States Customs Department, URS Corporation Group Consulting
Two Penn Plaza	100.0%	97.1%	47.50	1,589,000	1,589,000	-	425,000	LMW Associates, EMC, Forest Electric, IBI, Madison Square Garden, McGraw-Hill Companies, Inc.
Eleven Penn Plaza	100.0%	95.5%	54.25	1,075,000	1,075,000	-	330,000	Macy's, Madison Square Garden, Rainbow Media Holdings
100 West 33rd Street	100.0%	93.6%	47.93	847,000	847,000	-	159,361	Bank of America, Draftfcb
330 West 34th Street (ground leased through 2148 - 34.8% ownership interest in the land)	100.0%	100.0%	26.53	635,000	460,000	175,000 *	50,150	City of New York, Interieurs Inc.
Total Penn Plaza		95.7%	49.96	6,612,000	6,437,000	175,000	964,511	
East Side:								
909 Third Avenue (ground leased through 2063)	100.0%	92.4%	55.94 ⁽²⁾	1,332,000	1,332,000	-	203,217	J.P. Morgan Securities Inc., Citibank, Forest Laboratories, Geller & Company, Morrison Cohen LLP, Robeco USA Inc., United States Post Office, The Procter & Gamble Distributing LLC.
150 East 58th Street	100.0%	92.8%	60.64	537,000	537,000	-	-	Castle Harlan, Tournesol Realty LLC (Peter Marino), Various showroom tenants
Total East Side		92.5%	57.29	1,869,000	1,869,000	-	203,217	
West Side:								
888 Seventh Avenue (ground leased through 2067)	100.0%	98.8%	81.08	867,000	867,000	-	318,554	New Line Realty, Soros Fund, TPG-Axon Capital, Vornado Executive Headquarters
1740 Broadway	100.0%	99.3%	61.76	597,000	597,000	-	-	Davis & Gilbert, Limited Brands, Dept. of Taxation of the State of N.Y.
57th Street	50.0%	93.9%	46.65	188,000	188,000	-	21,864	Various
825 Seventh Avenue	50.0%	100.0%	45.44	165,000	165,000	-	20,080	Young & Rubicam
Total West Side		98.6%	67.93	1,817,000	1,817,000	-	360,498	
Park Avenue:								
350 Park Avenue	100.0%	95.4%	77.82	557,000	557,000	-	430,000	Tweedy Browne Company, MFA Financial Inc., M&T Bank, Ziff Brothers Investment Inc., Kissinger Associates, Inc.
280 Park Avenue	49.5%	100.0%	78.63	1,218,000	943,000	275,000	737,678	Cohen & Steers Inc., Credit Suisse (USA) Inc., General Electric Capital Corp., Investcorp International Inc., National Football League
Total Park Avenue		98.5%	78.38	1,775,000	1,500,000	275,000	1,167,678	
Grand Central:								
90 Park Avenue	100.0%	98.4%	59.02	910,000	910,000	-	-	Alston & Bird, Amster, Rothstein & Ebenstein, Capital One N.A., First Manhattan Consulting, Sanofi-Synthelabo Inc., STWB Inc.
330 Madison Avenue	25.0%	100.0%	59.96	809,000	766,000	43,000 *	150,000	Acordia Northeast Inc., Artio Global Management, Dean Witter Reynolds Inc., HSBC Bank AFS, GPFT Holdco LLC (Guggenheim LLC), Jones Lang LaSalle Inc.
Total Grand Central		99.2%	59.46	1,719,000	1,676,000	43,000	150,000	

NEW YORK OFFICE SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet		Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service			
NEW YORK OFFICE (Continued):								
Madison/Fifth:								
640 Fifth Avenue	100.0%	100.0%	\$ 76.46	324,000	324,000	-	\$ -	ROC Capital Management LP, Citibank N.A., Fidelity Investments, Hennes & Mauritz, Janus Capital Group Inc., GSL Enterprises Inc., Scout Capital Management, Legg Mason Investment Counsel
666 Fifth Avenue	49.5%	81.1%	81.29	1,437,000	1,437,000	-	1,035,884	Citibank N.A., Fulbright & Jaworski, Integrated Holding Group, Vinson & Elkins LLP, Uniqlo
595 Madison Avenue	100.0%	93.2%	65.34	321,000	321,000	-	-	Beauvais Carpets, Coach, Levin Capital Strategies LP, Prada, Cosmetech Mably Int'l LLC.
689 Fifth Avenue	100.0%	94.1%	75.13	89,000	89,000	-	-	Elizabeth Arden, Red Door Salons, Zara, Yamaha Artist Services Inc.
Total Madison/Fifth		86.2%	77.96	2,171,000	2,171,000	-	1,035,884	
United Nations:								
866 United Nations Plaza	100.0%	94.4%	52.41	358,000	358,000	-	44,978	Fross Zelnick, Mission of Japan, The United Nations, Mission of Finland
Midtown South:								
770 Broadway	100.0%	99.8%	54.67	1,078,000	1,078,000	-	353,000	AOL, J. Crew, Kmart, Structure Tone, Nielsen Company (US) Inc.
One Park Avenue	30.3%	95.2%	42.59	932,000	932,000	-	250,000	New York University, Coty Inc. Public Service Mutual Insurance
Total Midtown South		97.7%	49.07	2,010,000	2,010,000	-	603,000	
Rockefeller Center:								
1290 Avenue of the Americas	70.0%	96.6%	69.07	2,081,000	2,081,000	-	413,111	AXA Equitable Life Insurance, Bank of New York Mellon, Broadpoint Gleacher Securities Group, Bryan Cave LLP, Microsoft Corporation, Morrison & Foerster LLP, Warner Music Group, Cushman & Wakefield, Fitzpatrick, Cella, Harper & Scinto, Columbia University
Downtown:								
20 Broad Street (ground leased through 2081)	100.0%	98.1%	52.38	472,000	472,000	-	-	New York Stock Exchange
40 Fulton Street	100.0%	89.3%	34.57	250,000	250,000	-	-	Graphnet Inc., Market News International Inc., Sapien Corp.
Total Downtown		95.0%	46.21	722,000	722,000	-	-	
Total New York City		90.6%	53.63	21,134,000	20,641,000	493,000	4,942,877	
New Jersey								
Paramus	100.0%	86.8%	21.91	132,000	132,000	-	-	Vornado's Administrative Headquarters
Total New York Office		95.3%	\$ 59.68	21,266,000	20,773,000	493,000	\$ 4,942,877	
Vornado's Ownership Interest		95.6%	\$ 58.70	17,868,000	17,546,000	322,000	\$ 3,583,787	

* We do not capitalize interest or real estate taxes on this space.

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

(2) Excludes US Post Office leased through 2038 (including five 5-year renewal options for which the annual escalated rent is \$11.23 PSF).

WASHINGTON, DC OFFICE SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
WASHINGTON, DC OFFICE:								
Crystal City:								
2011-2451 Crystal Drive - 5 buildings	100.0%	94.9%	\$ 41.33	2,300,000	2,300,000	-	\$ 274,305	General Services Administration, Lockheed Martin, Conservation International, Boeing, Smithsonian Institution, Natl. Consumer Coop. Bank, Archstone Trust, Council on Foundations, Vornado / Charles E. Smith Headquarters, KBR, General Dynamics, Scitor Corp., Food Marketing Institute
S. Clark Street / 12th Street - 5 buildings	100.0%	97.1%	41.60	1,511,000	1,511,000	-	141,500	General Services Administration, SAIC, Inc., Boeing, L-3 Communications, The Int'l Justice Mission
1550-1750 Crystal Drive / 241-251 18th Street - 4 buildings	100.0%	95.6%	40.22	1,485,000	1,485,000	-	121,067	General Services Administration, Alion Science & Technologies, Booz Allen, Arete Associates, Battelle Memorial Institute
1800, 1851 and 1901 South Bell Street - 3 buildings	100.0%	97.2%	39.80	869,000	869,000	-	-	General Services Administration, Lockheed Martin
2100 / 2200 Crystal Drive - 2 buildings	100.0%	100.0%	32.47	529,000	529,000	-	-	General Services Administration, Public Broadcasting Service
223 23rd Street / 2221 South Clark Street - 2 buildings	100.0%	100.0%	39.27	309,000	84,000	225,000	-	General Services Administration
2001 Jefferson Davis Highway	100.0%	71.8%	35.72	162,000	162,000	-	-	National Crime Prevention, Institute for Psychology, Qinetiq North America
Crystal City Shops at 2100	100.0%	60.4%	34.74	81,000	81,000	-	-	Various
Crystal Drive Retail	100.0%	94.5%	43.99	57,000	57,000	-	-	Various
Total Crystal City	100.0%	95.5%	40.10	7,303,000	7,078,000	225,000	536,872	
Central Business District:								
Universal Buildings 1825-1875 Connecticut Avenue, NW - 2 buildings	100.0%	93.4%	41.81	682,000	682,000	-	98,239	Family Health International
Warner Building - 1299 Pennsylvania Avenue, NW	55.0%	49.1%	68.59	607,000	607,000	-	292,700	Baker Botts, LLP, General Electric
409 3rd Street, NW	100.0%	98.5%	43.09	409,000	409,000	-	-	General Services Administration
2101 L Street, NW	100.0%	94.0%	59.29	380,000	380,000	-	150,000	Greenberg Traurig, LLP, US Green Building Council, American Insurance Association, RTKL Associates, Cassidy & Turley
1750 Pennsylvania Avenue, NW	100.0%	97.0%	44.06	261,000	261,000	-	44,330	General Services Administration
1150 17th Street, NW	100.0%	81.8%	46.43	239,000	239,000	-	28,728	American Enterprise Institute
Bowen Building - 875 15th Street, NW	100.0%	96.7%	63.48	231,000	231,000	-	115,022	Paul, Hastings, Janofsky & Walker LLP, Millennium Challenge Corporation

WASHINGTON, DC OFFICE SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
WASHINGTON, DC OFFICE (Continued):								
1101 17th Street, NW	55.0%	90.6%	\$ 44.53	214,000	214,000	-	\$ -	AFSCME
1730 M Street, NW	100.0%	87.3%	43.94	203,000	203,000	-	14,853	General Services Administration
1726 M Street, NW	100.0%	85.9%	39.58	90,000	90,000	-	-	Aptima, Inc., Nelnet Corporation
Waterfront Station	2.5%	-	-	1,058,000	-	1,058,000 *	-	
1501 K Street, NW	5.0%	98.2%	59.36	379,000	379,000	-	-	Sidley Austin LLP, UBS
1399 New York Avenue, NW	100.0%	93.2%	76.57	128,000	128,000	-	-	Bloomberg
Total Central Business District		88.3%	50.21	4,881,000	3,823,000	1,058,000	743,872	
I-395 Corridor:								
Skyline Place - 7 buildings	100.0%	68.3%	34.93	2,118,000	2,118,000	-	543,300	General Services Administration, SAIC, Inc., Northrop Grumman, Axiom Resource Management, Booz Allen, Jacer Corporation, Intellidyne, Inc.
One Skyline Tower	100.0%	100.0%	32.72	518,000	518,000	-	134,700	General Services Administration
Total I-395 Corridor	100.0%	74.5%	34.34	2,636,000	2,636,000	-	678,000	
Rosslyn / Ballston:								
2200 / 2300 Clarendon Blvd (Courthouse Plaza) - 2 buildings (ground leased through 2062)	100.0%	94.4%	40.50	634,000	634,000	-	53,344	Arlington County, General Services Administration, AMC Theaters
Rosslyn Plaza - Office - 4 buildings	46.2%	81.8%	36.11	731,000	731,000	-	56,680	General Services Administration
Total Rosslyn / Ballston		90.0%	39.03	1,365,000	1,365,000	-	110,024	
Reston:								
Reston Executive - 3 buildings	100.0%	68.0%	32.23	494,000	494,000	-	93,000	SAIC, Inc., Quadramed Corp
Commerce Executive - 3 buildings	100.0%	86.2%	28.55	399,000	399,000	-	-	L-3 Communications, Allworld Language Consultants, BT North America
Total Reston		76.1%	30.38	893,000	893,000	-	93,000	
Rockville/Bethesda:								
Democracy Plaza One (ground leased through 2084)	100.0%	90.9%	41.04	214,000	214,000	-	-	National Institutes of Health
Tysons Corner:								
Fairfax Square - 3 buildings	20.0%	85.8%	37.23	528,000	528,000	-	70,974	EDS Information Services, Dean & Company, Womble Carlyle
Pentagon City:								
Fashion Centre Mall	7.5%	99.4%	39.28	819,000	819,000	-	410,000	Macy's, Nordstrom
Washington Tower	7.5%	100.0%	47.01	170,000	170,000	-	40,000	The Rand Corporation
Total Pentagon City		99.8%	40.61	989,000	989,000	-	450,000	
Total Washington, DC office properties		88.5%	\$ 41.13	18,809,000	17,526,000	1,283,000	\$ 2,682,742	
Vornado's Ownership Interest		88.7%	\$ 40.63	15,316,000	15,065,000	251,000	\$ 2,048,000	

WASHINGTON, DC OFFICE SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
WASHINGTON, DC OFFICE (Continued):								
Other:								
For rent residential:								
Riverhouse (1,680 units)	100.0%	96.6%	\$ -	1,802,000	1,802,000	-	\$ 259,546	
West End 25 (283 units)	100.0%	96.4%	-	272,000	272,000	-	101,671	
220 20th Street (265 units)	100.0%	96.9%	-	272,000	272,000	-	75,037	
Rosslyn Plaza (196 units)	43.7%	96.9%	-	253,000	253,000	-	-	
Crystal City Hotel	100.0%	100.0%	-	266,000	266,000	-	-	
Warehouses	100.0%	100.0%	-	160,000	129,000	31,000 *	-	
Other - 3 buildings	100.0%	100.0%	-	11,000	9,000	2,000 *	-	
Total Other				3,036,000	3,003,000	33,000	436,254	
Total Washington, DC Properties		89.8%	\$ 41.13	21,845,000 ⁽²⁾	20,529,000	1,316,000	\$ 3,118,996	
Vornado's Ownership Interest		90.0%	\$ 40.63	18,209,000	17,925,000	284,000	\$ 2,484,000	

* We do not capitalize interest or real estate taxes on this space.

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

(2) Excludes 24,000 square feet representing our 7.5% pro rata share of the Ritz Carlton building which is owned by the ground lessee on land leased by us.

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
				Owned by Company	Owned By Tenant			
RETAIL:								
STRIP SHOPPING CENTERS:								
New Jersey:								
Wayne Town Center, Wayne (ground leased through 2064)	100.0%	100.0%	\$ 29.60	717,000	29,000	242,000	446,000	\$ - JCPenney
North Bergen (Tonnel Avenue)	100.0%	100.0%	24.19	410,000	204,000	206,000	-	75,000 Wal-Mart, BJ's Wholesale Club
Totowa	100.0%	100.0%	18.59	317,000	178,000	139,000	-	25,703 ⁽²⁾ The Home Depot, Bed Bath & Beyond ⁽³⁾ , Marshalls
Garfield	100.0%	100.0%	26.80	301,000	21,000	145,000	135,000	- Wal-Mart
Bricktown	100.0%	98.7%	17.24	279,000	276,000	3,000	-	33,153 ⁽²⁾ Kohl's, ShopRite, Marshalls
Union (Route 22 and Morris Avenue)	100.0%	100.0%	25.63	276,000	113,000	163,000	-	33,551 ⁽²⁾ Lowe's, Toys "R" Us
Hackensack	100.0%	74.8%	21.70	275,000	269,000	6,000	-	42,082 ⁽²⁾ The Home Depot
Bergen Town Center - East, Paramus	100.0%	100.0%	16.00	272,000	26,000	167,000	79,000	- Lowe's, REI
East Hanover (240 Route 10 West)	100.0%	96.2%	17.75	268,000	262,000	6,000	-	29,570 ⁽²⁾ The Home Depot, Dick's Sporting Goods, Marshalls
Cherry Hill	100.0%	91.5%	13.23	263,000	76,000	187,000	-	14,387 ⁽²⁾ Wal-Mart, Toys "R" Us
Jersey City	100.0%	100.0%	21.79	236,000	66,000	170,000	-	21,040 ⁽²⁾ Lowe's, P.C. Richard & Son
East Brunswick (325 - 333 Route 18 South)	100.0%	100.0%	15.95	232,000	222,000	10,000	-	25,817 ⁽²⁾ Kohl's, Dick's Sporting Goods, P.C. Richard & Son, T.J. Maxx
Union (2445 Springfield Avenue)	100.0%	100.0%	17.85	232,000	232,000	-	-	29,570 ⁽²⁾ The Home Depot
Middletown	100.0%	94.8%	14.19	231,000	179,000	52,000	-	18,026 ⁽²⁾ Kohl's, Stop & Shop
Woodbridge	100.0%	83.9%	22.50	227,000	87,000	140,000	-	21,438 ⁽²⁾ Wal-Mart
North Plainfield (ground leased through 2060)	100.0%	100.0%	13.54	219,000	34,000	-	185,000	-
Marlton	100.0%	100.0%	13.34	213,000	209,000	4,000	-	17,913 ⁽²⁾ Kohl's ⁽³⁾ , ShopRite, PetSmart
Manalapan	100.0%	100.0%	15.30	208,000	206,000	2,000	-	21,836 ⁽²⁾ Best Buy, Bed Bath & Beyond, Babies "R" Us
East Rutherford	100.0%	98.7%	32.26	197,000	42,000	155,000	-	14,103 ⁽²⁾ Lowe's
East Brunswick (339-341 Route 18 South)	100.0%	100.0%	-	196,000	33,000	163,000	-	12,226 ⁽²⁾ Lowe's, LA Fitness (lease not commenced)
Bordentown	100.0%	80.4%	7.25	179,000	83,000	-	96,000 *	- ShopRite
Morris Plains	100.0%	98.2%	19.50	177,000	176,000	1,000	-	22,178 ⁽²⁾ Kohl's, ShopRite
Dover	100.0%	93.9%	11.31	173,000	167,000	6,000	-	13,648 ⁽²⁾ ShopRite, T.J. Maxx
Delran	100.0%	7.2%	-	171,000	40,000	3,000	128,000 *	-
Lodi (Route 17 North)	100.0%	100.0%	10.91	171,000	171,000	-	-	11,771 ⁽²⁾ National Wholesale Liquidators
Watchung	100.0%	95.6%	23.20	170,000	54,000	116,000	-	15,638 ⁽²⁾ BJ's Wholesale Club
Lawnside	100.0%	100.0%	13.13	145,000	142,000	3,000	-	11,089 ⁽²⁾ The Home Depot, PetSmart

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service Owned by Company	Owned By Tenant			
RETAIL (Continued):									
Hazlet	100.0%	100.0%	\$ 2.44	123,000	123,000	-	-	\$ -	Stop & Shop
Kearny	100.0%	100.0%	14.24	104,000	32,000	72,000	-	-	Pathmark, Marshalls
Turnersville	100.0%	100.0%	6.25	96,000	89,000	7,000	-	-	Haynes Furniture
Lodi (Washington Street)	100.0%	40.7%	23.21	85,000	85,000	-	-	9,422	Rite Aid
Carlstadt (ground leased through 2050)	100.0%	90.7%	22.16	78,000	78,000	-	-	7,304	Stop & Shop
East Hanover (200 Route 10 West)	100.0%	86.9%	23.13	76,000	76,000	-	-	10,122 ⁽²⁾	Loehmann's
Paramus (ground leased through 2033)	100.0%	100.0%	42.23	63,000	63,000	-	-	-	24 Hour Fitness
North Bergen (Kennedy Boulevard)	100.0%	100.0%	29.78	62,000	6,000	56,000	-	5,289 ⁽²⁾	Waldbaum's
South Plainfield (ground leased through 2039)	100.0%	92.1%	20.68	56,000	56,000	-	-	5,317 ⁽²⁾	Staples
Englewood	100.0%	79.7%	26.08	41,000	41,000	-	-	12,077	New York Sports Club
Eatontown	100.0%	100.0%	28.09	30,000	30,000	-	-	-	Petco
East Hanover (280 Route 10 West)	100.0%	94.0%	32.00	26,000	26,000	-	-	4,720 ⁽²⁾	REI
Montclair	100.0%	100.0%	23.34	18,000	18,000	-	-	2,730 ⁽²⁾	Whole Foods Market
Total New Jersey				7,613,000	4,320,000	2,224,000	1,069,000	566,720	
New York:									
Poughkeepsie	100.0%	84.3%	8.04	519,000	519,000	-	-	-	Kmart, Burlington Coat Factory, ShopRite, Hobby Lobby, Christmas Tree Shops, Bob's Discount Furniture
Bronx (Bruckner Boulevard)	100.0%	94.1%	21.27	500,000	386,000	114,000	-	-	Kmart, Toys "R" Us, Key Food
Buffalo (Amherst)	100.0%	85.6%	5.65	296,000	227,000	69,000	-	-	BJ's Wholesale Club (lease not commenced), T.J. Maxx, Toys "R" Us
Huntington	100.0%	90.4%	14.00	208,000	208,000	-	-	17,287 ⁽²⁾	Kmart, Marshalls, Old Navy
Rochester	100.0%	100.0%	-	205,000	-	205,000	-	4,549 ⁽²⁾	Wal-Mart
Mt. Kisco	100.0%	100.0%	21.84	189,000	72,000	117,000	-	29,026	Target, A&P
Freeport (437 East Sunrise Highway)	100.0%	100.0%	18.61	173,000	173,000	-	-	22,178 ⁽²⁾	The Home Depot, Staples
Staten Island	100.0%	94.2%	20.51	165,000	165,000	-	-	17,237	Western Beef
Rochester (Henrietta) (ground leased through 2056)	100.0%	91.3%	3.31	158,000	158,000	-	-	-	Kohl's, Ollie's Bargain Outlet
Albany (Menands)	100.0%	74.0%	9.00	140,000	140,000	-	-	-	Bank of America
New Hyde Park (ground and building leased through 2029)	100.0%	100.0%	18.73	101,000	101,000	-	-	-	Stop & Shop
Inwood	100.0%	97.9%	21.01	100,000	100,000	-	-	-	Stop & Shop
North Syracuse (ground and building leased through 2014)	100.0%	100.0%	-	98,000	-	98,000	-	-	Wal-Mart

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service Owned by Company	Owned By Tenant			
RETAIL (Continued):									
Bronx (1750-1780 Gun Hill Road)	100.0%	73.3%	\$ 34.09	83,000	83,000	-	-	\$ -	ALDI, Planet Fitness, T.G.I. Friday's
West Babylon	100.0%	85.7%	11.89	79,000	79,000	-	-	-	Waldbaum's
Queens	100.0%	100.0%	36.26	56,000	56,000	-	-	-	New York Sports Club, Devry
Commack (ground and building leased through 2021)	100.0%	100.0%	21.45	47,000	47,000	-	-	-	PetSmart
Dewitt (ground leased through 2041)	100.0%	100.0%	20.46	46,000	46,000	-	-	-	Best Buy
Freeport (240 West Sunrise Highway) (ground and building leased through 2040)	100.0%	100.0%	18.44	44,000	44,000	-	-	-	Bob's Discount Furniture
Oceanside	100.0%	100.0%	27.83	16,000	16,000	-	-	-	Party City
Total New York				<u>3,223,000</u>	<u>2,620,000</u>	<u>603,000</u>	<u>-</u>	<u>90,277</u>	
Pennsylvania:									
Allentown	100.0%	100.0%	15.22	627,000 ⁽⁴⁾	270,000	357,000 ⁽⁴⁾	-	31,106 ⁽²⁾	Wal-Mart ⁽⁴⁾ , ShopRite, Burlington Coat Factory, T.J. Maxx, Dick's Sporting Goods
Philadelphia	100.0%	78.6%	13.29	428,000	428,000	-	-	-	Kmart, Health Partners
Wilkes-Barre	100.0%	83.3%	13.33	329,000 ⁽⁴⁾	204,000	125,000 ⁽⁴⁾	-	20,475	Target ⁽⁴⁾ , Babies "R" Us, Ross Dress for Less
Lancaster	100.0%	100.0%	4.61	228,000	58,000	170,000	-	5,601 ⁽²⁾	Lowe's, Weis Markets
Bensalem	100.0%	98.9%	11.38	185,000	177,000	8,000	-	15,439 ⁽²⁾	Kohl's, Ross Dress for Less, Staples
Broomall	100.0%	100.0%	10.73	169,000	147,000	22,000	-	11,089 ⁽²⁾	Giant Food ⁽³⁾ , A.C. Moore, PetSmart
Bethlehem	100.0%	81.5%	6.16	167,000	164,000	3,000	-	5,800 ⁽²⁾	Giant Food, Superpetz
Upper Moreland	100.0%	100.0%	2.00	122,000	122,000	-	-	-	Benjamin Foods
York	100.0%	100.0%	8.69	110,000	110,000	-	-	5,402 ⁽²⁾	Ashley Furniture
Levittown	100.0%	100.0%	6.25	105,000	105,000	-	-	-	Haynes Furniture
Glenolden	100.0%	97.5%	26.00	102,000	10,000	92,000	-	7,108 ⁽²⁾	Wal-Mart
Wilkes-Barre (ground and building leased through 2014)	100.0%	100.0%	6.53	81,000	41,000	-	40,000 *	-	Ollie's Bargain Outlet
Wyomissing (ground and building leased through 2065)	100.0%	89.0%	14.47	79,000	79,000	-	-	-	LA Fitness, PetSmart
Springfield (ground and building leased through 2025)	100.0%	100.0%	20.90	41,000	41,000	-	-	-	PetSmart
Total Pennsylvania				<u>2,773,000</u>	<u>1,956,000</u>	<u>777,000</u>	<u>40,000</u>	<u>102,020</u>	
California:									
San Jose	100.0%	92.9%	29.07	647,000 ⁽⁴⁾	492,000	155,000 ⁽⁴⁾	-	112,476	Target ⁽⁴⁾ , The Home Depot, Toys "R" Us, Best Buy

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service Owned by Company	Owned By Tenant		
RETAIL (Continued):								
Beverly Connection, Los Angeles	100.0%	80.8%	\$ 42.01	307,000	307,000	-	\$ 100,000	Target (lease not commenced), Marshalls, Old Navy, Nordstrom Rack, Ross Dress for Less
Pasadena (ground leased through 2077)	100.0%	57.3%	29.85	133,000	133,000	-	-	Trader Joe's
San Francisco (2675 Geary Street) (ground and building leased through 2043)	100.0%	100.0%	50.34	55,000	55,000	-	-	Best Buy
Redding	100.0%	100.0%	11.19	45,000	45,000	-	-	PetSmart
Signal Hill	100.0%	100.0%	24.08	45,000	45,000	-	-	Best Buy
Vallejo (ground leased through 2043)	100.0%	100.0%	17.51	45,000	45,000	-	-	Best Buy
Merced	100.0%	100.0%	14.31	31,000	31,000	-	-	PetSmart
San Francisco (3700 Geary Boulevard)	100.0%	100.0%	30.00	30,000	30,000	-	-	OfficeMax
Walnut Creek (1149 South Main Street)	100.0%	100.0%	45.11	29,000	29,000	-	-	Barnes & Noble
Total California				<u>1,367,000</u>	<u>1,212,000</u>	<u>155,000</u>	<u>212,476</u>	
Maryland:								
Baltimore (Towson)	100.0%	86.0%	15.33	150,000	150,000	-	16,207 ⁽²⁾	Shoppers Food Warehouse, hgregg, Staples, Golf Galaxy
Annapolis (ground and building leased through 2042)	100.0%	100.0%	8.99	128,000	128,000	-	-	The Home Depot
Glen Burnie	100.0%	90.6%	10.42	121,000	65,000	56,000	-	Weis Markets
Rockville	100.0%	84.4%	22.96	94,000	94,000	-	-	Regal Cinemas
Wheaton (ground leased through 2060)	100.0%	100.0%	14.87	66,000	66,000	-	-	Best Buy
Total Maryland				<u>559,000</u>	<u>503,000</u>	<u>56,000</u>	<u>16,207</u>	
Massachusetts:								
Chicopee	100.0%	100.0%	-	224,000	-	224,000	8,615 ⁽²⁾	Wal-Mart
Springfield	100.0%	97.8%	16.39	182,000	33,000	149,000	5,942 ⁽²⁾	Wal-Mart
Milford (ground and building leased through 2019)	100.0%	100.0%	8.01	83,000	83,000	-	-	Kohl's ⁽³⁾
Cambridge (ground and building leased through 2033)	100.0%	100.0%	19.84	48,000	48,000	-	-	PetSmart
Dorchester	100.0%	100.0%	32.83	45,000	45,000	-	-	Best Buy
Total Massachusetts				<u>582,000</u>	<u>209,000</u>	<u>373,000</u>	<u>14,557</u>	
Florida:								
Tampa (Hyde Park Village)	75.0%	79.7%	21.44	264,000	264,000	-	19,876	Pottery Barn, CineBistro, Brooks Brothers, Williams Sonoma, Lifestyle Family Fitness
Tampa (1702 North Dale Mabry)	100.0%	100.0%	19.80	45,000	45,000	-	-	Nordstrom Rack
Total Florida				<u>309,000</u>	<u>309,000</u>	<u>-</u>	<u>19,876</u>	

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service Owned by Company	Owned By Tenant			
RETAIL (Continued):									
Connecticut:									
Newington	100.0%	100.0%	\$ 14.45	188,000	43,000	145,000	-	\$ 11,657 ⁽²⁾	Wal-Mart, Staples
Waterbury	100.0%	100.0%	15.01	148,000	143,000	5,000	-	14,501 ⁽²⁾	ShopRite
Total Connecticut				336,000	186,000	150,000	-	26,158	
Michigan:									
Roseville	100.0%	100.0%	5.37	119,000	119,000	-	-	-	JCPenney
Battle Creek	100.0%	-	-	47,000	47,000	-	-	-	
Midland (ground leased through 2043)	100.0%	83.6%	8.97	31,000	31,000	-	-	-	PetSmart
Total Michigan				197,000	197,000	-	-	-	
Virginia:									
Norfolk (ground and building leased through 2069)	100.0%	100.0%	6.44	114,000	114,000	-	-	-	BJ's Wholesale Club
Tyson's Corner (ground and building leased through 2035)	100.0%	100.0%	39.13	38,000	38,000	-	-	-	Best Buy
Total Virginia				152,000	152,000	-	-	-	
Illinois:									
Lansing	100.0%	100.0%	10.00	47,000	47,000	-	-	-	Forman Mills
Arlington Heights (ground and building leased through 2043)	100.0%	100.0%	9.00	46,000	46,000	-	-	-	RVI
Chicago (ground and building leased through 2051)	100.0%	100.0%	12.03	41,000	41,000	-	-	-	Best Buy
Total Illinois				134,000	134,000	-	-	-	
Texas:									
San Antonio (ground and building leased through 2041)	100.0%	100.0%	10.63	43,000	43,000	-	-	-	Best Buy
Texarkana (ground leased through 2043)	100.0%	100.0%	4.39	31,000	31,000	-	-	-	Home Zone
Total Texas				74,000	74,000	-	-	-	
Ohio:									
Springdale (ground and building leased through 2046)	100.0%	-	-	47,000	47,000	-	-	-	
Tennessee:									
Antioch	100.0%	100.0%	7.66	45,000	45,000	-	-	-	Best Buy
South Carolina:									
Charleston (ground leased through 2063)	100.0%	80.1%	14.04	45,000	45,000	-	-	-	Best Buy
Wisconsin:									
Fond Du Lac (ground leased through 2073)	100.0%	100.0%	7.61	43,000	43,000	-	-	-	PetSmart

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service Owned by Company	Owned By Tenant			
RETAIL (Continued):									
Washington, DC									
3040 M Street	100.0%	100.0%	\$ 32.84	42,000	42,000	-	-	\$ -	Barnes & Noble, Barneys
New Hampshire:									
Salem (ground leased through 2102)	100.0%	100.0%	-	37,000	-	37,000	-	-	Babies "R" Us
Kentucky:									
Owensboro (ground and building leased through 2046)	100.0%	100.0%	7.66	32,000	32,000	-	-	-	Best Buy
Iowa:									
Dubuque (ground leased through 2043)	100.0%	100.0%	9.90	31,000	31,000	-	-	-	PetSmart
CALIFORNIA SUPERMARKETS									
Colton (1904 North Rancho Avenue)	100.0%	100.0%	4.44	73,000	73,000	-	-	-	Stater Brothers
San Bernadino (1522 East Highland Avenue)	100.0%	100.0%	7.23	40,000	40,000	-	-	-	Stater Brothers
Riverside (5571 Mission Boulevard)	100.0%	100.0%	4.97	39,000	39,000	-	-	-	Stater Brothers
Mojave (ground leased through 2079)	100.0%	100.0%	6.55	34,000	34,000	-	-	-	Stater Brothers
Corona (ground leased through 2079)	100.0%	100.0%	7.76	33,000	33,000	-	-	-	Stater Brothers
Yucaipa	100.0%	100.0%	4.13	31,000	31,000	-	-	-	Stater Brothers
Barstow	100.0%	100.0%	7.15	30,000	30,000	-	-	-	Stater Brothers
Moreno Valley	100.0%	-	-	30,000	30,000	-	-	-	
San Bernadino (648 West 4th Street)	100.0%	100.0%	6.74	30,000	30,000	-	-	-	Stater Brothers
Desert Hot Springs	100.0%	100.0%	5.61	29,000	29,000	-	-	-	Stater Brothers
Rialto	100.0%	100.0%	5.74	29,000	29,000	-	-	-	Stater Brothers
Total California Supermarkets				398,000	398,000	-	-	-	
Total Strip Shopping Centers	93.0%		\$ 16.52	18,039,000	12,555,000	4,375,000	1,109,000	\$ 1,048,291	
Vornado's Ownership Interest	93.1%		\$ 16.50	17,456,000	12,489,000	3,858,000	1,109,000	\$ 1,043,323	
REGIONAL MALLS:									
Green Acres Mall, Valley Stream, NY (10% ground and building leased through 2039)	100.0%	90.6%	\$ 43.01 ⁽⁵⁾	1,830,000	1,716,000	114,000	-	\$ 325,045	Macy's, Sears, Wal-Mart, JCPenney, Best Buy, BJ's Wholesale Club, Kohl's, Raymour & Flanigan
Monmouth Mall, Eatontown, NJ	50.0%	92.7%	35.73 ⁽⁵⁾	1,472,000 ⁽⁴⁾	860,000	612,000 ⁽⁴⁾	-	173,938	Macy's ⁽⁴⁾ , JCPenney ⁽⁴⁾ , Lord & Taylor, Boscov's, Loews Theatre, Barnes & Noble
Springfield Mall, Springfield, VA	97.5%	100.0%	21.94 ⁽⁵⁾	1,408,000 ⁽⁴⁾	514,000	390,000 ⁽⁴⁾	504,000	-	Macy's, JCPenney ⁽⁴⁾ , Target ⁽⁴⁾
Broadway Mall, Hicksville, NY	100.0%	88.4%	31.56 ⁽⁵⁾	1,135,000 ⁽⁴⁾	759,000	376,000 ⁽⁴⁾	-	87,750	Macy's, IKEA, Target ⁽⁴⁾ , National Amusement

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Total Property	Square Feet		Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
					In Service	Owned By Tenant			
RETAIL (Continued):									
Bergen Town Center - West, Paramus, NJ	100.0%	95.8%	\$ 44.63 ⁽⁵⁾	921,000	888,000	13,000	20,000	\$ 283,590	Target, Century 21, Whole Foods Market, Marshalls, Nordstrom Rack, Saks Off 5th, Bloomingdale's Outlet, Nike Factory Store, Old Navy, Neiman Marcus Last Call Studio, Blink Fitness
Montehiedra, Puerto Rico	100.0%	91.5%	42.81 ⁽⁵⁾	541,000	541,000	-	-	120,000	The Home Depot, Kmart, Marshalls, Caribbean Theatres, Tiendas Capri
Las Catalinas, Puerto Rico	100.0%	88.2%	57.04 ⁽⁵⁾	495,000 ⁽⁴⁾	356,000	139,000 ⁽⁴⁾	-	55,912	Kmart, Sears ⁽⁴⁾
Total Regional Malls		92.1%	\$ 38.52	7,802,000	5,634,000	1,644,000	524,000	\$ 1,046,235	
Vornado's Ownership Interest		92.0%	\$ 38.91	6,142,000	5,191,000	440,000	511,000	\$ 959,265	
MANHATTAN STREET RETAIL									
Manhattan Mall	100.0%	99.4%	\$ 87.15	243,000	243,000	-	-	\$ 72,639	JCPenney, Charlotte Russe, Aeropostale, Express, Victoria's Secret
4 Union Square South	100.0%	100.0%	55.15	203,000	203,000	-	-	75,000	Whole Foods Market, DSW ⁽⁶⁾ , Forever 21
1540 Broadway	100.0%	100.0%	116.77	161,000	161,000	-	-	-	Forever 21, Planet Hollywood, Disney, Swarovski, MAC Cosmetics
478-486 Broadway	100.0%	100.0%	103.46	85,000	85,000	-	-	-	Top Shop, Madewell, J. Crew
510 5th Avenue	100.0%	90.7%	108.48	59,000	59,000	-	-	31,732	Joe Fresh
155 Spring Street	100.0%	88.9%	78.43	47,000	47,000	-	-	-	Sigrid Olsen
435 Seventh Avenue	100.0%	100.0%	180.19	43,000	43,000	-	-	51,353	Hennes & Mauritz
692 Broadway	100.0%	43.4%	43.33	35,000	35,000	-	-	-	Equinox
1135 Third Avenue	100.0%	100.0%	98.43	25,000	25,000	-	-	-	GAP
715 Lexington (ground leased through 2041)	100.0%	100.0%	167.69	23,000	23,000	-	-	-	New York & Company, Zales
7 West 34th Street	100.0%	100.0%	203.75	21,000	21,000	-	-	-	Express
828-850 Madison Avenue	100.0%	100.0%	333.47	18,000	18,000	-	-	80,000	Gucci, Chloe, Cartier
484 Eighth Avenue	100.0%	100.0%	89.88	14,000	14,000	-	-	-	T.G.I. Friday's
40 East 66th Street	100.0%	100.0%	397.02	12,000	12,000	-	-	-	Dennis Basso, Nespresso USA, J. Crew
431 Seventh Avenue	100.0%	75.0%	49.38	10,000	10,000	-	-	-	
677-679 Madison Avenue	100.0%	100.0%	356.83	8,000	8,000	-	-	-	Anne Fontaine
148 Spring Street	100.0%	100.0%	89.79	7,000	7,000	-	-	-	
150 Spring Street	100.0%	100.0%	123.90	7,000	7,000	-	-	-	Puma
488 8th Avenue	100.0%	100.0%	60.85	6,000	6,000	-	-	-	
968 Third Avenue	50.0%	100.0%	175.81	6,000	6,000	-	-	-	ING Bank

RETAIL SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Total Property	Square Feet		Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
					In Service	Owned By Tenant			
RETAIL (Continued):									
825 Seventh Avenue	100.0%	100.0%	\$ 181.55	4,000	4,000	-	-	\$ -	Lindy's
Total Manhattan Street Retail		96.7%	\$ 106.28	1,037,000	1,037,000	-	-	\$ 310,724	
Vornado's Ownership Interest		96.7%	\$ 106.06	1,034,000	1,034,000	-	-	\$ 310,724	
Total Retail Space		92.9%		26,878,000	19,226,000	6,019,000	1,633,000	\$ 2,405,250	
Vornado's Ownership Interest		93.0%		24,632,000	18,714,000	4,298,000	1,620,000	\$ 2,313,312	

* We do not capitalize interest or real estate taxes on this space.

- (1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.
- (2) These encumbrances are cross-collateralized under a blanket mortgage in the amount of \$645,398 as of December 31, 2011.
- (3) The lease for this former Bradlees location is guaranteed by Stop and Shop (70% as to Totowa).
- (4) Includes square footage of anchors who own the land and building.
- (5) Weighted Average Annual Rent PSF shown is for mall tenants only.
- (6) An affiliate of DSW is liable for the former Filene's lease pursuant to a guaranty that is currently in dispute.

MERCHANDISE MART SEGMENT

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
MERCHANDISE MART:								
Illinois:								
Merchandise Mart, Chicago	100.0%	90.3%	\$ 30.46	3,493,000	3,493,000	-	\$ 550,000	American Intercontinental University (AIU), Baker, Knapp & Tubbs, Royal Bank of Canada, CCC Information Services, Ogilvy Group (WPP), Chicago Teachers Union, Office of the Special Deputy Receiver, Publicis Groupe, Bankers Life & Casualty, Holly Hunt Ltd., Merchandise Mart Headquarters, Steelcase, Chicago School of Professional Psychology, Razorfish
Other	50.0%	93.9%	32.96	19,000	19,000	-	24,155	
Total Illinois		90.3%	30.48	3,512,000	3,512,000	-	574,155	
California								
L.A. Mart	100.0%	71.5%	20.97	784,000	784,000	-	-	County of L.A. - Dept of Children & Family Services
Massachusetts								
Boston Design Center (ground leased through 2060)	100.0%	78.8%	30.10	554,000	554,000	-	67,350	Boston Brewing, Fitch Puma
New York								
7 West 34th Street	100.0%	86.5%	39.49	419,000	419,000	-	-	Kurt Adler
Washington, DC								
Washington Design Center	100.0%	75.1%	34.40	393,000	393,000	-	-	General Services Administration
Total Merchandise Mart		85.2%	\$ 30.17	5,662,000	5,662,000	-	\$ 641,505	
Vornado's Ownership Interest		85.2%	\$ 30.17	5,653,000	5,653,000	-	\$ 629,427	

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

OTHER - CALIFORNIA

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet		Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	In Service			
555 CALIFORNIA STREET:								
555 California Street	70.0%	91.7%	\$ 54.67	1,503,000	1,503,000	-	\$ 600,000	Bank of America, Dodge & Cox, Goldman Sachs & Co., Jones Day, Kirkland & Ellis LLP, Morgan Stanley & Co. Inc., McKinsey & Company Inc., UBS Financial Services
315 Montgomery Street	70.0%	100.0%	41.14	228,000	228,000	-	-	Bank of America
345 Montgomery Street	70.0%	100.0%	93.22	64,000	64,000	-	-	Bank of America
Total 555 California Street		93.1%	\$ 54.40	1,795,000	1,795,000	-	\$ 600,000	
Vornado's Ownership Interest		93.1%	\$ 54.40	1,257,000	1,257,000	-	\$ 420,000	

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

OTHER - WAREHOUSES

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
WAREHOUSES:								
NEW JERSEY								
East Hanover - Five Buildings	100.0%	45.3%	\$ 4.85	942,000	942,000	-	\$ -	Foremost Groups Inc., Fidelity Paper & Supply Inc., Givaudan Flavors Corp., Gardner Industries
Edison	100.0%	-	-	272,000	272,000	-	-	
Total Warehouses		35.2%	\$ 4.85	1,214,000	1,214,000	-	\$ -	
Vornado's Ownership Interest		35.2%	\$ 4.85	1,214,000	1,214,000	-	\$ -	

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

OTHER - ALEXANDER'S

PROPERTY TABLE

Property	% Ownership	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Under Development or Not Available for Lease	Encumbrances (in thousands)	Major Tenants
				Total Property	Owned by Company	Owned By Tenant			
ALEXANDER'S INC.:									
New York:									
731 Lexington Avenue, Manhattan									
Office	32.4%	100.0%	\$ 84.97	885,000	885,000	-	-	\$ 339,890	Bloomberg
Retail	32.4%	100.0%	161.22	174,000	174,000	-	-	320,000	Hennes & Mauritz, The Home Depot, The Container Store
				1,059,000	1,059,000	-	-	659,890	
Kings Plaza Regional Shopping Center, Brooklyn (24.3 acres)	32.4%	95.6%	39.35	1,210,000	871,000	339,000 ⁽²⁾	-	250,000	Sears, Lowe's (ground lessee), Macy's ⁽²⁾ , Best Buy
Rego Park I, Queens (4.8 acres)	32.4%	100.0%	36.15	343,000	343,000	-	-	78,246	Sears, Burlington Coat Factory, Bed Bath & Beyond, Marshalls
Rego Park II (adjacent to Rego Park I), Queens (6.6 acres)	32.4%	95.3%	39.26	610,000	610,000	-	-	274,796	Century 21, Costco, Kohl's, TJ Maxx, Toys "R" Us
Flushing, Queens ⁽³⁾ (1.0 acre)	32.4%	100.0%	14.99	167,000	167,000	-	-	-	New World Mall LLC
New Jersey:									
Paramus, New Jersey (30.3 acres ground leased to IKEA through 2041)	32.4%	100.0%	-	-	-	-	-	68,000	IKEA (ground lessee)
Property to be Developed:									
Rego Park III (adjacent to Rego Park II), Queens, NY (3.4 acres)	32.4%	-	-	-	-	-	-	-	
Total Alexander's	97.8%		\$ 57.83	3,389,000	3,050,000	339,000	-	\$ 1,330,932	
Vornado's Ownership Interest	97.8%		\$ 57.83	1,098,000	988,000	110,000	-	\$ 431,222	

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.

(2) Owned by Macy's, Inc.

(3) Leased by Alexander's through January 2037.

REAL ESTATE FUND

PROPERTY TABLE

Property	Fund Ownership %	% Occupancy	Weighted Average Annual Rent PSF (1)	Square Feet			Property Encumbrances (in thousands)	Major Tenants
				Total Property	In Service	Under Development or Not Available for Lease		
VORNADO CAPITAL PARTNERS REAL ESTATE FUND:								
Manhattan:								
One Park Avenue Office Building	64.7%	95.2%	\$ 42.59	932,000	932,000	-	\$ 250,000	New York University, Coty Inc., Public Service Mutual Insurance
Lucida, 86th Street and Lexington Avenue (ground leased through 2082)								
- Retail	100.0%	100.0%	123.85	95,000	95,000	-		Barnes & Noble, Hennes & Mauritz, Sephora, Bank of America
- Residential	100.0%	100.0%	-	51,000	51,000	-		
				146,000	146,000	-	100,000	
11 East 68th Street Retail	100.0%	100.0%	585.15	5,000	5,000	-	27,790	Malo, Joseph Inc.
Crowne Plaza Times Square								
- Hotel (795 Keys)								
- Retail	38.0%	100.0%	155.00	14,000	14,000	-		Hershey's
- Office	38.0%	100.0%	35.00	212,000	212,000	-		American Management Association
			42.55	226,000	226,000	-	258,750	
Washington, DC:								
Georgetown Park Retail Shopping Center	50.0%	100.0%	27.10	313,000	238,000	75,000 *	34,000	Washington Sports, Dean & DeLuca, Anthropologie, Hennes & Mauritz, J. Crew
Total Real Estate Fund	62.0%	97.0%		1,622,000	1,547,000	75,000	\$ 670,540	
Vornado's Ownership Interest	15.5%	97.0%		249,000	240,000	9,000	\$ 88,764	

* We do not capitalize interest or real estate taxes on this space.

(1) Weighted Average Annual Rent PSF excludes ground rent, storage rent and garages.