

PRESS RELEASE

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Vornado's operating results for quarter ended June 30, 2000.

PARAMUS, NEW JERSEY.....VORNADO REALTY TRUST (NYSE:VNO) today reported that funds from operations for the quarter ended June 30, 2000 was \$83.0 million, or \$.86 per diluted share, compared to \$75.0 million, or \$.78 per diluted share, for the quarter ended June 30, 1999. Net income applicable to common shares for the quarter ended June 30, 2000 was \$47.3 million, or \$.53 per diluted share, versus \$42.8 million, or \$.49 per diluted share, for the quarter ended June 30, 1999.

Funds from operations for the six months ended June 30, 2000 was \$163.2 million, or \$1.70 per diluted share, compared to \$140.4 million, or \$1.53 per diluted share, for the prior year's period. Net income applicable to common shares for the six months ended June 30, 2000 was \$94.8 million, or \$1.08 per diluted share, versus \$85.5 million, or \$.98 per diluted share, for the prior year's period.

Funds from operations and net income for the three and six months ended June 30, 2000 are after a reserve of \$2.4 million or \$.02 per diluted share for rent receivable from its Temperature Controlled Logistics tenant.

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

VORNADO REALTY TRUST

OPERATING RESULTS FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2000

(amounts in thousands, except per share amounts)	For the Three Months Ended	
	June 30, 2000 ⁽¹⁾	June 30, 1999
Revenues	<u>\$ 198,745</u>	<u>\$ 166,188</u>
Net income	\$ 56,953	\$ 51,139
Preferred stock dividends	(9,672)	(8,381)
Net income applicable to common shares	<u>\$ 47,281</u>	<u>\$ 42,758</u>
Funds from operations	<u>\$ 83,003</u>	<u>\$ 74,987</u>
Per Common Share:		
Net income:		
Basic	<u>\$.55</u>	<u>\$.50</u>
Diluted	<u>\$.53</u>	<u>\$.49</u>
Average number of common shares and share equivalents outstanding	<u>88,745,882</u>	<u>87,823,020</u>
Funds from operations	<u>\$.86</u>	<u>\$.78</u>
Average number of common shares and share equivalents outstanding used for determining funds from operations per share	<u>96,764,210</u>	<u>95,841,348</u>
(amounts in thousands, except per share amounts)	For the Six Months Ended	
	June 30, 2000 ⁽¹⁾	June 30, 1999
Revenues	<u>\$ 394,024</u>	<u>\$ 329,752</u>
Income before extraordinary item	\$ 115,274	\$ 99,605
Extraordinary item	(1,125)	--
Net income	114,149	99,605
Preferred stock dividends	(19,345)	(14,093)
Net income applicable to common shares	<u>\$ 94,804</u>	<u>\$ 85,512</u>
Funds from operations	<u>\$ 163,179</u>	<u>\$ 140,414</u>
Per Common Share:		
Net income:		
Basic	<u>\$ 1.10</u>	<u>\$ 1.00</u>
Diluted	<u>\$ 1.08</u>	<u>\$.98</u>
Average number of common shares and share equivalents outstanding		

Average number of common shares and share equivalents outstanding	<u>88,078,006</u>	<u>87,244,954</u>
Funds from operations	<u>\$ 1.70</u>	<u>\$ 1.53</u>
Average number of common shares and share equivalents outstanding used for determining funds from operations per share	<u>96,096,334</u>	<u>91,254,118</u>

(1) Funds from operations and net income for the three and six months ended June 30, 2000 are after a reserve of \$2.4 million or \$.02 per diluted share for rent receivable from its Temperature Controlled Logistics tenant.