

Vornado Refinances Its 770 Broadway Property for \$353 Million

Company Release - 2/10/2006

PARAMUS, N.J.--(BUSINESS WIRE)--Feb. 10, 2006--Vornado Realty Trust (NYSE:VNO) announced today that it has completed a \$353 million refinancing of its 1,046,000 square foot Manhattan office building located at 770 Broadway. This interest-only loan is at a fixed rate of 5.7% and matures on March 8, 2016. The Company realized net proceeds of approximately \$176.3 million after repaying the existing loan on the property and closing costs.

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

Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others, risks associated with the timing of and costs associated with property improvements, financing commitments and general competitive factors.

CONTACT: Vornado Realty Trust
Joseph Macnow, 201-587-1000

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