

Vornado Announces First Quarter 2011 FFO of \$2.64 Per Share

Company Release - 5/3/2011

PARAMUS, N.J.--(BUSINESS WIRE)-- VORNADO REALTY TRUST (New York Stock Exchange: VNO) today reported:

First Quarter 2011 Results

NET INCOME attributable to common shareholders for the quarter ended March 31, 2011 was \$399.2 million, or \$2.12 per diluted share, compared to \$200.3 million, or \$1.09 per diluted share, for the quarter ended March 31, 2010. Net income for the quarters ended March 31, 2011 and 2010 include \$51.2 million and \$0.3 million, respectively, of net gains on sale of real estate and certain other items that affect comparability, which are listed in the table below. The aggregate of the net gains on sale of real estate and the items in the table below, net of amounts attributable to noncontrolling interests, increased net income attributable to common shareholders by \$215.4 million, or \$1.12 per diluted share for the quarter ended March 31, 2011 and \$2.4 million, or \$0.01 per diluted share for the quarter ended March 31, 2010.

FUNDS FROM OPERATIONS attributable to common shareholders plus assumed conversions ("FFO") for the quarter ended March 31, 2011 was \$505.9 million, or \$2.64 per diluted share, compared to \$353.8 million, or \$1.87 per diluted share, for the prior year's quarter. Adjusting FFO for certain items that affect comparability which are listed in the table below, FFO for the quarters ended March 31, 2011 and 2010 was \$338.5 million and \$348.6 million, or \$1.77 and \$1.84 per diluted share, respectively.

(Amounts in thousands, except per share amounts)

	For the Quarters Ended March 31,	
	2011	2010
FFO (1)	\$ 505,931	\$ 353,826
Per Share	\$ 2.64	\$ 1.87
Items that affect comparability income (expense):		
Net gain on extinguishment of debt	\$ 83,907	\$ -
Mezzanine loans loss reversal and net gain on disposition	82,744	-

Income from the mark-to-market of J.C. Penney derivative position	17,163	-
Our share of LNR's tax settlement gain	8,977	-
Net gain on sale of condominiums	4,586	2,427
Net gain resulting from Lexington's stock issuances	1,452	5,998
Net gain on redemption of perpetual preferred units	-	2,154
Buy-out of a below-market lease	(15,000)	-
Real Estate Fund placement fees	(3,048)	-
Litigation loss accrual	-	(10,056)
(Negative FFO) FFO attributable to discontinued operations	(757)	3,750
Other, net	(1,236)	1,373
	<u>178,788</u>	<u>5,646</u>
Noncontrolling interests' share of above adjustments	(11,315)	(398)
Items that affect comparability, net	\$ <u>167,473</u>	\$ <u>5,248</u>
FFO as adjusted for comparability	\$ <u>338,458</u>	\$ <u>348,578</u>
Per Share	\$ <u>1.77</u>	\$ <u>1.84</u>

(1) See page 3 for a reconciliation of our net income to FFO for the quarters ended March 31, 2011 and 2010.

Supplemental Financial Information

Further details regarding results of operations, properties and tenants can be accessed at the Company's website www.vno.com.

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. For a discussion of factors that could materially affect the outcome of our forward-looking statements and our future results and financial condition, see “Risk Factors” in Part I, Item 1A, of our Annual Report on Form 10-K, as amended, for the year ended December 31, 2010. Such factors include, among others, risks associated with the timing of and costs associated with property improvements, financing commitments and general competitive factors.

VORNADO REALTY TRUST OPERATING RESULTS FOR THE QUARTERS ENDED MARCH 31, 2011 AND 2010

(Amounts in thousands, except per share amounts)

	<u>For the Quarters Ended March 31,</u>	
	<u>2011</u>	<u>2010</u>
Revenues	\$ <u>737,111</u>	\$ <u>685,314</u>
Income from continuing operations	311,506	242,114
Income (loss) from discontinued operations	<u>134,315</u>	<u>(9,570)</u>
Net income	445,821	232,544
Net (income) attributable to noncontrolling interests in consolidated subsidiaries	(1,350)	(213)
Net (income) attributable to noncontrolling interests in the Operating Partnership, including unit distributions	<u>(31,808)</u>	<u>(17,779)</u>

Net income attributable to Vornado	412,663	214,552
Preferred share dividends	(13,448)	(14,267)
Net income attributable to common shareholders	<u>\$ 399,215</u>	<u>\$ 200,285</u>
Net income per common share:		
Basic	<u>\$ 2.17</u>	<u>\$ 1.10</u>
Diluted	<u>\$ 2.12</u>	<u>\$ 1.09</u>
Weighted average shares:		
Basic	<u>183,988</u>	<u>181,542</u>
Diluted	<u>191,529</u>	<u>183,445</u>
FFO attributable to common shareholders plus assumed conversions	<u>\$ 505,931</u>	<u>\$ 353,826</u>
FFO per diluted share	<u>\$ 2.64</u>	<u>\$ 1.87</u>
Weighted average shares used in determining FFO per diluted share	<u>191,529</u>	<u>189,181</u>

The following table reconciles our net income to FFO:

(Amounts in thousands, except per share amounts) Reconciliation of our net income to FFO:	For the Quarters Ended March 31,	
	2011	2010
Net income attributable to Vornado	\$ 412,663	\$ 214,552
Depreciation and amortization of real property	124,321	127,614
Net gain on sales of real estate	(51,165)	-
Proportionate share of adjustments to equity in net income of Toys, to arrive at FFO:		
Depreciation and amortization of real property	17,729	17,501
Income tax effect of above adjustment	(6,205)	(6,125)
Proportionate share of adjustments to equity in net income of partially owned entities, excluding Toys, to arrive at FFO:		
Depreciation and amortization of real property	23,969	19,541
Net gain on sales of real estate	(1,649)	(307)
Noncontrolling interests' share of above adjustments	<u>(6,850)</u>	<u>(11,171)</u>
FFO	512,813	361,605
Preferred share dividends	<u>(13,448)</u>	<u>(14,267)</u>
FFO attributable to common shareholders	499,365	347,338
Interest on 3.875% exchangeable senior debentures	6,534	6,447
Convertible preferred share dividends	32	41
FFO attributable to common shareholders plus assumed conversions	<u>\$ 505,931</u>	<u>\$ 353,826</u>

FFO is computed in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"). NAREIT defines FFO as GAAP net income or loss adjusted to exclude net gains from sales of depreciated real estate assets, 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 flow as a liquidity measure. FFO may not be comparable to similarly titled measures employed by other companies. A reconciliation of our net income (loss) to

FFO is provided above. In addition to FFO, we also disclose FFO before certain items that affect comparability. Although this non-GAAP measure clearly differs from NAREIT's definition of FFO, we believe it provides a meaningful presentation of operating performance. A reconciliation of FFO to FFO as adjusted for comparability is provided on page 1 of this press release.

Source: Vornado Realty Trust

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