

Vornado Announces its Share of Toys “R” Us Third Quarter Financial Results

Company Release - 12/22/2010

PARAMUS, N.J.--(BUSINESS WIRE)-- Vornado Realty Trust (NYSE:VNO) announced today that it will record its 32.7% share of Toys “R” Us’ third quarter financial results in its fourth quarter ending December 31, 2010. Vornado’s results will include a net loss of \$30,685,000, or \$0.15 per diluted share, compared to a net loss of \$26,597,000, or \$0.13 per diluted share recorded in the quarter ended December 31, 2009.

Vornado’s share of negative Funds From Operations (“FFO”) before income taxes for the quarter ending December 31, 2010 will be \$57,311,000, or \$0.28 per diluted share, compared to negative FFO before income taxes of \$31,590,000, or \$0.16 per diluted share in the prior year’s quarter. Vornado’s share of negative FFO after income taxes for the quarter ending December 31, 2010 will be \$19,714,000, or \$0.10 per diluted share, compared to negative FFO after income taxes of \$16,504,000, or \$0.08 per diluted share in the prior year’s quarter.

Vornado’s share of net loss and negative FFO before income taxes for the quarter ending December 31, 2010 include a write-off of deferred financing charges of \$8,500,000. Net loss and negative FFO after income taxes include this item in the net amount of \$5,525,000.

The business of Toys is highly seasonal; historically, Toys’ fourth quarter net income accounts for more than 80% of its fiscal year net income.

Attached is a summary of Toys’ financial results and Vornado’s 32.7% share of its equity in Toys’ net loss, as well as reconciliations of net loss to earnings before interest, taxes, depreciation and amortization (“EBITDA”) and FFO.

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.

Toys "R" Us, Inc.
Condensed Consolidated Statements of Operations - Unaudited

	For the Quarter Ended		
	October 30, 2010	October 31, 2009	
	Results on a Historical Basis	Results on Vornado's Purchase Price Accounting Basis	Results on Vornado's Purchase Price Accounting Basis
(Amounts in thousands)			
Net sales	\$ 2,719,000	\$ 2,719,000	\$ 2,667,000
Cost of sales	<u>1,732,000</u>	<u>1,732,000</u>	<u>1,717,000</u>
Gross margin	<u>987,000</u>	<u>987,000</u>	<u>950,000</u>
Selling, general and administrative expenses	957,000	965,000	905,000
Depreciation and amortization	93,000	96,100	98,200
Other (income) expense, net	<u>(1,000)</u>	<u>600</u>	<u>(15,300)</u>
Total operating expenses	<u>1,049,000</u>	<u>1,061,700</u>	<u>987,900</u>
Operating loss	(62,000)	(74,700)	(37,900)
Interest expense	(158,000)	(163,500)	(117,000)
Interest income	<u>2,000</u>	<u>2,000</u>	<u>1,000</u>
Loss before income taxes	(218,000)	(236,200)	(153,900)
Income tax benefit	<u>125,000</u>	<u>133,000</u>	<u>64,500</u>
Net loss	(93,000)	(103,200)	(89,400)
Less: Net loss attributable to noncontrolling interest	-	-	2,000
Net loss attributable to Toys "R" Us, Inc.	<u>\$ (93,000)</u>	<u>\$ (103,200)</u>	<u>\$ (87,400)</u>
Vornado's 32.7% equity in Toys' net loss		\$ (33,757)	\$ (28,571)
Management fee from Toys, net		2,984	1,608
Interest income on credit facility		88	366
Total Vornado net loss from its investment in Toys		<u>\$ (30,685)</u>	<u>\$ (26,597)</u>
See page 3 for a reconciliation of net loss to FFO.			
Reconciliation of Vornado's net loss from its investment in Toys to EBITDA (1):			
Net loss		\$ (30,685)	\$ (26,597)
Interest and debt expense		53,481	37,493
Depreciation and amortization		31,434	30,859
Income tax benefit		<u>(43,504)</u>	<u>(20,520)</u>
Vornado's share of Toys' EBITDA (1)		<u>\$ 10,726</u>	<u>\$ 21,235</u>

(1) EBITDA represents "Earnings Before Interest, Taxes, Depreciation and Amortization." Management considers EBITDA a supplemental measure for making decisions and assessing the unlevered performance of its segments as it relates to the total return on assets as opposed to the levered return on equity. EBITDA should not be considered a substitute for net income. EBITDA may not be comparable to similarly titled measures employed by other companies.

(Amounts in thousands)

	For the Quarter Ended	
	October 30, 2010	October 31, 2009
Reconciliation of Vornado's net loss from its investment in Toys to FFO (1):		
Net loss	\$ (30,685)	\$ (26,597)
Depreciation and amortization of real property	16,878	15,527
Income tax effect of above adjustment	(5,907)	(5,434)
Vornado's share of Toys' FFO (1)	<u>\$ (19,714)</u>	<u>\$ (16,504)</u>

(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"). 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 flows as a liquidity measure. FFO may not be comparable to similarly titled measures employed by other companies.

Source: Vornado Realty Trust

Contact:

Vornado Realty Trust

Joseph Macnow, 201-587-1000