

VORNADO REALTY TRUST  
Form 10-Q  
October 31, 2016

**UNITED STATES**

**SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, D.C. 20549**

**FORM 10-Q**

(Mark one)

**QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d)  
OF THE SECURITIES EXCHANGE ACT OF 1934**

	For the quarterly period ended:	<b>September 30, 2016</b>	
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**Or**

**TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d)  
OF THE SECURITIES EXCHANGE ACT OF 1934**

**For the transition period from:**

**to**

**Commission File Number:**

**001-11954**

**VORNADO REALTY TRUST**

(Exact name of registrant as specified in its charter)

**Maryland**

(State or other jurisdiction of incorporation or organization)

**22-1657560**

(I.R.S. Employer Identification Number)

**888 Seventh Avenue, New York, New York**

(Address of principal executive offices)

**10019**

(Zip Code)

**(212) 894-7000**

(Registrant's telephone number, including area code)

**N/A**

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large Accelerated Filer

Non-Accelerated Filer (Do not check if smaller reporting company)

Accelerated Filer

Smaller Reporting Company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

As of September 30, 2016, 188,994,234 of the registrant's common shares of beneficial interest are outstanding.

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**PART I. FINANCIAL INFORMATION****Item 1. Financial Statements**

**VORNADO REALTY TRUST  
CONSOLIDATED BALANCE SHEETS  
(UNAUDITED)**

(Amounts in thousands, except unit, share, and per share amounts)	<b>September 30, 2016</b>	<b>December 31, 2015</b>
<b>ASSETS</b>		
Real estate, at cost:		
Land	\$ 4,129,497	\$ 4,164,799
Buildings and improvements	12,654,086	12,582,671
Development costs and construction in progress	1,369,953	1,226,637
Leasehold improvements and equipment	114,026	116,030
Total	18,267,562	18,090,137
Less accumulated depreciation and amortization	(3,430,832)	(3,418,267)
Real estate, net	14,836,730	14,671,870
Cash and cash equivalents	1,352,697	1,835,707
Restricted cash	111,941	107,799
Marketable securities	198,165	150,997
Tenant and other receivables, net of allowance for doubtful accounts of \$11,171 and \$11,908	94,057	98,062
Investments in partially owned entities	1,497,925	1,550,422
Real estate fund investments	519,386	574,761
Receivable arising from the straight-lining of rents, net of allowance of \$2,414 and \$2,751	1,027,319	931,245
Deferred leasing costs, net of accumulated amortization of \$234,330 and \$218,239	462,179	480,421
Identified intangible assets, net of accumulated amortization of \$201,164 and \$187,360	201,450	227,901
Assets related to discontinued operations	5,546	37,020
Other assets	551,974	477,088
	<b>\$ 20,859,369</b>	<b>\$ 21,143,293</b>
<b>LIABILITIES, REDEEMABLE NONCONTROLLING INTERESTS AND EQUITY</b>		
Mortgages payable, net	\$ 9,867,550	\$ 9,513,713
Senior unsecured notes, net	845,223	844,159
Unsecured revolving credit facilities	115,630	550,000
Unsecured term loan, net	371,835	183,138
Accounts payable and accrued expenses	461,234	443,955
Deferred revenue	301,017	346,119
Deferred compensation plan	118,359	117,475
Liabilities related to discontinued operations	3,284	12,470
Other liabilities	457,928	426,965

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Total liabilities	12,542,060	12,437,994
Commitments and contingencies	-	-
Redeemable noncontrolling interests:		
Class A units - 12,280,354 and 12,242,820 units outstanding	1,242,895	1,223,793
Series D cumulative redeemable preferred units - 177,101 units outstanding	5,428	5,428
Total redeemable noncontrolling interests	1,248,323	1,229,221
Vornado shareholders' equity:		
Preferred shares of beneficial interest: no par value per share; authorized 110,000,000 shares; issued and outstanding 42,826,629 and 52,676,629 shares	1,038,111	1,276,954
Common shares of beneficial interest: \$.04 par value per share; authorized 250,000,000 shares; issued and outstanding 188,994,234 and 188,576,853 shares	7,537	7,521
Additional capital	7,139,220	7,132,979
Earnings less than distributions	(1,951,411)	(1,766,780)
Accumulated other comprehensive income	82,374	46,921
Total Vornado shareholders' equity	6,315,831	6,697,595
Noncontrolling interests in consolidated subsidiaries	753,155	778,483
Total equity	7,068,986	7,476,078
	\$ 20,859,369	\$ 21,143,293

See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF INCOME**  
**(UNAUDITED)**

(Amounts in thousands, except per share amounts)

	<b>For the Three Months Ended</b>		<b>For the Nine Months Ended</b>	
	<b>September 30,</b>		<b>September 30,</b>	
	<b>2016</b>	<b>2015</b>	<b>2016</b>	<b>2015</b>
<b>REVENUES:</b>				
Property rentals	\$ 523,998	\$ 526,337	\$ 1,570,668	\$ 1,541,454
Tenant expense reimbursements	71,425	67,098	191,841	196,234
Fee and other income	37,774	34,161	105,433	112,998
Total revenues	633,197	627,596	1,867,942	1,850,686
<b>EXPENSES:</b>				
Operating	260,826	256,561	762,313	753,744
Depreciation and amortization	138,968	141,920	423,238	402,999
General and administrative	40,442	36,157	134,710	133,838
Impairment loss and acquisition and transaction related costs	3,808	1,518	171,994	7,560
Total expenses	444,044	436,156	1,492,255	1,298,141
Operating income	189,153	191,440	375,687	552,545
Income (loss) from partially owned entities	4,127	(325)	529	(8,709)
Income from real estate fund investments	1,077	1,665	28,750	52,122
Interest and other investment income, net	6,508	3,160	20,262	19,618
Interest and debt expense	(98,365)	(95,344)	(304,430)	(279,110)
Net gain on disposition of wholly owned and partially owned assets	-	103,037	160,225	104,897
Income before income taxes	102,500	203,633	281,023	441,363
Income tax (expense) benefit	(4,865)	(2,856)	(9,805)	84,245
Income from continuing operations	97,635	200,777	271,218	525,608
Income from discontinued operations	2,969	34,463	6,160	50,278
Net income	100,604	235,240	277,378	575,886
Less net income attributable to noncontrolling interests in:				
Consolidated subsidiaries	(3,658)	(3,302)	(26,361)	(38,370)
Operating Partnership	(4,366)	(12,704)	(11,410)	(28,189)
Net income attributable to Vornado	92,580	219,234	239,607	509,327
Preferred share dividends	(19,047)	(20,364)	(59,774)	(60,213)
Preferred share issuance costs (Series J redemption)	(7,408)	-	(7,408)	-
<b>NET INCOME attributable to common shareholders</b>	<b>\$ 66,125</b>	<b>\$ 198,870</b>	<b>\$ 172,425</b>	<b>\$ 449,114</b>
 <b>INCOME PER COMMON SHARE - BASIC:</b>				
Income from continuing operations, net	\$ 0.34	\$ 0.88	\$ 0.88	\$ 2.13



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Income from discontinued operations, net	0.01	0.17	0.03	0.25
Net income per common share	\$ 0.35	\$ 1.05	\$ 0.91	\$ 2.38
Weighted average shares outstanding	188,901	188,504	188,778	188,291

**INCOME PER COMMON SHARE - DILUTED:**

Income from continuing operations, net	\$ 0.33	\$ 0.88	\$ 0.88	\$ 2.12
Income from discontinued operations, net	0.02	0.17	0.03	0.25
Net income per common share	\$ 0.35	\$ 1.05	\$ 0.91	\$ 2.37
Weighted average shares outstanding	190,048	189,581	190,086	189,789

**DIVIDENDS PER COMMON SHARE**

	\$ 0.63	\$ 0.63	\$ 1.89	\$ 1.89
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See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**  
**(UNAUDITED)**

(Amounts in thousands)	<b>For the Three Months Ended</b>		<b>For the Nine Months Ended</b>	
	<b>September 30,</b>		<b>September 30,</b>	
	<b>2016</b>	<b>2015</b>	<b>2016</b>	<b>2015</b>
Net income	\$ 100,604	\$ 235,240	\$ 277,378	\$ 575,886
Other comprehensive income (loss):				
Increase (reduction) in unrealized net gain on				
available-for-sale securities	3,685	(7,064)	42,798	(53,396)
Pro rata share of other comprehensive loss of				
nonconsolidated subsidiaries	(915)	(114)	(1,537)	(1,148)
Increase (reduction) in value of interest rate swaps and other	7,689	(289)	(3,482)	1,788
Comprehensive income	111,063	227,773	315,157	523,130
Less comprehensive income attributable to noncontrolling interests	(8,665)	(15,559)	(40,097)	(63,477)
Comprehensive income attributable to Vornado	\$ 102,398	\$ 212,214	\$ 275,060	\$ 459,653

See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**(UNAUDITED)**

(Amounts in thousands)

	Preferred Shares		Common Shares		Additional Capital	Earnings Less Than Comprehensive Distributions	Other Income	Non-	Consolidated	Total Equity
	Shares	Amount	Shares	Amount				Accumulated Controlling Interests in Subsidiaries		
<b>Balance, December 31, 2015</b>	52,677	\$1,276,954	188,577	\$7,521	\$7,132,979	\$(1,766,780)	\$ 46,921	\$ 778,483	\$7,476,078	
Net income attributable to Vornado	-	-	-	-	-	239,607	-	-	239,607	
Net income attributable to noncontrolling interests in consolidated subsidiaries	-	-	-	-	-	-	-	26,361	26,361	
Dividends on common shares	-	-	-	-	-	(356,863)	-	-	(356,863)	
Dividends on preferred shares	-	-	-	-	-	(59,774)	-	-	(59,774)	
Redemption of Series J preferred shares	(9,850)	(238,842)	-	-	-	(7,408)	-	-	(246,250)	
Common shares issued:										
Upon redemption of Class A units, at redemption value	-	-	293	12	28,114	-	-	-	28,126	
Under employees' share option plan	-	-	106	4	5,936	-	-	-	5,940	
Under dividend reinvestment	-	-	12	-	1,080	-	-	-	1,080	

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plan									
Contributions:									
Other	-	-	-	-	-	-	-	19,699	19,699
Distributions:									
Real estate									
fund									
investments	-	-	-	-	-	-	-	(59,843)	(59,843)
Other	-	-	-	-	-	-	-	(11,631)	(11,631)
Deferred									
compensation									
shares									
and options	-	-	7	1	1,370	(186)	-	-	1,185
Increase in									
unrealized net									
gain on									
available-for-sale									
securities	-	-	-	-	-	-	42,798	-	42,798
Pro rata share									
of other									
comprehensive									
loss of									
nonconsolidated									
subsidiaries	-	-	-	-	-	-	(1,537)	-	(1,537)
Reduction in									
value of									
interest									
rate swaps	-	-	-	-	-	-	(3,482)	-	(3,482)
Adjustments									
to carry									
redeemable									
Class A units									
at									
redemption									
value	-	-	-	-	(30,260)	-	-	-	(30,260)
Redeemable									
noncontrolling									
interests'									
share of									
above									
adjustments	-	-	-	-	-	-	(2,326)	-	(2,326)
Other	-	(1)	(1)	(1)	1	(7)	-	86	78
<b>Balance,</b>									
<b>September</b>									
<b>30, 2016</b>	42,827	\$1,038,111	188,994	\$7,537	\$7,139,220	\$(1,951,411)	\$ 82,374	\$ 753,155	\$7,068,986

See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY - CONTINUED**  
**(UNAUDITED)**

(Amounts in thousands)

	Preferred Shares		Common Shares		Additional	Earnings	Other	Non- Accumulated controlling Interests in Consolidated	Total
	Shares	Amount	Shares	Amount	Capital	Less Than Distributions	Comprehensive Income	Subsidiaries	Equity
<b>Balance, December 31, 2014</b>	52,679	\$1,277,026	187,887	\$7,493	\$6,873,025	\$(1,505,385)	\$ 93,267	\$ 743,956	\$7,489,382
Net income attributable to Vornado	-	-	-	-	-	509,327	-	-	509,327
Net income attributable to noncontrolling interests in consolidated subsidiaries	-	-	-	-	-	-	-	38,370	38,370
Distribution of Urban Edge Properties	-	-	-	-	-	(464,262)	-	(341)	(464,603)
Dividends on common shares	-	-	-	-	-	(355,945)	-	-	(355,945)
Dividends on preferred shares	-	-	-	-	-	(60,213)	-	-	(60,213)
Common shares issued: Upon redemption of Class A units, at redemption value	-	-	437	17	46,676	-	-	-	46,693
Under employees' share option plan	-	-	198	8	14,197	(2,579)	-	-	11,626
Under dividend reinvestment plan	-	-	11	-	1,068	-	-	-	1,068

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Contributions:									
Real estate fund investments	-	-	-	-	-	-	-	51,725	51,725
Distributions:									
Real estate fund investments	-	-	-	-	-	-	-	(70,875)	(70,875)
Other	-	-	-	-	-	-	-	(397)	(397)
Conversion of Series A preferred shares to common shares	(1)	(41)	2	-	41	-	-	-	-
Deferred compensation shares and options	-	-	6	1	2,046	(359)	-	-	1,688
Reduction in unrealized net gain on available-for-sale securities	-	-	-	-	-	-	(53,396)	-	(53,396)
Pro rata share of other comprehensive loss of nonconsolidated subsidiaries	-	-	-	-	-	-	(1,148)	-	(1,148)
Increase in value of interest rate swap	-	-	-	-	-	-	1,783	-	1,783
Adjustments to carry redeemable Class A units at redemption value	-	-	-	-	295,713	-	-	-	295,713
Redeemable noncontrolling interests' share of above adjustments	-	-	-	-	-	-	3,082	-	3,082
Other	-	-	-	-	-	700	5	(84)	621
<b>Balance, September</b>	<b>52,678</b>	<b>\$1,276,985</b>	<b>188,541</b>	<b>\$7,519</b>	<b>\$7,232,766</b>	<b>\$(1,878,716)</b>	<b>\$ 43,593</b>	<b>\$ 762,354</b>	<b>\$7,444,501</b>

**30, 2015**

See notes to consolidated financial statements (unaudited).

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**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
**(UNAUDITED)**

(Amounts in thousands)

	<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
<b>Cash Flows from Operating Activities:</b>		
Net income	\$ 277,378	\$ 575,886
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization (including amortization of deferred financing costs)	446,040	420,494
Real estate impairment losses	161,165	256
Net gain on disposition of wholly owned and partially owned assets	(160,225)	(104,897)
Straight-lining of rental income	(118,798)	(108,529)
Return of capital from real estate fund investments	71,888	91,036
Distributions of income from partially owned entities	58,692	51,650
Amortization of below-market leases, net	(41,676)	(45,918)
Other non-cash adjustments	33,971	35,190
Net realized and unrealized gains on real estate fund investments	(16,513)	(38,781)
Net gains on sale of real estate and other	(5,074)	(65,396)
Equity in net (income) loss of partially owned entities	(529)	7,961
Reversal of allowance for deferred tax assets	-	(90,030)
Changes in operating assets and liabilities:		
Real estate fund investments	-	(95,010)
Tenant and other receivables, net	(578)	1,892
Prepaid assets	(71,068)	(77,899)
Other assets	(50,938)	(92,413)
Accounts payable and accrued expenses	6,530	(5,799)
Other liabilities	(16,018)	(16,168)
Net cash provided by operating activities	574,247	443,525
<b>Cash Flows from Investing Activities:</b>		
Development costs and construction in progress	(426,641)	(339,586)
Additions to real estate	(261,971)	(207,845)
Proceeds from sales of real estate and related investments	138,034	375,850
Investments in partially owned entities	(112,797)	(144,890)
Distributions of capital from partially owned entities	100,997	31,822
Acquisitions of real estate and other	(46,801)	(388,565)
Net deconsolidation of 7 West 34th Street	(42,000)	-
Restricted cash	(24,796)	201,895
Investments in loans receivable and other	(11,700)	(25,845)
Purchases of marketable securities	(4,379)	-
Proceeds from sales and repayments of mortgage and mezzanine loans receivable and other	33	16,781



Net cash used in investing activities	(692,021)	(480,383)
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See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED**  
**(UNAUDITED)**

(Amounts in thousands)

	<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
<b>Cash Flows from Financing Activities:</b>		
Proceeds from borrowings	\$ 2,000,604	\$ 2,876,460
Repayments of borrowings	(1,591,554)	(2,539,677)
Dividends paid on common shares	(356,863)	(355,945)
Redemption of preferred shares	(246,250)	-
Distributions to noncontrolling interests	(95,055)	(93,738)
Dividends paid on preferred shares	(64,006)	(60,213)
Debt issuance and other costs	(30,846)	(37,467)
Contributions from noncontrolling interests	11,900	51,725
Proceeds received from exercise of employee share options	7,020	15,273
Repurchase of shares related to stock compensation agreements and related tax withholdings and other	(186)	(4,900)
Cash included in the spin-off of Urban Edge Properties	-	(225,000)
Net cash used in financing activities	(365,236)	(373,482)
Net decrease in cash and cash equivalents	(483,010)	(410,340)
Cash and cash equivalents at beginning of period	1,835,707	1,198,477
Cash and cash equivalents at end of period	\$ 1,352,697	\$ 788,137
<b>Supplemental Disclosure of Cash Flow Information:</b>		
Cash payments for interest, excluding capitalized interest of \$21,297 and \$40,924	\$ 275,979	\$ 256,254
Cash payments for income taxes	\$ 7,602	\$ 7,640
<b>Non-Cash Investing and Financing Activities:</b>		
Write-off of fully depreciated assets	\$ (283,496)	\$ (127,788)
Accrued capital expenditures included in accounts payable and accrued expenses	129,704	95,535
Change in unrealized net gain on securities available-for-sale	42,798	(53,396)
Adjustments to carry redeemable Class A units at redemption value	(30,260)	295,713
Decrease in assets and liabilities resulting from the deconsolidation of investments that were previously consolidated		
Real estate, net	(122,047)	-
Mortgages payable, net	(290,418)	-
Non-cash distribution of Urban Edge Properties:		
Assets	-	1,722,263
Liabilities	-	(1,482,660)
Equity	-	(239,603)
	-	(145,313)

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Transfer of interest in real estate to Pennsylvania Real Estate  
Investment Trust

Class A units in connection with acquisition	-	80,000
Financing assumed in acquisitions	-	62,000
Like-kind exchange of real estate:		
Acquisitions	46,698	80,269
Dispositions	(29,639)	(213,621)

See notes to consolidated financial statements (unaudited).

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

**(UNAUDITED)**

## **1. Organization**

Vornado Realty Trust (“Vornado”) is a fully integrated real estate investment trust (“REIT”) and conducts its business through, and all of its interests in properties are held by, Vornado Realty L.P., a Delaware limited partnership (the “Operating Partnership”). Vornado is the sole general partner of, and owned approximately 93.7% of the common limited partnership interest in, the Operating Partnership at September 30, 2016. All references to “we,” “us,” “our,” the “Company” and “Vornado” refer to Vornado Realty Trust and its consolidated subsidiaries, including the Operating Partnership.

## **2. Basis of Presentation**

The accompanying consolidated financial statements are unaudited and include the accounts of Vornado and its consolidated subsidiaries, including the Operating Partnership. All inter-company amounts have been eliminated. In our opinion, all adjustments (which include only normal recurring adjustments) necessary to present fairly the financial position, results of operations and changes in cash flows have been made. Certain information and footnote disclosures normally included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") have been condensed or omitted. These condensed consolidated financial statements have been prepared in accordance with the instructions to Form 10-Q of the Securities and Exchange Commission ("SEC") and should be read in conjunction with the consolidated financial statements and notes thereto included in our Annual Report on Form 10-K, as amended, for the year ended December 31, 2015, as filed with the SEC.

We have made estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates. The results of operations for the three and nine months ended September 30, 2016 are not necessarily indicative of the operating results for the full year.

### **3. Recently Issued Accounting Literature**

In May 2014, the Financial Accounting Standards Board ("FASB") issued an update ("ASU 2014-09") establishing Accounting Standards Codification ("ASC") Topic 606, *Revenue from Contracts with Customers* ("ASC 606"). ASU 2014-09 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most of the existing revenue recognition guidance. ASU 2014-09 requires an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services and also requires certain additional disclosures. In August 2015, the FASB issued an update ("ASU 2015-14") to ASC 606, *Deferral of the Effective Date*, which defers the adoption of ASU 2014-09 to interim and annual reporting periods in fiscal years that begin after December 15, 2017. In March 2016, the FASB issued an update ("ASU 2016-08") to ASC 606, *Principal versus Agent Considerations (Reporting Revenue Gross versus Net)*, which clarifies the implementation guidance on principal versus agent considerations in the new revenue recognition standard pursuant to ASU 2014-09. In April 2016, the FASB issued an update ("ASU 2016-10") to ASC 606, *Identifying Performance Obligations and Licensing*, which clarifies guidance related to identifying performance obligations and licensing implementation guidance contained in ASU 2014-09. In May 2016, the FASB issued an update ("ASU 2016-12") to ASC 606, *Narrow-Scope Improvements and Practical Expedients*, which amends certain aspects of the new revenue recognition standard pursuant to ASU 2014-09. We are currently evaluating the impact of the adoption of these ASUs on our consolidated financial statements.

In June 2014, the FASB issued an update ("ASU 2014-12") to ASC Topic 718, *Compensation – Stock Compensation* ("ASC 718"). ASU 2014-12 requires an entity to treat performance targets that can be met after the requisite service period of a share based award has ended, as a performance condition that affects vesting. ASU 2014-12 is effective for interim and annual reporting periods in fiscal years that began after December 15, 2015. The adoption of this update as of January 1, 2016, did not have any impact on our consolidated financial statements.



**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

### **3. Recently Issued Accounting Literature - continued**

In February 2015, the FASB issued an update (“ASU 2015-02”) *Amendments to the Consolidation Analysis* to ASC Topic 810, *Consolidation*. ASU 2015-02 affects reporting entities that are required to evaluate whether they should consolidate certain legal entities. Specifically, the amendments: (i) modify the evaluation of whether limited partnerships and similar legal entities are variable interest entities (“VIEs”) or voting interest entities, (ii) eliminate the presumption that a general partner should consolidate a limited partnership, (iii) affect the consolidation analysis of reporting entities that are involved with VIEs, and (iv) provide a scope exception for certain entities. ASU 2015-02 is effective for interim and annual reporting periods beginning after December 15, 2015. The adoption of this update on January 1, 2016 resulted in the identification of additional VIEs, but did not have an impact on our consolidated financial statements other than additional disclosures (see Note 14 - *Variable Interest Entities*).

In January 2016, the FASB issued an update (“ASU 2016-01”) *Recognition and Measurement of Financial Assets and Financial Liabilities* to ASC Topic 825, *Financial Instruments*. ASU 2016-01 amends certain aspects of recognition, measurement, presentation and disclosure of financial instruments, including the requirement to measure certain equity investments at fair value with changes in fair value recognized in net income. ASU 2016-01 is effective for interim and annual reporting periods in fiscal years beginning after December 15, 2017. We are currently evaluating the impact of the adoption of ASU 2016-01 on our consolidated financial statements.

In February 2016, the FASB issued (“ASU 2016-02”) *Leases*, which sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. ASU 2016-02 requires lessees to apply a dual approach, classifying leases as either finance or operating leases based on the principle of whether or not the lease is effectively a financed purchase. Lessees are required to record a right-of-use asset and a lease liability for all leases with a term of greater than 12 months. Leases with a term of 12 months or less will be accounted for similar to existing guidance for operating leases. Lessees will recognize expense based on the effective interest method for finance leases or on a straight-line basis for operating leases. The new standard requires lessors to account for leases using an approach that is substantially equivalent to existing guidance. ASU 2016-02 is effective for reporting periods beginning after December 15, 2018, with early adoption permitted. We are currently evaluating the impact of the adoption of ASU 2016-02 on our consolidated financial statements.

In March 2016, the FASB issued an update (“ASU 2016-09”) *Improvements to Employee Share-Based Payment Accounting* to ASC 718. ASU 2016-09 amends several aspects of the accounting for share-based payment transactions, including the income tax consequences, classification of awards as either equity or liabilities, and classification on the statement of cash flows. ASU 2016-09 is effective for interim and annual reporting periods in

fiscal years beginning after December 15, 2017. We are currently evaluating the impact of the adoption of ASU 2016-09 on our consolidated financial statements.

In August 2016, the FASB issued an update (“ASU 2016-15”) *Classification of Certain Cash Receipts and Cash Payments* to ASC Topic 230, *Statement of Cash Flows*. ASU 2016-15 clarifies guidance on the classification of certain cash receipts and payments in the statement of cash flows to reduce diversity in practice with respect to (i) debt prepayment or debt extinguishment costs, (ii) settlement of zero-coupon debt instruments or other debt instruments with coupon interest rates that are insignificant in relation to the effective interest rate of the borrowing, (iii) contingent consideration payments made after a business combination, (iv) proceeds from the settlement of insurance claims, (v) proceeds from the settlement of corporate-owned life insurance policies, including bank-owned life insurance policies, (vi) distributions received from equity method investees, (vii) beneficial interests in securitization transactions, and (viii) separately identifiable cash flows and application of the predominance principle. ASU 2016-15 is effective for interim and annual reporting periods in fiscal years beginning after December 15, 2017, with early adoption permitted. The adoption of this update is not expected to have a significant impact on our consolidated financial statements.

#### **4. Acquisitions**

On May 20, 2016, we contributed \$19,650,000 for a 50.0% equity interest in a joint venture that will develop 606 Broadway, a 33,000 square foot office and retail building, located on Houston Street in Manhattan. The development cost of this project is estimated to be approximately \$104,000,000. At closing, the joint venture obtained a \$65,000,000 construction loan, of which approximately \$22,500,000 was outstanding at September 30, 2016. The loan, which bears interest at LIBOR plus 3.00% (3.52% at September 30, 2016), matures in May 2019 with two one-year extension options. Because this joint venture is a VIE and we determined we are the primary beneficiary, we consolidate the accounts of this joint venture from the date of our investment.



## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

**5. Real Estate Fund Investments**

We are the general partner and investment manager of Vornado Capital Partners Real Estate Fund (the “Fund”), which has an eight-year term and a three-year investment period that ended in July 2013. The Fund is accounted for under ASC 946, *Financial Services – Investment Companies* (“ASC 946”) and its investments are reported on its balance sheet at fair value, with changes in value each period recognized in earnings. We consolidate the accounts of the Fund into our consolidated financial statements, retaining the fair value basis of accounting.

We are also the general partner and investment manager of Crowne Plaza Times Square Hotel Co-Investment (the “Co-Investment”), which owns the 24.7% interest in the Crowne Plaza Times Square Hotel not owned by the Fund. The Co-Investment is also accounted for under ASC 946. We consolidate the accounts of the Co-Investment into our consolidated financial statements, retaining the fair value basis of accounting.

At September 30, 2016, we had six real estate fund investments with an aggregate fair value of \$519,386,000, or \$210,451,000 in excess of cost, and had remaining unfunded commitments of \$117,907,000, of which our share was \$34,422,000. Below is a summary of income from the Fund and the Co-Investment for the three and nine months ended September 30, 2016 and 2015.

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Net investment income	\$ 5,841	\$ 5,116	\$ 12,237	\$ 13,716
Net unrealized (losses) gains on held investments	(4,764)	(2,544)	16,091	37,001
Net realized (losses) gains on exited investments	-	(907)	14,676	24,684
Previously recorded unrealized gain on exited investment	-	-	(14,254)	(23,279)
Income from real estate fund investments	1,077	1,665	28,750	52,122
Less income attributable to noncontrolling interests	(270)	(42)	(15,088)	(29,453)

Income from real estate fund  
investments

attributable to Vornado <sup>(1)</sup>	\$	807	\$	1,623	\$	13,662	\$	22,669
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- (1) Excludes management, leasing and development fees of \$804 and \$678 for the three months ended September 30, 2016 and 2015, respectively, and \$2,499 and \$2,015 for the nine months ended September 30, 2016 and 2015, respectively, which are included as a component of "fee and other income" in our consolidated statements of income.

**6. Marketable Securities**

Below is a summary of our marketable securities portfolio as of September 30, 2016 and December 31, 2015.

(Amounts in thousands)	As of September 30, 2016			As of December 31, 2015		
	Fair Value	GAAP Cost	Unrealized Gain	Fair Value	GAAP Cost	Unrealized Gain
Equity securities:						
Lexington Realty Trust	\$ 190,230	\$ 72,549	\$ 117,681	\$ 147,752	\$ 72,549	\$ 75,203
Other	7,935	4,379	3,556	3,245	-	3,245
	\$ 198,165	\$ 76,928	\$ 121,237	\$ 150,997	\$ 72,549	\$ 78,448

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**7. Investments in Partially Owned Entities**

***Alexander's, Inc. ("Alexander's") (NYSE: ALX)***

As of September 30, 2016, we own 1,654,068 Alexander's common shares, representing a 32.4% interest in Alexander's. We account for our investment in Alexander's under the equity method. We manage, lease and develop Alexander's properties pursuant to agreements which expire in March of each year and are automatically renewable.

As of September 30, 2016, the market value (“fair value” pursuant to ASC Topic 820, *Fair Value Measurements* (“ASC 820”)) of our investment in Alexander’s, based on Alexander’s September 30, 2016 closing share price of \$419.60, was \$694,047,000, or \$563,562,000 in excess of the carrying amount on our consolidated balance sheet. As of September 30, 2016, the carrying amount of our investment in Alexander’s, excluding amounts owed to us, exceeds our share of the equity in the net assets of Alexander’s by approximately \$39,778,000. The majority of this basis difference resulted from the excess of our purchase price for the Alexander’s common stock acquired over the book value of Alexander’s net assets. Substantially all of this basis difference was allocated, based on our estimates of the fair values of Alexander’s assets and liabilities, to real estate (land and buildings). We are amortizing the basis difference related to the buildings into earnings as additional depreciation expense over their estimated useful lives. This depreciation is not material to our share of equity in Alexander’s net income. The basis difference related to the land will be recognized upon disposition of our investment.

*Urban Edge Properties (“UE”) (NYSE: UE)*

As of September 30, 2016, we own 5,717,184 UE operating partnership units, representing a 5.4% ownership interest in UE. We account for our investment in UE under the equity method and record our share of UE’s net income or loss on a one-quarter lag basis. During 2015, we provided transition services to UE, primarily for information technology, human resources, tax and financial planning. In 2016, we continue to provide UE information technology support. UE is providing us with leasing and property management services for (i) certain small retail properties that we plan to sell, and (ii) our affiliate, Alexander’s, Rego Park retail assets. As of September 30, 2016, the fair value of our investment in UE, based on UE’s September 30, 2016 closing share price of \$28.14, was \$160,882,000, or \$135,065,000 in excess of the carrying amount on our consolidated balance sheet.

*Pennsylvania Real Estate Investment Trust (“PREIT”) (NYSE: PEI)*

As of September 30, 2016, we own 6,250,000 PREIT operating partnership units, representing an 8.0% interest in PREIT. We account for our investment in PREIT under the equity method and record our share of PREIT’s net income or loss on a one-quarter lag basis. As of September 30, 2016, the fair value of our investment in PREIT, based on PREIT’s September 30, 2016 closing share price of \$23.03, was \$143,938,000, or \$19,638,000 in excess of the carrying amount on our consolidated balance sheet. As of September 30, 2016, the carrying amount of our investment in PREIT exceeds our share of the equity in the net assets of PREIT by approximately \$66,596,000. The majority of this basis difference resulted from the excess of the fair value of the PREIT operating units received over our share of the book value of PREIT’s net assets. Substantially all of this basis difference was allocated, based on our estimates of the fair values of PREIT’s assets and liabilities, to real estate (land and buildings). We are amortizing the basis difference related to the buildings into earnings as additional depreciation expense over their estimated useful lives. This depreciation is not material to our share of equity in PREIT’s net loss. The basis difference related to the land will be recognized upon disposition of our investment.



**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**7. Investments in Partially Owned Entities – continued**

*One Park Avenue*

On March 7, 2016, the joint venture, in which we have a 55% ownership interest, completed a \$300,000,000 refinancing of One Park Avenue, a 947,000 square foot Manhattan office building. The loan matures in March 2021 and is interest only at LIBOR plus 1.75% (2.28% at September 30, 2016). The property was previously encumbered by a 4.995%, \$250,000,000 mortgage which matured in March 2016.



*Mezzanine Loan – New York*

On March 17, 2016, we entered into a joint venture, in which we own a 33.3% interest, which owns a \$146,004,000 mezzanine loan. The interest rate is LIBOR plus 8.875% (9.38% at September 30, 2016) and the debt matures in November 2016, with two three-month extension options. At September 30, 2016, the joint venture has a \$3,996,000 remaining commitment, of which our share is \$1,332,000. The joint venture's investment is subordinate to \$350,000,000 of third party debt. We account for our investment in the joint venture under the equity method.

*The Warner Building*

On May 6, 2016, the joint venture, in which we have a 55% ownership interest, completed a \$273,000,000 refinancing of The Warner Building, a 621,000 square foot Washington, DC office building. The loan matures in June 2023, has a fixed rate of 3.65%, is interest only for the first two years and amortizes based on a 30-year schedule beginning in year three. The property was previously encumbered by a 6.26%, \$293,000,000 mortgage which matured in May 2016.

*280 Park Avenue*

On May 11, 2016, the joint venture, in which we have a 50% ownership interest, completed a \$900,000,000 refinancing of 280 Park Avenue, a 1,250,000 square foot Manhattan office building. The three-year loan with four one-year extensions is interest only at LIBOR plus 2.00% (2.51% at September 30, 2016). The property was previously encumbered by a 6.35%, \$721,000,000 mortgage which was scheduled to mature in June 2016.

*7 West 34th Street*

On May 16, 2016, we completed a \$300,000,000 recourse financing of 7 West 34th Street, a 477,000 square foot Manhattan office building leased to Amazon. The ten-year loan is interest only at a fixed rate of 3.65% and matures in June 2026. Subsequently, on May 27, 2016, we sold a 47% ownership interest in this property and retained the remaining 53% interest. This transaction was based on a property value of approximately \$561,000,000 or \$1,176 per square foot. We received net proceeds of \$127,382,000 from the sale and realized a net gain of \$203,324,000, of which \$159,511,000 was recognized in the second quarter and is included in “net gain on disposition of wholly owned and partially owned assets” in our consolidated statements of income. The remaining net gain of \$43,813,000 has been deferred until our guarantee of payment of loan principal and interest is removed or the loan is repaid. We realized a net tax gain of \$90,017,000. We continue to manage and lease the property. We share control over major decisions with our joint venture partner. Accordingly, this property is accounted for under the equity method from the date of sale.

*50-70 West 93rd Street*

On August 3, 2016, the joint venture, in which we have 49.9% ownership interest, completed an \$80,000,000 refinancing of 50-70 West 93rd Street, a 326 unit Manhattan residential complex. The three-year loan with two one-year extensions is interest only at LIBOR plus 1.70% (2.22% at September 30, 2016). The property was previously encumbered by a \$44,980,000 first mortgage at LIBOR plus 1.90% and an \$18,481,000 second mortgage at LIBOR plus 1.65%, which were scheduled to mature in September 2016.

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

## 7. Investments in Partially Owned Entities – continued

Below are schedules summarizing our investments in, and income (loss) from, partially owned entities.

(Amounts in thousands)

	Percentage Ownership at September 30, 2016	September 30, 2016	Balance as of December 31, 2015
<b>Investments:</b>			
Partially owned office buildings <sup>(1)</sup>	Various	\$ 811,062	\$ 909,782
Alexander's PREIT	32.4%	130,485	133,568
India real estate ventures	8.0%	124,300	133,375
UE	4.1%-36.5%	44,671	48,310
Other investments <sup>(2)</sup>	5.4%	25,817	25,351
	Various	361,590	300,036
		\$ 1,497,925	\$ 1,550,422
7 West 34th Street <sup>(3)</sup>	53.0%	\$ (41,439)	\$ -

(1) Includes interests in 280 Park Avenue, 650 Madison Avenue, One Park Avenue, 666 Fifth Avenue (Office), 330 Madison Avenue, 512 West 22nd Street and others.

(2) Includes interests in Independence Plaza, 85 Tenth Avenue, Fashion Center Mall, 50-70 West 93rd Street, Toys "R" Us, Inc. (which has a carrying amount of zero) and others.

(3) Our negative basis results from a \$43,813 deferred gain from the sale of a 47.0% ownership interest in the property and is included in "other liabilities" on our consolidated balance sheet.

(Amounts in thousands)	Percentage Ownership at September 30, 2016	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
		2016	2015	2016	2015
<b>Our Share of Net Income (Loss):</b>					
Alexander's (see page 13 for details):					
Equity in net income	32.4%	\$ 6,891	\$ 5,716	\$ 20,640	\$ 16,757
		1,894	1,828	5,307	5,801

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Management, leasing and development fees		8,785	7,544	25,947	22,558
UE (see page 13 for details):					
Equity in net earnings	5.4%	1,949	934	3,896	1,338
Management fees		209	466	627	1,550
		2,158	1,400	4,523	2,888
Partially owned office buildings <sup>(1)</sup>	Various	(9,157)	(2,039)	(35,868)	(14,573)
India real estate ventures	4.1%-36.5%	(917)	(1,704)	(3,537)	(18,380) <sup>(2)</sup>
PREIT (see page 13 for details):	8.0%	52	(3,481)	(4,763)	(3,845)
Other investments <sup>(3)</sup>	Various	3,206	(2,045)	14,227	2,643
		\$ 4,127	\$ (325)	\$ 529	\$ (8,709)

(1) Includes interests in 280 Park Avenue, 650 Madison Avenue, One Park Avenue, 666 Fifth Avenue (Office), 7 West 34th Street, 330 Madison Avenue, 512 West 22nd Street and others. We recognized our share of a write-off of a below market lease liability related to a tenant vacating at 650 Madison of \$7,364 and \$12,751 for the three and nine months ended September 30, 2015, respectively.

(2) Includes \$14,806 for our share of non-cash impairment losses.

(3) Includes interests in Independence Plaza, 85 Tenth Avenue, Fashion Center Mall, 50-70 West 93rd Street, Toys "R" Us, Inc. and others.

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

**8. Dispositions***Discontinued Operations*

The tables below set forth the assets and liabilities related to discontinued operations at September 30, 2016 and December 31, 2015 and their combined results of operations and cash flows for the three and nine months ended September 30, 2016 and 2015.

(Amounts in thousands)

	Balance as of	
	September 30, 2016	December 31, 2015
<b>Assets related to discontinued operations:</b>		
Real estate, net	\$ 2,642	\$ 29,561
Other assets	2,904	7,459
	\$ 5,546	\$ 37,020
<b>Liabilities related to discontinued operations:</b>		
Other liabilities	\$ 3,284	\$ 12,470

(Amounts in thousands)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2016	2015	2016	2015
<b>Income from discontinued operations:</b>				
Total revenues	\$ 676	\$ 2,589	\$ 2,805	\$ 24,868
Total expenses	106	1,279	1,254	16,672
	570	1,310	1,551	8,196
Net gains on sale of real estate and a lease position	2,864	33,153	5,074	65,396
Impairment losses	(465)	-	(465)	(256)
UE spin-off transaction related costs	-	-	-	(22,972)
Pretax income from discontinued operations	2,969	34,463	6,160	50,364
Income tax expense	-	-	-	(86)
Income from discontinued operations	\$ 2,969	\$ 34,463	\$ 6,160	\$ 50,278



(Amounts in thousands)

	<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
<b>Cash flows related to discontinued operations:</b>		
Cash flows from operating activities	\$ 850	\$ (34,490)
Cash flows from investing activities	2,785	348,697

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**9. Identified Intangible Assets and Liabilities**

The following summarizes our identified intangible assets (primarily above-market leases) and liabilities (primarily acquired below-market leases) as of September 30, 2016 and December 31, 2015.

(Amounts in thousands)	<b>Balance as of</b>	
	<b>September 30, 2016</b>	<b>December 31, 2015</b>
<b>Identified intangible assets:</b>		
Gross amount	\$ 402,614	\$ 415,261
Accumulated amortization	(201,164)	(187,360)
Net	\$ 201,450	\$ 227,901
<b>Identified intangible liabilities (included in deferred revenue):</b>		
Gross amount	\$ 587,157	\$ 643,488
Accumulated amortization	(310,685)	(325,340)
Net	\$ 276,472	\$ 318,148

Amortization of acquired below-market leases, net of acquired above-market leases, resulted in an increase to rental income of \$11,868,000 and \$19,786,000 for the three months ended September 30, 2016 and 2015, respectively, and \$41,676,000 and \$45,614,000 for the nine months ended September 30, 2016 and 2015, respectively. Estimated annual amortization of acquired below-market leases, net of acquired above-market leases, for each of the five succeeding years commencing January 1, 2017 is as follows:

(Amounts in thousands)	
2017	\$ 45,591
2018	44,331
2019	32,168
2020	23,342
2021	18,159

Amortization of all other identified intangible assets (a component of depreciation and amortization expense) was \$6,918,000 and \$12,908,000 for the three months ended September 30, 2016 and 2015, respectively, and \$22,777,000 and \$24,402,000 for the nine months ended September 30, 2016 and 2015, respectively. Estimated annual amortization of all other identified intangible assets including acquired in-place leases, customer relationships, and third party contracts for each of the five succeeding years commencing January 1, 2017 is as follows:

(Amounts in thousands)	
2017	\$ 24,502
2018	20,251
2019	15,912
2020	12,441
2021	11,209

We are a tenant under ground leases for certain properties. Amortization of these acquired below-market leases, net of above-market leases, resulted in an increase to rent expense of \$458,000 and \$458,000 for the three months ended September 30, 2016 and 2015, respectively, and \$1,374,000 and \$1,374,000 for the nine months ended September 30, 2016 and 2015. Estimated annual amortization of these below-market leases, net of above-market leases, for each of

the five succeeding years commencing January 1, 2017 is as follows:

(Amounts in thousands)

2017	\$	1,832
2018		1,832
2019		1,832
2020		1,832
2021		1,832

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

**10. Debt**

The following is a summary of our debt:

(Amounts in thousands)	<b>Interest Rate at September 30, 2016</b>	<b>September 30, 2016</b>	<b>Balance at September 30, 2015</b>	<b>December 31, 2015</b>
<b>Mortgages Payable:</b>				
Fixed rate	3.90%	\$ 6,685,606	\$ 6,356,634	
Variable rate	2.34%	3,282,893	3,258,204	
Total	3.39%	9,968,499	9,614,838	
Deferred financing costs, net and other		(100,949)	(101,125)	
Total, net		\$ 9,867,550	\$ 9,513,713	
<b>Unsecured Debt:</b>				
Senior unsecured notes	3.68%	\$ 850,000	\$ 850,000	
Deferred financing costs, net and other		(4,777)	(5,841)	
Senior unsecured notes, net		845,223	844,159	
Unsecured term loan	1.67%	375,000	187,500	
Deferred financing costs, net and other		(3,165)	(4,362)	
Unsecured term loan, net		371,835	183,138	
Unsecured revolving credit facilities	1.57%	115,630	550,000	
Total, net		\$ 1,332,688	\$ 1,577,297	

On February 8, 2016, we completed a \$700,000,000 refinancing of 770 Broadway, a 1,158,000 square foot Manhattan office building. The five-year loan is interest only at LIBOR plus 1.75%, (2.28% at September 30, 2016) which was swapped for four and a half years to a fixed rate of 2.56%. The Company realized net proceeds of approximately \$330,000,000. The property was previously encumbered by a 5.65%, \$353,000,000 mortgage which was scheduled to mature in March 2016.

On September 6, 2016, we completed a \$675,000,000 refinancing of theMART, a 3,644,000 square foot commercial building in Chicago. The five-year loan is interest only and has a fixed rate of 2.70%. The Company realized net proceeds of approximately \$124,000,000. The property was previously encumbered by a 5.57%, \$550,000,000 mortgage which was scheduled to mature in December 2016.

*Skyline Properties*





On March 15, 2016, we notified the servicer of the \$678,000,000 non-recourse mortgage loan on the Skyline properties in Virginia that cash flow will be insufficient to service the debt and pay other property related costs and expenses and that we were not willing to fund additional cash shortfalls. Accordingly, at our request, the loan has been transferred to the special servicer. Consequently, based on our shortened estimated holding period for the underlying assets, we concluded that the excess of carrying amount over our estimate of fair value was not recoverable and recognized a \$160,700,000 non-cash impairment loss in the first quarter of 2016. The Company's estimate of fair value was derived from a discounted cash flow model based upon market conditions and expectations of growth and utilized unobservable quantitative inputs including a capitalization rate of 8.0% and a discount rate of 8.2%. In the second quarter of 2016, cash flow became insufficient to service the debt and we ceased making debt service payments. Pursuant to the loan agreement, the loan is in default, causing the loan to be immediately due and payable, and is subject to incremental default interest which increased the weighted average interest rate from 2.97% to 4.51% while the outstanding balance remains unpaid. For the three and nine months ended September 30, 2016, we accrued \$2,632,000 and \$5,343,000 of default interest expense, respectively. We continue to negotiate with the special servicer. There can be no assurance as to the timing or ultimate resolution of this matter.



**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**11. Redeemable Noncontrolling Interests**

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Redeemable noncontrolling interests on our consolidated balance sheets are comprised primarily of Class A Operating Partnership units held by third parties and are recorded at the greater of their carrying amount or redemption value at the end of each reporting period. Changes in the value from period to period are charged to “additional capital” in our consolidated statements of changes in equity. Below is a table summarizing the activity of redeemable noncontrolling interests.

(Amounts in thousands)		
Balance at December 31, 2014	\$	1,337,780
Net income		28,189
Other comprehensive loss		(3,082)
Distributions		(22,502)
Redemption of Class A units for common shares, at redemption value		(46,693)
Adjustments to carry redeemable Class A units at redemption value		(295,713)
Issuance of Class A units		80,000
Issuance of Series D-17 preferred units		4,428
Other, net		31,478
Balance at September 30, 2015	\$	1,113,885
Balance at December 31, 2015	\$	1,229,221
Net income		11,410
Other comprehensive income		2,326
Distributions		(23,582)
Redemption of Class A units for common shares, at redemption value		(28,126)
Adjustments to carry redeemable Class A units at redemption value		30,260
Other, net		26,814
Balance at September 30, 2016	\$	1,248,323

As of September 30, 2016 and December 31, 2015, the aggregate redemption value of redeemable Class A units was \$1,242,895,000 and \$1,223,793,000, respectively.

Redeemable noncontrolling interests exclude our Series G-1 through G-4 convertible preferred units and Series D-13 cumulative redeemable preferred units, as they are accounted for as liabilities in accordance with ASC 480, *Distinguishing Liabilities and Equity*, because of their possible settlement by issuing a variable number of Vornado common shares. Accordingly, the fair value of these units is included as a component of “other liabilities” on our consolidated balance sheets and aggregated \$50,561,000 as of September 30, 2016 and December 31, 2015. Changes in the value from period to period, if any, are charged to “interest and debt expense” in our consolidated statements of income.

## 12. Shareholders' Equity

On September 1, 2016, we redeemed all of the outstanding 6.875% Series J cumulative redeemable preferred shares at their redemption price of \$25.00 per share, or \$246,250,000 in the aggregate, plus accrued and unpaid dividends through the date of redemption. In connection therewith, we expensed \$7,408,000 of issuance costs, which reduced net income attributable to common shareholders in the three months ended September 30, 2016. These costs had been initially recorded as a reduction of shareholders' equity.

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

**13. Accumulated Other Comprehensive Income (“AOCI”)**

The following tables set forth the changes in accumulated other comprehensive income by component.

(Amounts in thousands)

	Total	Securities available- for-sale	Pro rata share of nonconsolidated subsidiaries' OCI	Interest rate swaps	Other
<b>For the Three Months Ended September 30, 2016</b>					
Balance as of June 30, 2016	\$ 72,556	\$ 117,561	\$ (9,941)	\$ (30,538)	\$ (4,526)
OCI before reclassifications	9,818	3,685	(915)	7,688	(640)
Amounts reclassified from AOCI	-	-	-	-	-
Net current period OCI	9,818	3,685	(915)	7,688	(640)
Balance as of September 30, 2016	\$ 82,374	\$ 121,246	\$ (10,856)	\$ (22,850)	\$ (5,166)
<b>For the Three Months Ended September 30, 2015</b>					
Balance as of June 30, 2015	\$ 50,613	\$ 87,442	\$ (10,026)	\$ (23,730)	\$ (3,073)
OCI before reclassifications	(7,020)	(7,064)	(114)	(290)	448
Amounts reclassified from AOCI	-	-	-	-	-
Net current period OCI	(7,020)	(7,064)	(114)	(290)	448
Balance as of September 30, 2015	\$ 43,593	\$ 80,378	\$ (10,140)	\$ (24,020)	\$ (2,625)
<b>For the Nine Months Ended September 30, 2016</b>					
Balance as of December 31, 2015	\$ 46,921	\$ 78,448	\$ (9,319)	\$ (19,368)	\$ (2,840)
OCI before reclassifications	35,453	42,798	(1,537)	(3,482)	(2,326)
Amounts reclassified from AOCI	-	-	-	-	-
Net current period OCI	35,453	42,798	(1,537)	(3,482)	(2,326)
Balance as of September 30, 2016	\$ 82,374	\$ 121,246	\$ (10,856)	\$ (22,850)	\$ (5,166)
<b>For the Nine Months Ended September 30, 2015</b>					
Balance as of December 31, 2014	\$ 93,267	\$ 133,774	\$ (8,992)	\$ (25,803)	\$ (5,712)
OCI before reclassifications	(49,674)	(53,396)	(1,148)	1,783	3,087

Amounts reclassified from AOCI	-	-	-	-	-
Net current period OCI	(49,674)	(53,396)	(1,148)	1,783	3,087
Balance as of September 30, 2015	\$ 43,593	\$ 80,378	\$ (10,140)	\$ (24,020)	\$ (2,625)

## 14. Variable Interest Entities

At September 30, 2016 and December 31, 2015, we have several unconsolidated VIEs. We do not consolidate these entities because we are not the primary beneficiary and the nature of our involvement in the activities of these entities does not give us power over decisions that significantly affect these entities' economic performance. We account for our investment in these entities under the equity method (see Note 7 – *Investments in Partially Owned Entities*). As of September 30, 2016 and December 31, 2015, the net carrying amounts of our investment in these entities were \$402,592,000 and \$379,939,000, respectively, and our maximum exposure to loss in these entities, is limited to our investments.

We adopted ASU 2015-02 on January 1, 2016 which resulted in the identification of several VIEs which, prior to the adoption of ASU 2015-02, were consolidated under the voting interest model. Our most significant consolidated VIEs are our Operating Partnership, real estate fund investments, and certain properties that have non-controlling interests. These entities are VIEs because the non-controlling interests do not have substantive kick-out or participating rights. We consolidate these entities because we control all significant business activities.

We conduct our business through, and all of our assets and liabilities are held by, our Operating Partnership which is a VIE.



**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

## **15. Fair Value Measurements**

ASC 820 defines fair value and establishes a framework for measuring fair value. The objective of fair value is to determine the price that would be received upon the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (the exit price). ASC 820 establishes a fair value hierarchy that prioritizes observable and unobservable inputs used to measure fair value into three levels: Level 1 – quoted prices (unadjusted) in active markets that are accessible at the measurement date for assets or liabilities; Level 2 – observable prices that are based on inputs not quoted in active markets, but corroborated by market data; and Level 3 – unobservable inputs that are used when little or no market data is available. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In determining fair value, we utilize valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible, as well as consider counterparty credit risk in our assessment of fair value. Considerable judgment is necessary to interpret Level 2 and 3 inputs in determining the fair value of our financial and non-financial assets and liabilities. Accordingly, our fair value estimates, which are made at the end of each reporting period, may be different than the amounts that may ultimately be realized upon sale or disposition of these assets.



*Financial Assets and Liabilities Measured at Fair Value on a Recurring Basis*



Financial assets and liabilities that are measured at fair value on our consolidated balance sheets consist of (i) marketable securities, (ii) real estate fund investments, (iii) the assets in our deferred compensation plan (for which there is a corresponding liability on our consolidated balance sheet), (iv) mandatorily redeemable instruments (Series G-1 through G-4 convertible preferred units and Series D-13 cumulative redeemable preferred units), and (v) interest rate swaps. The tables below aggregate the fair values of these financial assets and liabilities by their levels in the fair value hierarchy as of September 30, 2016 and December 31, 2015, respectively.

(Amounts in thousands)	<b>As of September 30, 2016</b>			
	<b>Total</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Marketable securities	\$ 198,165	\$ 198,165	\$ -	\$ -
Real estate fund investments	519,386	-	-	519,386
Deferred compensation plan assets (included in other assets)	118,359	61,444	-	56,915
Interest rate swap (included in other assets)	3,064	-	3,064	-
Total assets	\$ 838,974	\$ 259,609	\$ 3,064	\$ 576,301
Mandatorily redeemable instruments (included in other liabilities)	\$ 50,561	\$ 50,561	\$ -	\$ -
Interest rate swaps (included in other liabilities)	23,646	-	23,646	-
Total liabilities	\$ 74,207	\$ 50,561	\$ 23,646	\$ -
(Amounts in thousands)	<b>As of December 31, 2015</b>			
	<b>Total</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Marketable securities	\$ 150,997	\$ 150,997	\$ -	\$ -
Real estate fund investments	574,761	-	-	574,761
Deferred compensation plan assets (included in other assets)	117,475	58,289	-	59,186
Total assets	\$ 843,233	\$ 209,286	\$ -	\$ 633,947
Mandatorily redeemable instruments (included in other liabilities)	\$ 50,561	\$ 50,561	\$ -	\$ -
Interest rate swaps (included in other liabilities)	19,600	-	19,600	-
Total liabilities	\$ 70,161	\$ 50,561	\$ 19,600	\$ -

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**15. Fair Value Measurements – continued**

*Financial Assets and Liabilities Measured at Fair Value on a Recurring Basis - continued*





Real Estate Fund Investments



At September 30, 2016, we had six real estate fund investments with an aggregate fair value of \$519,386,000, or \$210,451,000 in excess of cost. These investments are classified as Level 3. We use a discounted cash flow valuation technique to estimate the fair value of each of these investments, which is updated quarterly by personnel responsible for the management of each investment and reviewed by senior management at each reporting period. The discounted cash flow valuation technique requires us to estimate cash flows for each investment over the anticipated holding period, which currently ranges from 1.0 to 4.3 years. Cash flows are derived from property rental revenue (base rents plus reimbursements) less operating expenses, real estate taxes and capital and other costs, plus projected sales proceeds in the year of exit. Property rental revenue is based on leases currently in place and our estimates for future leasing activity, which are based on current market rents for similar space plus a projected growth factor. Similarly, estimated operating expenses and real estate taxes are based on amounts incurred in the current period plus a projected growth factor for future periods. Anticipated sales proceeds at the end of an investment's expected holding period are determined based on the net cash flow of the investment in the year of exit, divided by a terminal capitalization rate, less estimated selling costs.

The fair value of each property is calculated by discounting the future cash flows (including the projected sales proceeds), using an appropriate discount rate and then reduced by the property's outstanding debt, if any, to determine the fair value of the equity in each investment. Significant unobservable quantitative inputs used in determining the fair value of each investment include capitalization rates and discount rates. These rates are based on the location, type and nature of each property, and current and anticipated market conditions, industry publications and from the experience of our Acquisitions and Capital Markets departments. Significant unobservable quantitative inputs in the table below were utilized in determining the fair value of these real estate fund investments at September 30, 2016 and December 31, 2015.

Unobservable Quantitative Input	Range		Weighted Average (based on fair value of investments)	
	September 30, 2016	December 31, 2015	September 30, 2016	December 31, 2015
Discount rates	12.0% to 14.9%	12.0% to 14.9%	13.7%	13.6%
Terminal capitalization rates	4.7% to 5.8%	4.8% to 6.1%	5.4%	5.5%

The above inputs are subject to change based on changes in economic and market conditions and/or changes in use or timing of exit. Changes in discount rates and terminal capitalization rates result in increases or decreases in the fair values of these investments. The discount rates encompass, among other things, uncertainties in the valuation models with respect to terminal capitalization rates and the amount and timing of cash flows. Therefore, a change in the fair value of these investments resulting from a change in the terminal capitalization rate, may be partially offset by a change in the discount rate. It is not possible for us to predict the effect of future economic or market conditions on our estimated fair values.



The table below summarizes the changes in the fair value of real estate fund investments that are classified as Level 3, for the three and nine months ended September 30, 2016 and 2015.

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Beginning balance	\$ 524,150	\$ 565,976	\$ 574,761	\$ 513,973
Purchases	-	11	-	95,011
Dispositions / distributions	-	(8,029)	(71,888)	(91,450)
Net unrealized (losses) gains	(4,764)	(2,544)	16,091	37,001
Net realized (losses) gains	-	(907)	422	1,405
Other, net	-	907	-	(526)
Ending balance	\$ 519,386	\$ 555,414	\$ 519,386	\$ 555,414

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**15. Fair Value Measurements – continued**

*Financial Assets and Liabilities Measured at Fair Value on a Recurring Basis - continued*





Deferred Compensation Plan Assets



Deferred compensation plan assets that are classified as Level 3 consist of investments in limited partnerships and investment funds, which are managed by third parties. We receive quarterly financial reports from a third-party administrator, which are compiled from the quarterly reports provided to them from each limited partnership and investment fund. The quarterly reports provide net asset values on a fair value basis which are audited by independent public accounting firms on an annual basis. The third-party administrator does not adjust these values in determining our share of the net assets and we do not adjust these values when reported in our consolidated financial statements.

The table below summarizes the changes in the fair value of deferred compensation plan assets that are classified as Level 3, for the three and nine months ended September 30, 2016 and 2015.

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Beginning balance	\$ 60,140	\$ 67,668	\$ 59,186	\$ 63,315
Purchases	1,251	2,153	3,523	8,384
Sales	(3,737)	(171)	(5,888)	(5,264)
Realized and unrealized (losses) gains	(1,055)	(1,466)	(743)	1,256
Other, net	316	24	837	517
Ending balance	\$ 56,915	\$ 68,208	\$ 56,915	\$ 68,208

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**15. Fair Value Measurements – continued**

*Financial Assets and Liabilities not Measured at Fair Value*



Financial assets and liabilities that are not measured at fair value on our consolidated balance sheets include cash equivalents (primarily money market funds, which invest in obligations of the United States government), and our secured and unsecured debt. Estimates of the fair value of these instruments are determined by the standard practice of modeling the contractual cash flows required under the instrument and discounting them back to their present value at the appropriate current risk adjusted interest rate, which is provided by a third-party specialist. For floating rate debt, we use forward rates derived from observable market yield curves to project the expected cash flows we would be required to make under the instrument. The fair value of cash equivalents and borrowings under our unsecured revolving credit facilities and unsecured term loan are classified as Level 1. The fair value of our secured and unsecured debt is classified as Level 2. The table below summarizes the carrying amounts and fair value of these financial instruments as of September 30, 2016 and December 31, 2015.

(Amounts in thousands)

	As of September 30, 2016		As of December 31, 2015	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Cash equivalents	\$ 1,003,149	\$ 1,003,000	\$ 1,295,980	\$ 1,296,000
Debt:				
Mortgages payable	\$ 9,968,499	\$ 9,371,000	\$ 9,614,838	\$ 9,306,000
Senior unsecured notes	850,000	896,000	850,000	868,000
Unsecured term loan	375,000	375,000	187,500	188,000
Unsecured revolving credit facilities	115,630	116,000	550,000	550,000
Total	\$ 11,309,129 <sup>(1)</sup>	\$ 10,758,000	\$ 11,202,338 <sup>(1)</sup>	\$ 10,912,000

- (1) Excludes \$108,891 and \$111,328 of deferred financing costs, net and other as of September 30, 2016 and December 31, 2015, respectively.

## 16. Incentive Compensation

Our 2010 Omnibus Share Plan (the “Plan”) provides for grants of incentive and non-qualified stock options, restricted shares, restricted Operating Partnership units and Out-Performance Plan awards to certain of our employees and officers. We account for all equity-based compensation in accordance with ASC 718. Equity-based compensation expense was \$6,117,000 and \$6,501,000 for the three months ended September 30, 2016 and 2015, respectively, and \$27,903,000 and \$33,328,000 for the nine months ended September 30, 2016 and 2015, respectively.





## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

**17. Fee and Other Income**

The following table sets forth the details of fee and other income:

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
BMS cleaning fees	\$ 20,820	\$ 18,563	\$ 57,760	\$ 62,937
Management and leasing fees	6,644	4,045	16,047	12,511
Lease termination fees	2,118	1,517	7,722	8,157
Other income	8,192	10,036	23,904	29,393
	\$ 37,774	\$ 34,161	\$ 105,433	\$ 112,998

Management and leasing fees include management fees from Interstate Properties, a related party, of \$128,000 and \$132,000 for the three months ended September 30, 2016 and 2015, and \$390,000 and \$403,000 for the nine months ended September 30, 2016 and 2015, respectively. The above table excludes fee income from partially owned entities, which is included in “income (loss) from partially owned entities” (see Note 7 – *Investments in Partially Owned Entities*).

**18. Interest and Other Investment Income, Net**

The following table sets forth the details of interest and other investment income, net:

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Dividends on marketable securities	\$ 3,354	\$ 3,215	\$ 9,799	\$ 9,620
Interest on loans receivable	754	1,154	2,250	5,113
Mark-to-market income (loss) of investments in our	204	(2,577)	2,625	(327)

deferred compensation plan <sup>(1)</sup>				
Other, net	2,196	1,368	5,588	5,212
	\$ 6,508	\$ 3,160	\$ 20,262	\$ 19,618

- (1) This income (loss) is entirely offset by the income (expense) resulting from the mark-to-market of the deferred compensation plan liability, which is included in "general and administrative" expense.

## 19. Interest and Debt Expense

The following table sets forth the details of interest and debt expense:

(Amounts in thousands)	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2016	2015	2016	2015
Interest expense	\$ 98,210	\$ 113,485	\$ 302,940	\$ 305,110
Amortization of deferred financing costs	8,539	7,864	26,312	22,817
Capitalized interest and debt expense	(8,384)	(11,005)	(24,822)	(33,817)
Capitalized standby loan commitment termination fee				
(220 Central Park South development project)	-	(15,000)	-	(15,000)
	\$ 98,365	\$ 95,344	\$ 304,430	\$ 279,110

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**20. Income Per Share**

The following table provides a reconciliation of both net income and the number of common shares used in the computation of (i) basic income per common share - which includes the weighted average number of common shares outstanding without regard to dilutive potential common shares, and (ii) diluted income per common share - which includes the weighted average common shares and dilutive share equivalents. Dilutive share equivalents may include our Series A convertible preferred shares, employee stock options, restricted stock awards and Out-Performance Plan awards.

(Amounts in thousands, except per share amounts)

	<b>For the Three Months Ended September 30,</b>		<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>	<b>2016</b>	<b>2015</b>
<b>Numerator:</b>				
Income from continuing operations, net of income attributable to noncontrolling interests	\$ 89,793	\$ 186,833	\$ 233,826	\$ 462,040
Income from discontinued operations, net of income attributable to noncontrolling interests	2,787	32,401	5,781	47,287
Net income attributable to Vornado	92,580	219,234	239,607	509,327
Preferred share dividends	(19,047)	(20,364)	(59,774)	(60,213)
Preferred share issuance costs (Series J redemption)	(7,408)	-	(7,408)	-
Net income attributable to common shareholders	66,125	198,870	172,425	449,114
Earnings allocated to unvested participating securities	(13)	(18)	(43)	(56)
Numerator for basic income per share	66,112	198,852	172,382	449,058
Impact of assumed conversions:				
Convertible preferred share dividends	-	23	-	69
Earnings allocated to Out-Performance Plan units	-	-	96	628
Numerator for diluted income per share	\$ 66,112	\$ 198,875	\$ 172,478	\$ 449,755
<b>Denominator:</b>				
Denominator for basic income per share – weighted average shares	188,901	188,504	188,778	188,291
Effect of dilutive securities <sup>(1)</sup> :				
Employee stock options and restricted share awards	1,147	1,032	1,067	1,187
Convertible preferred shares	-	45	-	46
Out-Performance Plan units	-	-	241	265
Denominator for diluted income per share – weighted average shares and assumed conversions	190,048	189,581	190,086	189,789
<b>INCOME PER COMMON SHARE – BASIC:</b>				
Income from continuing operations, net	\$ 0.34	\$ 0.88	\$ 0.88	\$ 2.13
Income from discontinued operations, net	0.01	0.17	0.03	0.25

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Net income per common share	\$	0.35	\$	1.05	\$	0.91	\$	2.38
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**INCOME PER COMMON SHARE –  
DILUTED:**

Income from continuing operations, net	\$	0.33	\$	0.88	\$	0.88	\$	2.12
Income from discontinued operations, net		0.02		0.17		0.03		0.25
Net income per common share	\$	0.35	\$	1.05	\$	0.91	\$	2.37

- (1) The effect of dilutive securities for the three months ended September 30, 2016 and 2015 excludes an aggregate of 12,315 and 11,871 weighted average common share equivalents, respectively, and 12,072 and 11,341 weighted average common share equivalents for the nine months ended September 30, 2016 and 2015, respectively, as their effect was anti-dilutive.

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**21. Commitments and Contingencies**

*Insurance*

We maintain general liability insurance with limits of \$300,000,000 per occurrence and per property, and all risk property and rental value insurance with limits of \$2.0 billion per occurrence, with sub-limits for certain perils such as flood and earthquake. Our California properties have earthquake insurance with coverage of \$180,000,000 per occurrence and in the annual aggregate, subject to a deductible in the amount of 5% of the value of the affected property. We maintain coverage for terrorism acts with limits of \$4.0 billion per occurrence and in the aggregate, and \$2.0 billion per occurrence and in the aggregate for terrorism involving nuclear, biological, chemical and radiological (“NBCR”) terrorism events, as defined by Terrorism Risk Insurance Program Reauthorization Act of 2015, which expires in December 2020.

Penn Plaza Insurance Company, LLC (“PPIC”), our wholly owned consolidated subsidiary, acts as a re-insurer with respect to a portion of all risk property and rental value insurance and a portion of our earthquake insurance coverage, and as a direct insurer for coverage for acts of terrorism including NBCR acts. Coverage for acts of terrorism (excluding NBCR acts) is fully reinsured by third party insurance companies and the Federal government with no exposure to PPIC. For NBCR acts, PPIC is responsible for a deductible of \$2,400,000 per occurrence and 16% of the balance of a covered loss and the Federal government is responsible for the remaining 84% of a covered loss. We are ultimately responsible for any loss incurred by PPIC.

We continue to monitor the state of the insurance market and the scope and costs of coverage for acts of terrorism. However, we cannot anticipate what coverage will be available on commercially reasonable terms in the future.

Our debt instruments, consisting of mortgage loans secured by our properties which are non-recourse to us, senior unsecured notes and revolving credit agreements contain customary covenants requiring us to maintain insurance. Although we believe that we have adequate insurance coverage for purposes of these agreements, we may not be able to obtain an equivalent amount of coverage at reasonable costs in the future. Further, if lenders insist on greater coverage than we are able to obtain, it could adversely affect our ability to finance our properties and expand our portfolio.

#### *Other Commitments and Contingencies*

We are from time to time involved in legal actions arising in the ordinary course of business. In our opinion, after consultation with legal counsel, the outcome of such matters is not expected to have a material adverse effect on our financial position, results of operations or cash flows.





Each of our properties has been subjected to varying degrees of environmental assessment at various times. The environmental assessments did not reveal any material environmental contamination. However, there can be no assurance that the identification of new areas of contamination, changes in the extent or known scope of contamination, the discovery of additional sites, or changes in cleanup requirements would not result in significant costs to us.



Generally, our mortgage loans are non-recourse to us. However, in certain cases we have provided guarantees or master leased tenant space. These guarantees and master leases terminate either upon the satisfaction of specified circumstances or repayment of the underlying loans. As of September 30, 2016, the aggregate dollar amount of these guarantees and master leases is approximately \$811,000,000.



At September 30, 2016, \$38,882,000 of letters of credit were outstanding under one of our unsecured revolving credit facilities. Our unsecured revolving credit facilities contain financial covenants that require us to maintain minimum interest coverage and maximum debt to market capitalization ratios, and provide for higher interest rates in the event of a decline in our ratings below Baa3/BBB. Our unsecured revolving credit facilities also contain customary conditions precedent to borrowing, including representations and warranties, and also contain customary events of default that could give rise to accelerated repayment, including such items as failure to pay interest or principal.



As of September 30, 2016, we expect to fund additional capital to certain of our partially owned entities aggregating approximately \$66,000,000.





As of September 30, 2016, we have construction commitments aggregating approximately \$687,000,000.



**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**22. Segment Information**

Below is a summary of net income and a reconciliation of net income to EBITDA<sup>(1)</sup> by segment for the three and nine months ended September 30, 2016 and 2015.

(Amounts in thousands)

For the Three Months Ended September 30, 2016

	<b>Total</b>	<b>New York</b>	<b>Washington, DC</b>	<b>Other</b>
Total revenues	\$ 633,197	\$ 432,869	\$ 134,446	\$ 65,882
Total expenses	444,044	280,689	90,756	72,599
Operating income (loss)	189,153	152,180	43,690	(6,717)
Income (loss) from partially owned entities	4,127	(579)	(452)	5,158
Income from real estate fund investments	1,077	-	-	1,077
Interest and other investment income, net	6,508	1,355	49	5,104
Interest and debt expense	(98,365)	(51,212)	(18,644)	(28,509)
Income (loss) before income taxes	102,500	101,744	24,643	(23,887)
Income tax expense	(4,865)	(2,356)	(302)	(2,207)
Income (loss) from continuing operations	97,635	99,388	24,341	(26,094)
Income from discontinued operations	2,969	-	-	2,969
Net income (loss)	100,604	99,388	24,341	(23,125)
Less net income attributable to noncontrolling interests	(8,024)	(2,985)	-	(5,039)
Net income (loss) attributable to Vornado	92,580	96,403	24,341	(28,164)
Net income attributable to noncontrolling interests in the Operating Partnership	4,366	-	-	4,366
Interest and debt expense <sup>(2)</sup>	122,979	66,314	20,991	35,674
Depreciation and amortization <sup>(2)</sup>	172,980	111,731	37,123	24,126
Income tax expense <sup>(2)</sup>	5,102	2,445	310	2,347
EBITDA <sup>(1)</sup>	\$ 398,007	\$ 276,893 <sup>(3)</sup>	\$ 82,765 <sup>(4)</sup>	\$ 38,349 <sup>(5)</sup>

See notes on pages 31 and 32.

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

## 22. Segment Information – continued

(Amounts in thousands)

For the Three Months Ended September 30, 2015

	Washington,			
	Total	New York	DC	Other
Total revenues	\$ 627,596	\$ 429,433	\$ 132,704	\$ 65,459
Total expenses	436,156	263,805	102,114	70,237
Operating income (loss)	191,440	165,628	30,590	(4,778)
(Loss) income from partially owned entities	(325)	4,010	(1,909)	(2,426)
Income from real estate fund investments	1,665	-	-	1,665
Interest and other investment income, net	3,160	1,888	34	1,238
Interest and debt expense	(95,344)	(50,480)	(16,580)	(28,284)
Net gain on disposition of wholly owned and partially owned assets	103,037	-	102,404	633
Income (loss) before income taxes	203,633	121,046	114,539	(31,952)
Income tax expense	(2,856)	(1,147)	(287)	(1,422)
Income (loss) from continuing operations	200,777	119,899	114,252	(33,374)
Income from discontinued operations	34,463	-	-	34,463
Net income	235,240	119,899	114,252	1,089
Less net income attributable to noncontrolling interests	(16,006)	(2,582)	-	(13,424)
Net income (loss) attributable to Vornado	219,234	117,317	114,252	(12,335)
Net income attributable to noncontrolling interests in the Operating Partnership	12,704	-	-	12,704
Interest and debt expense <sup>(2)</sup>	118,977	64,653	20,010	34,314
Depreciation and amortization <sup>(2)</sup>	174,209	99,206	48,132	26,871
Income tax expense <sup>(2)</sup>	3,043	1,214	294	1,535
EBITDA <sup>(1)</sup>	\$ 528,167	\$ 282,390 <sup>(3)</sup>	\$ 182,688 <sup>(4)</sup>	\$ 63,089 <sup>(5)</sup>

See notes on pages 31 and 32.



## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

## 22. Segment Information – continued

(Amounts in thousands)

For the Nine Months Ended September 30, 2016

	Total	New York	Washington, DC	Other
Total revenues	\$ 1,867,942	\$ 1,269,464	\$ 389,926	\$ 208,552
Total expenses	1,492,255	818,419	436,427	237,409
Operating income (loss)	375,687	451,045	(46,501)	(28,857)
Income (loss) from partially owned entities	529	(5,143)	(5,453)	11,125
Income from real estate fund investments	28,750	-	-	28,750
Interest and other investment income, net	20,262	3,684	141	16,437
Interest and debt expense	(304,430)	(162,193)	(54,396)	(87,841)
Net gain on disposition of wholly owned and partially owned assets	160,225	159,511	-	714
Income (loss) before income taxes	281,023	446,904	(106,209)	(59,672)
Income tax expense	(9,805)	(4,131)	(884)	(4,790)
Income (loss) from continuing operations	271,218	442,773	(107,093)	(64,462)
Income from discontinued operations	6,160	-	-	6,160
Net income (loss)	277,378	442,773	(107,093)	(58,302)
Less net income attributable to noncontrolling interests	(37,771)	(9,811)	-	(27,960)
Net income (loss) attributable to Vornado	239,607	432,962	(107,093)	(86,262)
Net income attributable to noncontrolling interests in the Operating Partnership	11,410	-	-	11,410
Interest and debt expense <sup>(2)</sup>	376,898	208,683	63,038	105,177
Depreciation and amortization <sup>(2)</sup>	521,143	331,448	119,109	70,586
Income tax expense <sup>(2)</sup>	13,067	4,424	2,780	5,863
EBITDA <sup>(1)</sup>	\$ 1,162,125	\$ 977,517 <sup>(3)</sup>	\$ 77,834 <sup>(4)</sup>	\$ 106,774 <sup>(5)</sup>

(Amounts in thousands)

For the Nine Months Ended September 30, 2015

Total	New York	Other
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			<b>Washington, DC</b>	
Total revenues	\$ 1,850,686	\$ 1,243,208	\$ 401,528	\$ 205,950
Total expenses	1,298,141	766,863	293,772	237,506
Operating income (loss)	552,545	476,345	107,756	(31,556)
(Loss) income from partially owned entities	(8,709)	1,523	(3,583)	(6,649)
Income from real estate fund investments	52,122	-	-	52,122
Interest and other investment income, net	19,618	5,642	60	13,916
Interest and debt expense	(279,110)	(143,004)	(52,223)	(83,883)
Net gain on disposition of wholly owned and partially owned assets	104,897	-	102,404	2,493
Income (loss) before income taxes	441,363	340,506	154,414	(53,557)
Income tax benefit (expense)	84,245	(3,185)	(79)	87,509
Income from continuing operations	525,608	337,321	154,335	33,952
Income from discontinued operations	50,278	-	-	50,278
Net income	575,886	337,321	154,335	84,230
Less net income attributable to noncontrolling interests	(66,559)	(6,640)	-	(59,919)
Net income attributable to Vornado	509,327	330,681	154,335	24,311
Net income attributable to noncontrolling interests in the Operating Partnership	28,189	-	-	28,189
Interest and debt expense <sup>(2)</sup>	348,725	184,377	62,413	101,935
Depreciation and amortization <sup>(2)</sup>	493,904	288,897	136,687	68,320
Income tax (benefit) expense <sup>(2)</sup>	(85,349)	3,368	(1,856)	(86,861)
EBITDA <sup>(1)</sup>	\$ 1,294,796	\$ 807,323	\$ 351,579 <sup>(4)</sup>	\$ 135,894 <sup>(5)</sup>

See notes on the following pages.

## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

## 22. Segment Information – continued

## Notes to preceding tabular information:

- (1) EBITDA represents "Earnings Before Interest, Taxes, Depreciation and Amortization." We calculate EBITDA on an Operating Partnership basis which is before allocation to noncontrolling interests in the Operating Partnership. We consider EBITDA a non-GAAP financial measure for making decisions and assessing the unlevered performance of our 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, we utilize this measure to make investment decisions as well as to compare the performance of our assets to that of our peers. EBITDA should not be considered a substitute for net income. EBITDA may not be comparable to similarly titled measures employed by other companies.
- (2) Interest and debt expense, depreciation and amortization and income tax expense (benefit) in the reconciliation of net income (loss) to EBITDA includes our share of these items from partially owned entities.
- (3) The elements of "New York" EBITDA are summarized below.

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Office <sup>(a)</sup>	\$ 159,937	\$ 161,168	\$ 475,726	\$ 480,508
Retail <sup>(b)</sup>	95,274	97,604	284,212	265,060
Residential	6,214	5,495	18,901	16,254
Alexander's	11,506	10,502	34,880	31,150
Hotel Pennsylvania	3,962	7,621	4,287	14,351
	276,893	282,390	818,006	807,323
Net gain on sale of 47% ownership interest				
in 7 West 34th Street	-	-	159,511	-
Total New York	\$ 276,893	\$ 282,390	\$ 977,517	\$ 807,323

- (a) The three and nine months ended September 30, 2015 include \$5,151 and \$16,954, respectively, of EBITDA from sold properties and other. Excluding these items, EBITDA was \$156,017 and \$463,554, respectively. The nine months ended September 30, 2016 includes \$2,935 of EBITDA from a sold property. Excluding this item, EBITDA was \$472,791.
- (b) The three and nine months ended September 30, 2015 include \$524 and \$1,597, respectively, of EBITDA from a sold property. Excluding this item, EBITDA was \$97,080 and \$263,463, respectively. The nine months ended September 30, 2016 includes \$185 of EBITDA from a sold property. Excluding this item, EBITDA was \$284,027.

(4) The elements of "Washington, DC" EBITDA are summarized below.

(Amounts in thousands)	For the Three Months Ended		For the Nine Months Ended	
	September 30,		September 30,	
	2016	2015	2016	2015
Office, excluding the Skyline properties <sup>(a)</sup>	\$ 67,073	\$ 63,879	\$ 191,646	\$ 199,757
Skyline properties	4,222	5,998	14,177	19,037
Skyline properties impairment loss	-	-	(160,700)	-
Net gain on sale of 1750 Pennsylvania Avenue	-	102,404	-	102,404
Total Office	71,295	172,281	45,123	321,198
Residential	11,470	10,407	32,711	30,381
Total Washington, DC	\$ 82,765	\$ 182,688	\$ 77,834	\$ 351,579

(a) The three and nine months ended September 30, 2015 include \$1,601 and \$5,591, respectively, of EBITDA from a sold property. Excluding this item, EBITDA was \$62,278 and \$194,166, respectively.

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## VORNADO REALTY TRUST

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

(UNAUDITED)

## 22. Segment Information – continued

## Notes to preceding tabular information - continued:

(5) The elements of "Other" EBITDA are summarized below.

(Amounts in thousands)	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2016	2015	2016	2015
Our share of real estate fund investments:				
Income before net realized/unrealized gains and losses	\$ 2,552	\$ 2,594	\$ 6,309	\$ 6,879
Net realized/unrealized (losses) gains on investments	(2,118)	(922)	3,333	9,542
Carried interest	373	(49)	4,020	6,248
Total	807	1,623	13,662	22,669
theMART (including trade shows)	21,696	19,044	70,689	62,229
555 California Street	11,405	13,005	35,137	38,237
India real estate ventures	836	13	2,585	2,229
Other investments	19,092	11,009	46,180	31,705
	53,836	44,694	168,253	157,069
Corporate general and administrative expenses <sup>(a)(b)</sup>	(21,519)	(22,341)	(76,364)	(82,043)
Investment income and other, net <sup>(a)</sup>	6,871	5,952	19,317	21,275
Acquisition and transaction related costs	(3,808)	(1,518)	(11,319)	(7,560)
UE and residual retail properties discontinued operations <sup>(c)</sup>	2,969	2,516	6,173	26,313
Net gain on sale of Monmouth Mall	-	33,153	-	33,153
Net gain on sale of residential condominiums	-	633	714	2,493
Our share of impairment loss on India real estate ventures	-	-	-	(14,806)
Total Other	\$ 38,349	\$ 63,089	\$ 106,774	\$ 135,894

(a) The amounts in these captions (for this table only) exclude the results of the mark-to-market of our deferred compensation plan of \$204 of income and \$2,577 of loss for the three months ended September 30, 2016 and 2015, respectively, and \$2,625 of income and \$327 of loss for the nine months ended September 30, 2016 and 2015, respectively.

- (b) The nine months ended September 30, 2015 includes a cumulative catch up of \$4,542 from the acceleration of recognition of compensation expense related to the modification of the 2012-2014 Out-Performance Plans.
- (c) The nine months ended September 30, 2015 includes \$22,972 of transaction costs related to the spin-off of our strip shopping centers and malls.

**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**22. Segment Information – continued**

Subsequent to the issuance of our consolidated financial statements for the quarterly period ended June 30, 2016, we determined to correct our calculation of “Other” EBITDA as previously presented to add back net income attributable to the noncontrolling interest of the Operating Partnership in order to report “Other” EBITDA on an Operating Partnership basis, consistent with the manner that EBITDA is reported for the New York and Washington DC segments. This change results in an increase (decrease) in both “Other” EBITDA and “Total” EBITDA as follows:

(Amounts in thousands)

		<b>Total EBITDA Net income (loss) attributable to noncontrolling interests in the Operating Partnership</b>			<b>Other EBITDA Net income (loss) attributable to noncontrolling interests in the Operating Partnership</b>		
	<b>As reported</b>		<b>As restated</b>	<b>As reported</b>		<b>As restated</b>	
For the year ended:							
December 31, 2015	\$ 1,809,535	\$ 43,231	\$ 1,852,766	\$ 128,246	\$ 43,231	\$ 171,477	
December 31, 2014	2,229,471	47,613	2,277,084	454,692	47,613	502,305	
December 31, 2013	1,993,880	24,817	2,018,697	572,975	24,817	597,792	
For the three months ended:							
June 30, 2016	546,681	14,531	561,212	27,102	14,531	41,633	
March 31, 2016	210,393	(7,487)	202,906	34,279	(7,487)	26,792	
December 31, 2015	542,928	15,042	557,970	20,541	15,042	35,583	
September 30, 2015	515,463	12,704	528,167	50,385	12,704	63,089	
June 30, 2015	376,681	10,198	386,879	15,059	10,198	25,257	
March 31, 2015	374,463	5,287	379,750	42,261	5,287	47,548	
For the six months ended:							
June 30, 2016	757,074	7,044	764,118	61,381	7,044	68,425	
June 30, 2015	751,144	15,485	766,629	57,320	15,485	72,805	
For the nine months ended:							
September 30, 2015	1,266,607	28,189	1,294,796	107,705	28,189	135,894	





**VORNADO REALTY TRUST**

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED**

**(UNAUDITED)**

**23. Subsequent Event**

On October 31, 2016, our Board of Trustees approved the tax-free spin-off of our Washington, DC business and we entered into a definitive agreement to merge it with the business and certain select assets of The JBG Companies (“JBG”), a Washington, DC real estate company. Steven Roth, our Chairman and Chief Executive Officer, will be Chairman of the Board of Trustees of the new combined company. Mitchell Schear, President of our Washington, DC business, will be a member of management’s Executive Committee and a Trustee of the new combined company.

The pro rata distribution to Vornado common shareholders and Vornado Realty L.P. common unitholders is intended to be treated as a tax-free spin-off for U.S. federal income tax purposes. It is expected to be made on a pro rata 1:2 basis.

The initial Form 10 registration statement relating to the spin-off is expected to be filed with the SEC in the fourth quarter of 2016, and the distribution and combination are expected to be completed in the second quarter of 2017. The transactions are subject to certain conditions, including the SEC declaring the Form 10 registration statement effective, filing and approval of the new company’s listing application, receipt of regulatory approvals and third party consents by each of Vornado and JBG, and formal declaration of the distribution by our Board of Trustees. The transactions are not subject to a vote by Vornado shareholders. Our Board of Trustees has approved the transaction. JBG’s investors have consented to the transaction. There can be no assurance that this transaction will be completed.

**REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM**

Shareholders and Board of Trustees

Vornado Realty Trust

New York, New York

We have reviewed the accompanying consolidated balance sheet of Vornado Realty Trust (the “Company”) as of September 30, 2016, and the related consolidated statements of income and comprehensive income for the three and nine month periods ended September 30, 2016 and 2015 and changes in equity and cash flows for the nine month periods ended September 30, 2016 and 2015. These interim financial statements are the responsibility of the Company’s management.

We conducted our reviews in accordance with the standards of the Public Company Accounting Oversight Board (United States). A review of interim financial information consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the standards of the Public Company Accounting Oversight Board (United States), the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

Based on our reviews, we are not aware of any material modifications that should be made to such consolidated interim financial statements for them to be in conformity with accounting principles generally accepted in the United States of America.

We have previously audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the consolidated balance sheet of Vornado Realty Trust as of December 31, 2015, and the related consolidated statements of income, comprehensive income, changes in equity, and cash flows for the year then ended (not presented herein); and in our report dated February 16, 2016, we expressed an unqualified opinion on those consolidated financial statements and included an explanatory paragraph regarding the Company’s adoption of Accounting Standards Update No. 2014-08, *Reporting Discontinued Operations and Disclosures of Disposals of Components of an Entity*. In our opinion, the information set forth in the accompanying consolidated balance sheet as of December 31, 2015 is fairly stated, in all material respects, in relation to the consolidated balance sheet from which it has been derived.

/s/ DELOITTE & TOUCHE LLP

Parsippany, New Jersey

October 31, 2016

## Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

Certain statements contained in this Quarterly Report 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 Quarterly Report on Form 10 Q. We also note the following forward-looking statements: in the case of our development and redevelopment projects, the estimated completion date, estimated project cost and cost to complete; and estimates of future capital expenditures, dividends to common and preferred shareholders and operating partnership distributions. 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, see “Item 1A. Risk Factors” in our Annual Report on Form 10-K, as amended, for the year ended December 31, 2015. 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 Quarterly Report on Form 10-Q or the date of any document incorporated by reference. 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 this Quarterly Report on Form 10-Q.

Management's Discussion and Analysis of Financial Condition and Results of Operations includes a discussion of our consolidated financial statements for the three and nine months ended September 30, 2016. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates. The results of operations for the three and nine months ended September 30, 2016 are not necessarily indicative of the operating results for the full year. Certain prior year balances have been reclassified in order to conform to current year presentation.

## Overview

### Business Objective and Operating Strategy

Our business objective is to maximize shareholder value, which we measure by the total return provided to our shareholders. Below is a table comparing our performance to the FTSE NAREIT Office Index (“Office REIT”) and the MSCI US REIT Index (“MSCI”) for the following periods ended September 30, 2016:

	<b>Vornado</b>	<b>Total Return<sup>(1)</sup> Office REIT</b>	<b>MSCI</b>
Three-month	1.7%	3.2%	(1.5%)
Nine-month	3.3%	12.5%	11.9%
One-year	14.9%	20.6%	19.8%
Three-year	44.2%	42.9%	48.6%
Five-year	76.1%	88.1%	108.1%
Ten-year	48.7%	45.7%	82.8%

(1) Past performance is not necessarily indicative of future performance.

We intend to achieve our business objective by continuing to pursue our investment philosophy and executing our operating strategies through:



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- Maintaining a superior team of operating and investment professionals and an entrepreneurial spirit
- Investing in properties in select markets, such as New York City, where we believe there is a high likelihood of capital appreciation
- Acquiring quality properties at a discount to replacement cost and where there is a significant potential for higher rents
- Investing in retail properties in select under-stored locations such as the New York City metropolitan area
- Developing and redeveloping existing properties to increase returns and maximize value
- Investing in operating companies that have a significant real estate component



We expect to finance our growth, acquisitions and investments using internally generated funds, proceeds from asset sales and by accessing the public and private capital markets. We may also offer Vornado common or preferred shares or Operating Partnership units in exchange for property and may repurchase or otherwise reacquire these securities in the future.



We compete with a large number of real estate property owners and developers, some of which may be willing to accept lower returns on their investments. Principal factors of competition are rents charged, sales prices, attractiveness of location, the quality of the property and the breadth and the quality of services provided. Our success depends upon, among other factors, trends of the global, national, regional and local economies, the financial condition and operating results of current and prospective tenants and customers, availability and cost of capital, construction and renovation costs, taxes, governmental regulations, legislation, population and employment trends. See “Item 1A. Risk Factors” in our Annual Report on Form 10-K, as amended, for the year ended December 31, 2015, for additional information regarding these factors.

On October 31, 2016, our Board of Trustees approved the tax-free spin-off of our Washington, DC business and we entered into a definitive agreement to merge it with the business and certain select assets of The JBG Companies (“JBG”), a Washington, DC real estate company. See Note 23 – *Subsequent Event* in our unaudited condensed consolidated financial statements included in Part I, Item 1 of this Quarterly Report on Form 10-Q for additional information regarding this transaction.

## Overview – continued

### **Quarter Ended September 30, 2016 Financial Results Summary**

Net income attributable to common shareholders for the quarter ended September 30, 2016 was \$66,125,000, or \$0.35 per diluted share, compared to \$198,870,000, or \$1.05 per diluted share, for the prior year's quarter. The quarters ended September 30, 2016 and 2015 include certain items that impact net income attributable to common shareholders, which are listed in the table on the following page. The aggregate of these items, net of amounts attributable to noncontrolling interests, decreased net income attributable to common shareholders for the quarter ended September 30, 2016 by \$8,552,000, or \$0.04, and increased net income attributable to common shareholders for the quarter ended September 30, 2015 by \$128,793,000, or \$0.68 per diluted share.



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Funds From Operations attributable to common shareholders plus assumed conversions (“FFO”) for the quarter ended September 30, 2016 was \$225,529,000, or \$1.19 per diluted share, compared to \$236,039,000, or \$1.25 per diluted share, for the prior year’s quarter. FFO for the quarters ended September 30, 2016 and 2015 include certain items that impact FFO, which are listed in the table on the following page. The aggregate of these items, net of amounts attributable to noncontrolling interests, decreased FFO for the quarter ended September 30, 2016 by \$10,228,000, or \$0.05 per diluted share, and increased FFO for the quarter ended September 30, 2015 by \$6,636,000, or \$0.04 per diluted share.

**Nine Months Ended September 30, 2016 Financial Results Summary**

Net income attributable to common shareholders for the nine months ended September 30, 2016 was \$172,425,000, or \$0.91 per diluted share, compared to \$449,114,000, or \$2.37 per diluted share, for the nine months ended September 30, 2015. The nine months ended September 30, 2016 and 2015 include certain items that impact net income attributable to common shareholders, which are listed in the table on the following page. The aggregate of these items, net of amounts attributable to noncontrolling interests, decreased net income attributable to common shareholders for the nine months ended September 30, 2016 by \$17,839,000, or \$0.09 per diluted share, and increased net income attributable to common shareholders for the nine months ended September 30, 2015 by \$229,269,000, or \$1.21 per diluted share.





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FFO for the nine months ended September 30, 2016 was \$658,880,000, or \$3.47 per diluted share, compared to \$779,506,000, or \$4.11 per diluted share, for the nine months ended September 30, 2015. FFO for the nine months ended September 30, 2016 and 2015 include certain items that impact FFO, which are listed in the table on the following page. The aggregate of these items, net of amounts attributable to noncontrolling interests, decreased FFO for the nine months ended September 30, 2016 by \$15,466,000, or \$0.08 per diluted share, and increased FFO for the nine months ended September 30, 2015 by \$109,539,000, or \$0.58 per diluted share.



**Overview – continued**

(Amounts in thousands)	<b>For the Three Months Ended September 30,</b>		<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>	<b>2016</b>	<b>2015</b>
Items that impact net income attributable to common shareholders:				
Preferred share issuance costs (Series J redemption)	\$ (7,408)	\$ -	\$ (7,408)	\$ -
Acquisition and transaction related costs	(3,808)	(1,518)	(11,319)	(7,560)
Net income from discontinued operations and sold properties	2,969	6,599	8,285	23,605
Default interest on Skyline properties mortgage loan	(2,632)	-	(5,343)	-
Net gains on sale of real estate and residential condominiums	2,522	136,190	163,066	153,430
Real estate impairment losses	(1,134)	(2,313)	(166,236)	(17,375)
Reversal of allowance for deferred tax assets (re: taxable REIT subsidiary's ability to utilize NOLs)	-	-	-	90,030
Other	-	(1,821)	-	1,333
	(9,491)	137,137	(18,955)	243,463
Noncontrolling interests' share of above adjustments	939	(8,344)	1,116	(14,194)
Items that impact net income attributable to common shareholders, net	\$ (8,552)	\$ 128,793	\$ (17,839)	\$ 229,269
Items that impact FFO:				
Preferred share issuance costs (Series J redemption)	\$ (7,408)	\$ -	\$ (7,408)	\$ -
Acquisition and transaction related costs	(3,808)	(1,518)	(11,319)	(7,560)
FFO from discontinued operations and sold properties	2,969	9,346	6,926	34,142
Default interest on Skyline properties mortgage loan	(2,632)	-	(5,343)	-
Net gain on sale of residential condominiums	-	633	714	2,493
Reversal of allowance for deferred tax assets (re: taxable REIT subsidiary's ability to utilize NOLs)	-	-	-	90,030
Our share of impairment loss on India real estate venture's non-depreciable real estate	-	-	-	(4,502)
Other	-	(1,821)	-	1,333
	(10,879)	6,640	(16,430)	115,936
Noncontrolling interests' share of above adjustments	651	(4)	964	(6,397)

Items that impact FFO, net	\$ (10,228)	\$ 6,636	\$ (15,466)	\$ 109,539
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**Overview – continued**

*Same Store EBITDA*

The percentage increase (decrease) in same store Earnings Before Interest, Taxes, Depreciation and Amortization (“EBITDA”) and cash basis same store EBITDA of our operating segments are summarized below.

	New York		Washington, DC
Same store EBITDA % increase (decrease):			
Three months ended September 30, 2016 vs. September 30, 2015	4.9%	(1)	5.2%
Nine months ended September 30, 2016 vs. September 30, 2015	5.7%	(2)	0.7%
Three months ended September 30, 2016 vs. June 30, 2016	(1.4%)	(3)	1.2%
Cash basis same store EBITDA % increase:			
Three months ended September 30, 2016 vs. September 30, 2015	9.6%	(1)	6.7%
Nine months ended September 30, 2016 vs. September 30, 2015	5.6%	(2)	0.8%
Three months ended September 30, 2016 vs. June 30, 2016	1.3%	(3)	1.9%

- (1) Excluding Hotel Pennsylvania, same store EBITDA increased by 6.5% and by 11.7% on a cash basis.  
(2) Excluding Hotel Pennsylvania, same store EBITDA increased by 7.2% and by 7.3% on a cash basis.  
(3) Excluding Hotel Pennsylvania, same store EBITDA decreased by 1.5% and increased by 1.2% on a cash basis.

Calculations of same store EBITDA, reconciliations of our net income to EBITDA and FFO and the reasons we consider these non-GAAP financial measures useful are provided in the following pages of Management's Discussion and Analysis of the Financial Condition and Results of Operations.

## 2016 Investments

On March 17, 2016, we entered into a joint venture, in which we own a 33.3% interest, which owns a \$146,004,000 mezzanine loan. The interest rate is LIBOR plus 8.875% (9.38% at September 30, 2016) and the debt matures in November 2016, with two three-month extension options. At September 30, 2016, the joint venture has a \$3,996,000 remaining commitment, of which our share is \$1,332,000. The joint venture's investment is subordinate to \$350,000,000 of third party debt. We account for our investment in the joint venture under the equity method.



On May 20, 2016, we contributed \$19,650,000 for a 50.0% equity interest in a joint venture that will develop 606 Broadway, a 33,000 square foot office and retail building, located on Houston Street in Manhattan. The development cost of this project is estimated to be approximately \$104,000,000. At closing, the joint venture obtained a \$65,000,000 construction loan, of which approximately \$22,500,000 was outstanding at September 30, 2016. The loan, which bears interest at LIBOR plus 3.00% (3.52% at September 30, 2016), matures in May 2019 with two one-year extension options. Because this joint venture is a VIE and we determined we are the primary beneficiary, we consolidate the accounts of this joint venture from the date of our investment.

## **2016 Dispositions**

On May 27, 2016, we sold a 47% ownership interest in 7 West 34th Street, a 477,000 square foot Manhattan office building leased to Amazon, and retained the remaining 53% interest. This transaction was based on a property value of approximately \$561,000,000 or \$1,176 per square foot. We received net proceeds of \$127,382,000 from the sale and realized a net gain of \$203,324,000, of which \$159,511,000 was recognized in the second quarter and is included in “net gain on disposition of wholly owned and partially owned assets” in our consolidated statements of income. The remaining net gain of \$43,813,000 has been deferred until our guarantee of payment of loan principal and interest is removed or the loan is repaid. We realized a net tax gain of \$90,017,000. We continue to manage and lease the property. We share control over major decisions with our joint venture partner. Accordingly, this property is accounted for under the equity method from the date of sale.



**Overview – continued**

**2016 Financings**

*Secured Debt*

On February 8, 2016, we completed a \$700,000,000 refinancing of 770 Broadway, a 1,158,000 square foot Manhattan office building. The five-year loan is interest only at LIBOR plus 1.75%, (2.28% at September 30, 2016) which was swapped for four and a half years to a fixed rate of 2.56%. The Company realized net proceeds of approximately \$330,000,000. The property was previously encumbered by a 5.65%, \$353,000,000 mortgage which was scheduled to mature in March 2016.

On March 7, 2016, the joint venture, in which we have a 55% ownership interest, completed a \$300,000,000 refinancing of One Park Avenue, a 947,000 square foot Manhattan office building. The loan matures in March 2021 and is interest only at LIBOR plus 1.75% (2.28% at September 30, 2016). The property was previously encumbered by a 4.995%, \$250,000,000 mortgage which matured in March 2016.

On May 6, 2016, the joint venture, in which we have a 55% ownership interest, completed a \$273,000,000 refinancing of The Warner Building, a 621,000 square foot Washington, DC office building. The loan matures in June 2023, has a fixed rate of 3.65%, is interest only for the first two years and amortizes based on a 30-year schedule beginning in year three. The property was previously encumbered by a 6.26%, \$293,000,000 mortgage which matured in May 2016.

On May 11, 2016, the joint venture, in which we have a 50% ownership interest, completed a \$900,000,000 refinancing of 280 Park Avenue, a 1,250,000 square foot Manhattan office building. The three-year loan with four one-year extensions is interest only at LIBOR plus 2.00% (2.51% at September 30, 2016). The property was previously encumbered by a 6.35%, \$721,000,000 mortgage which was scheduled to mature in June 2016.

On May 16, 2016, we completed a \$300,000,000 recourse financing of 7 West 34th Street. The ten-year loan is interest only at a fixed rate of 3.65% and matures in June 2026.

On August 3, 2016, the joint venture, in which we have 49.9% ownership interest, completed an \$80,000,000 refinancing of 50-70 West 93rd Street, a 326 unit Manhattan residential complex. The three-year loan with two one-year extensions is interest only at LIBOR plus 1.70% (2.22% at September 30, 2016). The property was previously encumbered by a \$44,980,000 first mortgage at LIBOR plus 1.90% and an \$18,481,000 second mortgage at LIBOR plus 1.65%, which were scheduled to mature in September 2016.

On September 6, 2016, we completed a \$675,000,000 refinancing of theMART, a 3,644,000 square foot commercial building in Chicago. The five-year loan is interest only and has a fixed rate of 2.70%. The Company realized net proceeds of approximately \$124,000,000. The property was previously encumbered by a 5.57%, \$550,000,000 mortgage which was scheduled to mature in December 2016.

#### *Preferred Securities*

On September 1, 2016, we redeemed all of the outstanding 6.875% Series J cumulative redeemable preferred shares at their redemption price of \$25.00 per share, or \$246,250,000 in the aggregate, plus accrued and unpaid dividends through the date of redemption. In connection therewith, we expensed \$7,408,000 of issuance costs, which reduced net income attributable to common shareholders in the three months ended September 30, 2016. These costs had been initially recorded as a reduction of shareholders' equity.



## Overview – continued

### Recently Issued Accounting Literature

In May 2014, the Financial Accounting Standards Board (“FASB”) issued an update (“ASU 2014-09”) establishing Accounting Standards Codification (“ASC”) Topic 606, *Revenue from Contracts with Customers* (“ASC 606”). ASU 2014-09 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most of the existing revenue recognition guidance. ASU 2014-09 requires an entity to recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services and also requires certain additional disclosures. In August 2015, the FASB issued an update (“ASU 2015-14”) to ASC 606, *Deferral of the Effective Date*, which defers the adoption of ASU 2014-09 to interim and annual reporting periods in fiscal years that begin after December 15, 2017. In March 2016, the FASB issued an update (“ASU 2016-08”) to ASC 606, *Principal versus Agent Considerations (Reporting Revenue Gross versus Net)*, which clarifies the implementation guidance on principal versus agent considerations in the new revenue recognition standard pursuant to ASU 2014-09. In April 2016, the FASB issued an update (“ASU 2016-10”) to ASC 606, *Identifying Performance Obligations and Licensing*, which clarifies guidance related to identifying performance obligations and licensing implementation guidance contained in ASU 2014-09. In May 2016, the FASB issued an update (“ASU 2016-12”) to ASC 606, *Narrow-Scope Improvements and Practical Expedients*, which amends certain aspects of the new revenue recognition standard pursuant to ASU 2014-09. We are currently evaluating the impact of the adoption of these ASUs on our consolidated financial statements.

In June 2014, the FASB issued an update (“ASU 2014-12”) to ASC Topic 718, *Compensation – Stock Compensation* (“ASC 718”). ASU 2014-12 requires an entity to treat performance targets that can be met after the requisite service period of a share based award has ended, as a performance condition that affects vesting. ASU 2014-12 is effective for interim and annual reporting periods in fiscal years that began after December 15, 2015. The adoption of this update as of January 1, 2016, did not have any impact on our consolidated financial statements.

In February 2015, the FASB issued an update (“ASU 2015-02”) *Amendments to the Consolidation Analysis* to ASC Topic 810, *Consolidation*. ASU 2015-02 affects reporting entities that are required to evaluate whether they should consolidate certain legal entities. Specifically, the amendments: (i) modify the evaluation of whether limited partnerships and similar legal entities are variable interest entities (“VIEs”) or voting interest entities, (ii) eliminate the presumption that a general partner should consolidate a limited partnership, (iii) affect the consolidation analysis of reporting entities that are involved with VIEs, and (iv) provide a scope exception for certain entities. ASU 2015-02 is effective for interim and annual reporting periods beginning after December 15, 2015. The adoption of this update on January 1, 2016 resulted in the identification of additional VIEs, but did not have an impact on our consolidated financial statements other than additional disclosures.

In January 2016, the FASB issued an update (“ASU 2016-01”) *Recognition and Measurement of Financial Assets and Financial Liabilities* to ASC Topic 825, *Financial Instruments*. ASU 2016-01 amends certain aspects of recognition, measurement, presentation and disclosure of financial instruments, including the requirement to measure certain equity investments at fair value with changes in fair value recognized in net income. ASU 2016-01 is effective for interim and annual reporting periods in fiscal years beginning after December 15, 2017. We are currently evaluating the impact of the adoption of ASU 2016-01 on our consolidated financial statements.

## Overview – continued

### Recently Issued Accounting Literature – continued

In February 2016, the FASB issued (“ASU 2016-02”) *Leases*, which sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. ASU 2016-02 requires lessees to apply a dual approach, classifying leases as either finance or operating leases based on the principle of whether or not the lease is effectively a financed purchase. Lessees are required to record a right-of-use asset and a lease liability for all leases with a term of greater than 12 months. Leases with a term of 12 months or less will be accounted for similar to existing guidance for operating leases. Lessees will recognize expense based on the effective interest method for finance leases or on a straight-line basis for operating leases. The new standard requires lessors to account for leases using an approach that is substantially equivalent to existing guidance. ASU 2016-02 is effective for reporting periods beginning after December 15, 2018, with early adoption permitted. We are currently evaluating the impact of the adoption of ASU 2016-02 on our consolidated financial statements.

In March 2016, the FASB issued an update (“ASU 2016-09”) *Improvements to Employee Share-Based Payment Accounting* to ASC 718. ASU 2016-09 amends several aspects of the accounting for share-based payment transactions, including the income tax consequences, classification of awards as either equity or liabilities, and classification on the statement of cash flows. ASU 2016-09 is effective for interim and annual reporting periods in fiscal years beginning after December 15, 2017. We are currently evaluating the impact of the adoption of ASU 2016-09 on our consolidated financial statements.

In August 2016, the FASB issued an update (“ASU 2016-15”) *Classification of Certain Cash Receipts and Cash Payments* to ASC Topic 230, *Statement of Cash Flows*. ASU 2016-15 clarifies guidance on the classification of certain cash receipts and payments in the statement of cash flows to reduce diversity in practice with respect to (i) debt prepayment or debt extinguishment costs, (ii) settlement of zero-coupon debt instruments or other debt instruments with coupon interest rates that are insignificant in relation to the effective interest rate of the borrowing, (iii) contingent consideration payments made after a business combination, (iv) proceeds from the settlement of insurance claims, (v) proceeds from the settlement of corporate-owned life insurance policies, including bank-owned life insurance policies, (vi) distributions received from equity method investees, (vii) beneficial interests in securitization transactions, and (viii) separately identifiable cash flows and application of the predominance principle. ASU 2016-15 is effective for interim and annual reporting periods in fiscal years beginning after December 15, 2017, with early adoption permitted. The adoption of this update is not expected to have a significant impact on our consolidated financial statements.

### Critical Accounting Policies

A summary of our critical accounting policies is included in our Annual Report on Form 10-K, as amended, for the year ended December 31, 2015 in Management's Discussion and Analysis of Financial Condition. There have been no significant changes to our policies during 2016.

**Overview – continued**

**Leasing Activity**

The leasing activity and related statistics in the table below are based on leases signed during the period and are not intended to coincide with the commencement of rental revenue in accordance with accounting principles generally accepted in the United States of America (“GAAP”). Second generation relet space represents square footage that has not been vacant for more than nine months and tenant improvements and leasing commissions are based on our share of square feet leased during the period.

(Square feet in thousands)	New York		Washington, DC
	Office	Retail	Office
<b>Three Months Ended September 30, 2016</b>			
Total square feet leased	335	7	177
Our share of square feet leased:	308	7	138
Initial rent <sup>(1)</sup>	\$ 68.11	\$ 338.50	\$ 40.62
Weighted average lease term (years)	6.5	8.4	5.0
Second generation relet space:			
Square feet	278	7	92
GAAP basis:			
Straight-line rent <sup>(2)</sup>	\$ 65.87	\$ 335.58	\$ 43.75
Prior straight-line rent	\$ 61.48	\$ 198.36	\$ 45.96
Percentage increase (decrease)	7.1%	69.2%	(4.8%)
Cash basis:			
Initial rent <sup>(1)</sup>	\$ 67.29	\$ 308.11	\$ 43.75
Prior escalated rent	\$ 63.39	\$ 200.80	\$ 48.75
Percentage increase (decrease)	6.2%	53.4%	(10.3%)
Tenant improvements and leasing commissions:			
Per square foot	\$ 49.49	\$ 103.45	\$ 37.86
Per square foot per annum	\$ 7.61	\$ 12.32	\$ 7.57
Percentage of initial rent	11.2%	3.6%	18.6%

See notes on the following page.

## Overview - continued

## Leasing Activity – continued

(Square feet in thousands)	New York Office			Washington, DC
	Manhattan	Long Island City (Center Building)	New York Retail	
<b>Nine Months Ended September 30, 2016</b>				
Total square feet leased	1,330	285	101	1,098
Our share of square feet leased:	1,109	285	80	1,039
Initial rent <sup>(1)</sup>	\$ 79.23	\$ 40.10	\$ 206.71	\$ 40.05
Weighted average lease term (years)	9.9	5.8	9.0	4.1
Second generation relet space:				
Square feet	1,024	285	62	800
GAAP basis:				
Straight-line rent <sup>(2)</sup>	\$ 78.72	\$ 38.68	\$ 208.06	\$ 37.92
Prior straight-line rent	\$ 64.12	\$ 28.69	\$ 166.36	\$ 39.67
Percentage increase (decrease)	22.8%	34.8%	25.1%	(4.4%)
Cash basis:				
Initial rent <sup>(1)</sup>	\$ 78.79	\$ 40.10	\$ 198.28	\$ 40.80
Prior escalated rent	\$ 66.50	\$ 30.53	\$ 174.08	\$ 42.93
Percentage increase (decrease)	18.5%	31.4%	13.9%	(5.0%)
Tenant improvements and leasing commissions:				
Per square foot	\$ 72.47	\$ 18.47	\$ 105.45	\$ 18.55
Per square foot per annum	\$ 7.32	\$ 3.18	\$ 11.72	\$ 4.52
Percentage of initial rent	9.2%	7.9%	5.7%	11.3%

(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.

**Overview - continued****Square footage (in service) and Occupancy as of September 30, 2016**

(Square feet in thousands)		<b>Square Feet (in service)</b>		
	<b>Number of Properties</b>	<b>Total Portfolio</b>	<b>Our Share</b>	<b>Occupancy %</b>
New York:				
Office	36	20,219	16,956	95.5%
Retail	70	2,697	2,476	96.7%
Residential - 1,690 units	11	1,559	826	96.0%
Alexander's, including 312 residential units	7	2,437	790	99.7%
Hotel Pennsylvania	1	1,400	1,400	
		28,312	22,448	95.8%
Washington, DC:				
Office, excluding the Skyline properties	48	12,875	10,450	89.1%
Skyline properties	8	2,649	2,649	47.2%
Total Office	56	15,524	13,099	80.6%
Residential - 3,058 units	9	3,164	3,022	98.1%
Other	5	330	330	100.0%
		19,018	16,451	83.9%
Other:				
theMART	1	3,665	3,656	98.2%
555 California Street	3	1,736	1,215	90.3%
Other	2	784	784	100.0%
		6,185	5,655	
Total square feet as of September 30, 2016		53,515	44,554	



**Overview - continued****Square footage (in service) and Occupancy as of December 31, 2015**

(Square feet in thousands)		Square Feet (in service)		
	Number of properties	Total Portfolio	Our Share	Occupancy %
New York:				
Office	35	21,288	17,412	96.3%
Retail	65	2,641	2,408	96.2%
Residential - 1,711 units	11	1,561	827	94.1%
Alexander's, including 296 residential units	7	2,419	784	99.7%
Hotel Pennsylvania	1	1,400	1,400	
		29,309	22,831	96.4%
Washington, DC:				
Office, excluding the Skyline properties	49	13,136	10,781	90.0%
Skyline Properties	8	2,648	2,648	50.1%
Total Office	57	15,784	13,429	82.1%
Residential - 2,630 units	9	2,808	2,666	96.4%
Other	5	386	386	100.0%
		18,978	16,481	84.8%
Other:				
theMART	1	3,658	3,649	98.5%
555 California Street	3	1,736	1,215	93.3%
Other	2	763	763	100.0%
		6,157	5,627	
Total square feet as of December 31, 2015		54,444	44,939	

**Overview - continued****Washington, DC Segment**

EBITDA, as adjusted for the nine months ended September 30, 2016, was \$5,050,000 behind the prior year's nine months. We expect that Washington's 2016 EBITDA, as adjusted, will be approximately \$7,000,000 to \$11,000,000 lower than 2015, comprised of:

- (i) core business being flat to \$4,000,000 higher, offset by,
- (ii) occupancy of Skyline properties declining further, decreasing EBITDA by approximately \$6,500,000, and
- (iii) 1726 M Street and 1150 17th Street being taken out of service (to prepare for the development in the future of a new Class A office building) decreasing EBITDA by approximately \$4,500,000.

Of the 2,395,000 square feet subject to the effects of the Base Realignment and Closure ("BRAC") statute, 348,000 square feet has been taken out of service for redevelopment, and 1,466,000 square feet has been leased or is pending. The table below summarizes the status of the BRAC space as of September 30, 2016.

	Rent Per Square Foot	Total	Square Feet		
			Crystal City	Skyline	Rosslyn
Resolved:					
Relet as of September 30, 2016	\$ 37.39	1,456,000	983,000	389,000	84,000
Leases pending	39.39	10,000	-	10,000	-
Taken out of service for redevelopment		348,000	348,000	-	-
		1,814,000	1,331,000	399,000	84,000
To be resolved:					
Vacated as of September 30, 2016	34.63	581,000	105,000	412,000	64,000
Total square feet subject to BRAC		2,395,000	1,436,000	811,000	148,000

**Net Income and EBITDA by Segment for the Three Months Ended September 30, 2016 and 2015**

Below is a summary of net income and a reconciliation of net income to EBITDA<sup>(1)</sup> by segment for the three months ended September 30, 2016 and 2015.

(Amounts in thousands)

**For the Three Months Ended September 30, 2016**

			<b>Washington,</b>	
	<b>Total</b>	<b>New York</b>	<b>DC</b>	<b>Other</b>
Total revenues	\$ 633,197	\$ 432,869	\$ 134,446	\$ 65,882
Total expenses	444,044	280,689	90,756	72,599
Operating income (loss)	189,153	152,180	43,690	(6,717)
Income (loss) from partially owned entities	4,127	(579)	(452)	5,158
Income from real estate fund investments	1,077	-	-	1,077
Interest and other investment income, net	6,508	1,355	49	5,104
Interest and debt expense	(98,365)	(51,212)	(18,644)	(28,509)
Income (loss) before income taxes	102,500	101,744	24,643	(23,887)
Income tax expense	(4,865)	(2,356)	(302)	(2,207)
Income (loss) from continuing operations	97,635	99,388	24,341	(26,094)
Income from discontinued operations	2,969	-	-	2,969
Net income (loss)	100,604	99,388	24,341	(23,125)
Less net income attributable to noncontrolling interests	(8,024)	(2,985)	-	(5,039)
Net income (loss) attributable to Vornado	92,580	96,403	24,341	(28,164)
Net income attributable to noncontrolling interests in the Operating Partnership	4,366	-	-	4,366
Interest and debt expense <sup>(2)</sup>	122,979	66,314	20,991	35,674
Depreciation and amortization <sup>(2)</sup>	172,980	111,731	37,123	24,126
Income tax expense <sup>(2)</sup>	5,102	2,445	310	2,347
EBITDA <sup>(1)</sup>	\$ 398,007	\$ 276,893 <sup>(3)</sup>	\$ 82,765 <sup>(4)</sup>	\$ 38,349 <sup>(5)</sup>

(Amounts in thousands)

**For the Three Months Ended September 30, 2015**

			<b>Washington,</b>	
	<b>Total</b>	<b>New York</b>	<b>DC</b>	<b>Other</b>
Total revenues	\$ 627,596	\$ 429,433	\$ 132,704	\$ 65,459
Total expenses	436,156	263,805	102,114	70,237
Operating income (loss)	191,440	165,628	30,590	(4,778)
(Loss) income from partially owned entities	(325)	4,010	(1,909)	(2,426)
Income from real estate fund investments	1,665	-	-	1,665
Interest and other investment income, net	3,160	1,888	34	1,238
Interest and debt expense	(95,344)	(50,480)	(16,580)	(28,284)
Net gain on disposition of wholly owned and partially owned assets	103,037	-	102,404	633

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Income (loss) before income taxes	203,633	121,046	114,539	(31,952)
Income tax expense	(2,856)	(1,147)	(287)	(1,422)
Income (loss) from continuing operations	200,777	119,899	114,252	(33,374)
Income from discontinued operations	34,463	-	-	34,463
Net income	235,240	119,899	114,252	1,089
Less net income attributable to noncontrolling interests	(16,006)	(2,582)	-	(13,424)
Net income (loss) attributable to Vornado	219,234	117,317	114,252	(12,335)
Net income attributable to noncontrolling interests in the Operating Partnership	12,704	-	-	12,704
Interest and debt expense <sup>(2)</sup>	118,977	64,653	20,010	34,314
Depreciation and amortization <sup>(2)</sup>	174,209	99,206	48,132	26,871
Income tax expense <sup>(2)</sup>	3,043	1,214	294	1,535
EBITDA <sup>(1)</sup>	\$ 528,167	\$ 282,390 <sup>(3)</sup>	\$ 182,688 <sup>(4)</sup>	\$ 63,089 <sup>(5)</sup>

See notes on the following pages.

**Net Income and EBITDA by Segment for the Three Months Ended September 30, 2016 and 2015 - continued****Notes to preceding tabular information:**

- (1) We calculate EBITDA on an Operating Partnership basis which is before allocation to the noncontrolling interest of the Operating Partnership. We consider EBITDA a non-GAAP financial measure for making decisions and assessing the unlevered performance of our 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, we utilize this measure to make investment decisions as well as to compare the performance of our assets to that of our peers. EBITDA should not be considered a substitute for net income. EBITDA may not be comparable to similarly titled measures employed by other companies.
- (2) Interest and debt expense, depreciation and amortization and income tax expense in the reconciliation of net income (loss) to EBITDA includes our share of these items from partially owned entities.
- (3) The elements of "New York" EBITDA are summarized below.

(Amounts in thousands)	<b>For the Three Months Ended September</b>	
	<b>30,</b>	
	<b>2016</b>	<b>2015</b>
Office <sup>(a)</sup>	\$ 159,937	\$ 161,168
Retail <sup>(b)</sup>	95,274	97,604
Residential	6,214	5,495
Alexander's	11,506	10,502
Hotel Pennsylvania	3,962	7,621
Total New York	\$ 276,893	\$ 282,390

(a) 2015 includes \$5,151 of EBITDA from sold properties. Excluding these items, EBITDA was \$156,017.

(b) 2015 includes \$524 of EBITDA from a sold property. Excluding this item, EBITDA was \$97,080.

- (4) The elements of "Washington, DC" EBITDA are summarized below.

(Amounts in thousands)	<b>For the Three Months Ended September</b>	
	<b>30,</b>	
	<b>2016</b>	<b>2015</b>
Office, excluding the Skyline properties <sup>(a)</sup>	\$ 67,073	\$ 63,879
Skyline properties	4,222	5,998
Net gain on sale of 1750 Pennsylvania Avenue	-	102,404
Total Office	71,295	172,281
Residential	11,470	10,407
Total Washington, DC	\$ 82,765	\$ 182,688

(a) 2015 includes \$1,601 of EBITDA from a sold property. Excluding this item, EBITDA was \$62,278.

**Net Income and EBITDA by Segment for the Three Months Ended September 30, 2016 and 2015 - continued****Notes to preceding tabular information - continued:**

(5) The elements of "Other" EBITDA are summarized below.

(Amounts in thousands)	<b>For the Three Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
Our share of real estate fund investments:		
Income before net realized/unrealized gains and losses	\$ 2,552	\$ 2,594
Net realized/unrealized losses on investments	(2,118)	(922)
Carried interest	373	(49)
Total	807	1,623
theMART (including trade shows)	21,696	19,044
555 California Street	11,405	13,005
India real estate ventures	836	13
Other investments	19,092	11,009
	53,836	44,694
Corporate general and administrative expenses <sup>(a)</sup>	(21,519)	(22,341)
Investment income and other, net <sup>(a)</sup>	6,871	5,952
Acquisition and transaction related costs	(3,808)	(1,518)
UE and residual retail properties discontinued operations	2,969	2,516
Net gain on sale of Monmouth Mall	-	33,153
Net gain on sale of residential condominiums	-	633
Total Other	\$ 38,349	\$ 63,089

(a) The amounts in these captions (for this table only) exclude the results of the mark-to-market of our deferred compensation plan of \$204 of income and \$2,577 of loss for the three months ended September 30, 2016 and 2015, respectively.

**EBITDA by Region**

Below is a summary of the percentages of EBITDA by geographic region, excluding gains on sale of real estate, non-cash impairment losses and operations of sold properties.

<b>Region:</b>	<b>For the Three Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
New York City metropolitan area	70%	71%
Washington, DC / Northern Virginia area	21%	21%
Chicago, IL	6%	5%

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San Francisco, CA

3%  
100%

3%  
100%



## **Results of Operations – Three Months Ended September 30, 2016 Compared to September 30, 2015**

### **Revenues**

Our revenues, which consist primarily of property rentals, tenant expense reimbursements, and fee and other income, were \$633,197,000 for the three months ended September 30, 2016, compared to \$627,596,000 for the prior year's quarter, an increase of \$5,601,000. Below are the details of the increase by segment:



(Amounts in thousands)				<b>Washington, DC</b>		
Increase (decrease) due to:	<b>Total</b>	<b>New York</b>				<b>Other</b>
<b>Property rentals:</b>						
Acquisitions, dispositions and other	\$ (9,803)	\$ (7,737)		\$ (2,066)		\$ -
Development and redevelopment	1,719	-		1,225		494
Hotel Pennsylvania	(3,932)	(3,932)		-		-
Trade shows	115	-		-		115
Same store operations	9,562	9,213		429		(80)
	(2,339)	(2,456)		(412)		529
<b>Tenant expense reimbursements:</b>						
Acquisitions, dispositions and other	(1,781)	(1,673)		(108)		-
Development and redevelopment	329	-		(253)		582
Same store operations	5,779	5,116		1,132		(469)
	4,327	3,443		771		113
<b>Fee and other income:</b>						
BMS cleaning fees	2,256	1,983		-		273
Management and leasing fees	2,599	111		2,304		184
Lease termination fees	601	1,222		(1,115)		494
Other income	(1,843)	(867)		194		(1,170)
	3,613	2,449		1,383		(219)
<b>Total increase in revenues</b>	<b>\$ 5,601</b>	<b>\$ 3,436</b>		<b>\$ 1,742</b>		<b>\$ 423</b>

## **Results of Operations – Three Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

### **Expenses**

Our expenses, which consist primarily of operating, depreciation and amortization, general and administrative expenses, and acquisition and transaction related costs were \$444,044,000 for the three months ended September 30, 2016, compared to \$436,156,000 for the prior year's quarter, an increase of \$7,888,000. Below are the details of the increase (decrease) by segment:

(Amounts in thousands)	<b>Total</b>	<b>New York</b>	<b>Washington, DC</b>	<b>Other</b>
Increase (decrease) due to:				
<b>Operating:</b>				
Acquisitions, dispositions and other	\$ (2,140)	\$ (1,071)	\$ (1,069)	\$ -
Development and redevelopment	(37)	14	(449)	398
Non-reimbursable expenses, including				
bad debt reserves	(1,550)	(1,165)	(354)	(31)
Hotel Pennsylvania	112	112	-	-
Trade shows	264	-	-	264
BMS expenses	1,497	1,240	-	257
Same store operations	6,119	6,325	812	(1,018)
	4,265	5,455	(1,060)	(130)
<b>Depreciation and amortization:</b>				
Acquisitions, dispositions and other	(1,241)	(846)	(395)	-
Development and redevelopment	(11,714)	-	(11,515)	(199)
Same store operations	10,003	10,797	1,037	(1,831)
	(2,952)	9,951	(10,873)	(2,030)
<b>General and administrative:</b>				
Mark-to-market of deferred compensation plan liability	2,781	-	-	2,781 (1)
Same store operations	1,504	1,478	575	(549)
	4,285	1,478	575	2,232
<b>Acquisition and transaction related costs</b>				
	2,290	-	-	2,290
Total increase (decrease) in expenses	\$ 7,888	\$ 16,884	\$ (11,358)	\$ 2,362

- (1) This increase in expense is entirely offset by a corresponding increase in income from the mark-to-market of the deferred compensation plan assets, a component of “interest and other investment income, net” on our consolidated statements of income.

## **Results of Operations – Three Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

### **Income (Loss) from Partially Owned Entities**

Summarized below are the components of income (loss) from partially owned entities for the three months ended September 30, 2016 and 2015.

(Amounts in thousands)

	Percentage Ownership at September 30, 2016	For the Three Months Ended September 30,	
		2016	2015
<b>Our Share of Net Income (Loss):</b>			
Partially owned office buildings <sup>(1)</sup>	Various	\$ (9,157)	\$ (2,039)
Alexander's	32.4%	8,785	7,544
Urban Edge Properties ("UE")	5.4%	2,158	1,400
India real estate ventures	4.1%-36.5%	(917)	(1,704)
Pennsylvania Real Estate Investment Trust ("PREIT")	8.0%	52	(3,481)
Other investments <sup>(2)</sup>	Various	3,206	(2,045)
		\$ 4,127	\$ (325)

(1) Includes interests in 280 Park Avenue, 650 Madison Avenue, One Park Avenue, 666 Fifth Avenue (Office), 7 West 34th Street, 330 Madison Avenue, 512 West 22nd Street and others. In 2015, we recognized our \$7,364 share of a write-off of a below market lease liability related to a tenant vacating at 650 Madison.

(2) Includes interests in Independence Plaza, 85 Tenth Avenue, Fashion Center Mall, 50-70 West 93rd Street, Toys "R" Us, Inc. and others.

#### **Income from Real Estate Fund Investments**

Below are the components of the income from our real estate fund investments for the three months ended September 30, 2016 and 2015.

(Amounts in thousands)	For the Three Months Ended September 30,	
	2016	2015
Net investment income	\$ 5,841	\$ 5,116
Net unrealized losses on held investments	(4,764)	(2,544)
Net realized losses on exited investments	-	(907)
Income from real estate fund investments	1,077	1,665
Less income attributable to noncontrolling interests	(270)	(42)
Income from real estate fund investments attributable to Vornado <sup>(1)</sup>	\$ 807	\$ 1,623

(1) Excludes management, leasing and development fees of \$804 and \$678 for the three months ended September 30, 2016 and 2015, respectively, which are included as a component of "fee and other income" in our consolidated statements of income.

### **Interest and Other Investment Income, net**

Interest and other investment income, net was \$6,508,000 for the three months ended September 30, 2016, compared to \$3,160,000 in the prior year's quarter, an increase of \$3,348,000. This increase resulted primarily from an increase in the value of investments in our deferred compensation plan (offset by a corresponding decrease in the liability for plan assets in general and administrative expenses).



**Interest and Debt Expense**

Interest and debt expense was \$98,365,000 for the three months ended September 30, 2016, compared to \$95,344,000 in the prior year's quarter, an increase of \$3,021,000. This increase was primarily due to (i) \$5,417,000 of higher interest expense from the financings of the St. Regis - retail, 150 West 34th Street, 100 West 33rd Street, and our \$750,000,000 delayed draw term loan, (ii) \$2,632,000 of accrued default interest on our Skyline properties mortgage loan, and (iii) \$2,621,000 of lower capitalized interest, partially offset by (iv) \$4,894,000 of interest savings from the financings of 888 Seventh Avenue and 770 Broadway, and (v) \$1,804,000 of interest savings from the repayment of the Bowen Building loan.

**Results of Operations – Three Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

**Net Gain on Disposition of Wholly Owned and Partially Owned Assets**

For the three months ended September 30, 2015, we recognized a \$103,037,000 net gain on disposition of wholly owned and partially owned assets primarily from the sale of 1750 Pennsylvania Avenue.

**Income Tax Expense**

For the three months ended September 30, 2016, income tax expense was \$4,865,000, compared to \$2,856,000 for the prior year's quarter, an increase of \$2,009,000. This increase was primarily attributable to higher income from our taxable REIT subsidiaries.

**Income from Discontinued Operations**

We have reclassified the revenues and expenses of the UE portfolio and other retail properties that were sold or are currently held for sale to “income from discontinued operations” and the related assets and liabilities to “assets related to discontinued operations” and “liabilities related to discontinued operations” for all the periods presented in the accompanying financial statements. The table below sets forth the combined results of assets related to discontinued operations for the three months ended September 30, 2016 and 2015.

(Amounts in thousands)	<b>For the Three Months Ended September</b>	
	<b>2016</b>	<b>30,</b> <b>2015</b>
Total revenues	\$ 676	\$ 2,589
Total expenses	106	1,279
	570	1,310
Net gains on sale of real estate and a lease position	2,864	33,153
Impairment losses	(465)	-
Income from discontinued operations	\$ 2,969	\$ 34,463

**Net Income Attributable to Noncontrolling Interests in Consolidated Subsidiaries**

Net income attributable to noncontrolling interests in consolidated subsidiaries was \$3,658,000 for the three months ended September 30, 2016, compared to \$3,302,000 for the prior year's quarter, an increase of \$356,000.

**Net Income Attributable to Noncontrolling Interests in the Operating Partnership**

Net income attributable to noncontrolling interests in the Operating Partnership was \$4,366,000 for the three months ended September 30, 2016, compared to \$12,704,000 for the prior year's quarter, a decrease of \$8,338,000. This decrease resulted primarily from higher net income subject to allocation to unitholders in the prior year's quarter primarily due to the net gain of \$102,404,000 on the sale of 1750 Pennsylvania Avenue.

**Preferred Share Dividends**

Preferred share dividends were \$19,047,000 for the three months ended September 30, 2016, compared to \$20,364,000 for the prior year's quarter, a decrease of \$1,317,000. The decrease is primarily due to the redemption of the 6.875% Series J cumulative redeemable preferred shares on September 1, 2016.



**Preferred Share Issuance Costs**

In the three months ended September 30, 2016, we recognized a \$7,408,000 expense in connection with the write-off of issuance costs upon the redemption all of the outstanding 6.875% Series J cumulative redeemable preferred shares on September 1, 2016.







**Results of Operations – Three Months Ended September 30, 2016  
Compared to September 30, 2015 - continued**



**Same Store EBITDA**

Same store EBITDA represents EBITDA from property level operations which are owned by us in both the current and prior year reporting periods. Same store EBITDA excludes segment-level overhead expenses, which are expenses that we do not consider to be property-level expenses, as well as other non-operating items. We also present same store EBITDA on a cash basis which excludes income from the straight-lining of rents, amortization of below-market leases, net of above-market leases and other non-cash adjustments. We present these non-GAAP measures to (i) facilitate meaningful comparisons of the operational performance of our properties and segments, (ii) make decisions on whether to buy, sell or refinance properties, and (iii) compare the performance of our properties and segments to those of our peers. Same store EBITDA should not be considered as an alternative to net income or cash flow from operations and may not be comparable to similarly titled measures employed by other companies.



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Below are reconciliations of EBITDA to same store EBITDA for each of our segments for the three months ended September 30, 2016, compared to the three months ended September 30, 2015.

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(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
EBITDA for the three months ended September 30, 2016	\$ 276,893	\$ 82,765
Add-back:		
Non-property level overhead expenses included above	9,783	6,858
Less EBITDA from:		
Acquisitions	(3,853)	-
Dispositions	(51)	(5)
Properties taken out of service for redevelopment	(6,691)	(1,581)
Other non-operating loss (income), net	748	(563)
Same store EBITDA for the three months ended September 30, 2016	\$ 276,829	\$ 87,474
EBITDA for the three months ended September 30, 2015	\$ 282,390	\$ 182,688
Add-back:		
Non-property level overhead expenses included above	8,305	6,283
Less EBITDA from:		
Acquisitions	(712)	-
Dispositions, including net gains on sale	(5,399)	(104,005)
Properties taken out of service for redevelopment	(5,632)	(427)
Other non-operating income, net	(15,121)	(1,415)
Same store EBITDA for the three months ended September 30, 2015	\$ 263,831	\$ 83,124
Increase in same store EBITDA -		
Three months ended September 30, 2016 vs. September 30, 2015	\$ 12,998 <sup>(1)</sup>	\$ 4,350 <sup>(3)</sup>
% increase in same store EBITDA	4.9% <sup>(2)</sup>	5.2%

See notes on the following page

**Results of Operations – Three Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

**Notes to preceding tabular information:**

**New York:**

(1) The \$12,998,000 increase in New York same store EBITDA resulted primarily from increases in Office and Retail EBITDA of \$9,916,000 and \$6,098,000, respectively, partially offset by a decrease in Hotel Pennsylvania EBITDA of \$3,659,000. The Office and Retail EBITDA increases resulted primarily from higher rents, partially offset by higher operating expenses, net of reimbursements.

(2) Excluding Hotel Pennsylvania, same store EBITDA increased by 6.5%.

**Washington, DC:**

(3) The \$4,350,000 increase in Washington, DC same store EBITDA resulted primarily from higher management and leasing fee income of \$2,304,000, higher rental income of \$1,074,000 and lower net operating expenses of \$674,000.

Reconciliation of Same Store EBITDA to Cash basis Same Store EBITDA

(Amounts in thousands)	New York	Washington, DC
Same store EBITDA for the three months ended September 30, 2016	\$ 276,829	\$ 87,474
Less: Adjustments for straight-line rents, amortization of acquired	(42,208)	(7,024)
Same Store EBITDA		184



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below-market leases, net, and other non-cash adjustments			
Cash basis same store EBITDA for the three months ended September 30, 2016	\$	234,621	\$ 80,450
Same store EBITDA for the three months ended September 30, 2015	\$	263,831	\$ 83,124
Less: Adjustments for straight-line rents, amortization of acquired below-market leases, net, and other non-cash adjustments		(49,749)	(7,743)
Cash basis same store EBITDA for the three months ended September 30, 2015	\$	214,082	\$ 75,381
Increase in cash basis same store EBITDA - Three months ended September 30, 2016 vs. September 30, 2015	\$	20,539	\$ 5,069
% increase in cash basis same store EBITDA		9.6%	(1) 6.7%

(1) Excluding Hotel Pennsylvania, same store EBITDA increased by 11.7% on a cash basis.

**Net Income and EBITDA by Segment for the Nine Months Ended September 30, 2016 and 2015**

Below is a summary of net income and a reconciliation of net income to EBITDA<sup>(1)</sup> by segment for the nine months ended September 30, 2016 and 2015.

(Amounts in thousands)

**For the Nine Months Ended September 30, 2016**

		<b>Washington,</b>		
	<b>Total</b>	<b>New York</b>	<b>DC</b>	<b>Other</b>
Total revenues	\$ 1,867,942	\$ 1,269,464	\$ 389,926	\$ 208,552
Total expenses	1,492,255	818,419	436,427	237,409
Operating income (loss)	375,687	451,045	(46,501)	(28,857)
Income (loss) from partially owned entities	529	(5,143)	(5,453)	11,125
Income from real estate fund investments	28,750	-	-	28,750
Interest and other investment income, net	20,262	3,684	141	16,437
Interest and debt expense	(304,430)	(162,193)	(54,396)	(87,841)
Net gain on disposition of wholly owned and partially owned assets	160,225	159,511	-	714
Income (loss) before income taxes	281,023	446,904	(106,209)	(59,672)
Income tax expense	(9,805)	(4,131)	(884)	(4,790)
Income (loss) from continuing operations	271,218	442,773	(107,093)	(64,462)
Income from discontinued operations	6,160	-	-	6,160
Net income (loss)	277,378	442,773	(107,093)	(58,302)
Less net income attributable to noncontrolling interests	(37,771)	(9,811)	-	(27,960)
Net income (loss) attributable to Vornado	239,607	432,962	(107,093)	(86,262)
Net income attributable to noncontrolling interests in the Operating Partnership	11,410	-	-	11,410
Interest and debt expense <sup>(2)</sup>	376,898	208,683	63,038	105,177
Depreciation and amortization <sup>(2)</sup>	521,143	331,448	119,109	70,586
Income tax expense <sup>(2)</sup>	13,067	4,424	2,780	5,863
EBITDA <sup>(1)</sup>	\$ 1,162,125	\$ 977,517 <sup>(3)</sup>	\$ 77,834 <sup>(4)</sup>	\$ 106,774 <sup>(5)</sup>

(Amounts in thousands)

**For the Nine Months Ended September 30, 2015**

		<b>Washington,</b>		
	<b>Total</b>	<b>New York</b>	<b>DC</b>	<b>Other</b>
Total revenues	\$ 1,850,686	\$ 1,243,208	\$ 401,528	\$ 205,950
Total expenses	1,298,141	766,863	293,772	237,506
Operating income (loss)	552,545	476,345	107,756	(31,556)
(Loss) income from partially owned entities	(8,709)	1,523	(3,583)	(6,649)
Income from real estate fund investments	52,122	-	-	52,122
Interest and other investment income, net	19,618	5,642	60	13,916

Same Store EBITDA

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Interest and debt expense	(279,110)	(143,004)	(52,223)	(83,883)
Net gain on disposition of wholly owned and partially owned assets	104,897	-	102,404	2,493
Income (loss) before income taxes	441,363	340,506	154,414	(53,557)
Income tax benefit (expense)	84,245	(3,185)	(79)	87,509
Income from continuing operations	525,608	337,321	154,335	33,952
Income from discontinued operations	50,278	-	-	50,278
Net income	575,886	337,321	154,335	84,230
Less net income attributable to noncontrolling interests	(66,559)	(6,640)	-	(59,919)
Net income attributable to Vornado	509,327	330,681	154,335	24,311
Net income attributable to noncontrolling interests in the Operating Partnership	28,189	-	-	28,189
Interest and debt expense <sup>(2)</sup>	348,725	184,377	62,413	101,935
Depreciation and amortization <sup>(2)</sup>	493,904	288,897	136,687	68,320
Income tax (benefit) expense <sup>(2)</sup>	(85,349)	3,368	(1,856)	(86,861)
EBITDA <sup>(1)</sup>	\$ 1,294,796	\$ 807,323	(3) \$ 351,579 <sup>(4)</sup>	\$ 135,894 <sup>(5)</sup>

See notes on the following pages.

**Net Income and EBITDA by Segment for the Nine Months Ended September 30, 2016 and 2015 - continued****Notes to preceding tabular information:**

- (1) We calculate EBITDA on an Operating Partnership basis which is before allocation to the noncontrolling interest of the Operating Partnership. We consider EBITDA a non-GAAP financial measure for making decisions and assessing the unlevered performance of our 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, we utilize this measure to make investment decisions as well as to compare the performance of our assets to that of our peers. EBITDA should not be considered a substitute for net income. EBITDA may not be comparable to similarly titled measures employed by other companies.
- (2) Interest and debt expense, depreciation and amortization and income tax expense (benefit) in the reconciliation of net income (loss) to EBITDA includes our share of these items from partially owned entities.
- (3) The elements of "New York" EBITDA are summarized below.

(Amounts in thousands)	For the Nine Months Ended September 30,	
	2016	2015
Office <sup>(a)</sup>	\$ 475,726	\$ 480,508
Retail <sup>(b)</sup>	284,212	265,060
Residential	18,901	16,254
Alexander's	34,880	31,150
Hotel Pennsylvania	4,287	14,351
	818,006	807,323
Net gain on sale of 47% ownership interest in 7 West 34th Street	159,511	-
Total New York	\$ 977,517	\$ 807,323

(a) 2016 and 2015 include \$2,935 and \$16,954, respectively, of EBITDA from sold properties and other. Excluding these items, EBITDA was \$472,791 and \$463,554, respectively.

(b) 2016 and 2015 include \$185 and \$1,597, respectively, of EBITDA from a sold property. Excluding this item, EBITDA was \$284,027 and \$263,463, respectively.

- (4) The elements of "Washington, DC" EBITDA are summarized below.

(Amounts in thousands)	For the Nine Months Ended September 30,	
	2016	2015
Office, excluding the Skyline properties <sup>(a)</sup>	\$ 191,646	\$ 199,757
Skyline properties	14,177	19,037
Skyline properties impairment loss	(160,700)	-
Net gain on sale of 1750 Pennsylvania Avenue	-	102,404
Total Office	45,123	321,198
Residential	32,711	30,381
Total Washington, DC	\$ 77,834	\$ 351,579

- (a) 2015 includes \$5,591 of EBITDA from a sold property. Excluding this item, EBITDA was \$194,166.

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**Net Income and EBITDA by Segment for the Nine Months Ended September 30, 2016 and 2015 - continued****Notes to preceding tabular information - continued:**

(5) The elements of "Other" EBITDA are summarized below.

(Amounts in thousands)	<b>For the Nine Months Ended September 30,</b>	
	<b>2016</b>	<b>2015</b>
Our share of real estate fund investments:		
Income before net realized/unrealized gains	\$ 6,309	\$ 6,879
Net realized/unrealized gains on investments	3,333	9,542
Carried interest	4,020	6,248
Total	13,662	22,669
theMART (including trade shows)	70,689	62,229
555 California Street	35,137	38,237
India real estate ventures	2,585	2,229
Other investments	46,180	31,705
	168,253	157,069
Corporate general and administrative expenses <sup>(a) (b)</sup>	(76,364)	(82,043)
Investment income and other, net <sup>(a)</sup>	19,317	21,275
Acquisition and transaction related costs	(11,319)	(7,560)
UE and residual retail properties discontinued operations <sup>(c)</sup>	6,173	26,313
Net gain on sale of residential condominiums	714	2,493
Net gain on sale of Monmouth Mall	-	33,153
Our share of impairment loss on India real estate ventures	-	(14,806)
Total Other	\$ 106,774	\$ 135,894

- (a) The amounts in these captions (for this table only) excludes income from the mark-to-market of our deferred compensation plan of \$2,625 of income and \$327 of loss for the nine months ended September 30, 2016 and 2015, respectively.
- (b) The nine months ended September 30, 2015 includes a cumulative catch up of \$4,542 from the acceleration of recognition of compensation expense related to the modification of the 2012-2014 Out-Performance Plans.
- (c) The nine months ended September 30, 2015 includes \$22,972 of transaction costs related to the spin-off of our strip shopping centers and malls.

**EBITDA by Region**

Below is a summary of the percentages of EBITDA by geographic region, excluding gains on sale of real estate, non-cash impairment losses and operations of sold properties.

**For the Nine Months Ended  
September 30,**

Same Store EBITDA

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<b>Region:</b>	<b>2016</b>	<b>2015</b>
New York City metropolitan area	70%	70%
Washington, DC / Northern Virginia area	21%	22%
Chicago, IL	6%	5%
San Francisco, CA	3%	3%
	100%	100%



## **Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015**

### **Revenues**

Our revenues, which consist primarily of property rentals, tenant expense reimbursements, and fee and other income, were \$1,867,942,000 for the nine months ended September 30, 2016, compared to \$1,850,686,000 for the prior year's nine months, an increase of \$17,256,000. Below are the details of the increase (decrease) by segment:

(Amounts in thousands)	Total	New York	Washington, DC	Other
Increase (decrease) due to:				
<b>Property rentals:</b>				
Acquisitions, dispositions and other	\$ (19,687)	\$ (12,124)	\$ (7,563)	\$ -
Development and redevelopment	1,098	(150)	(757)	2,005
Hotel Pennsylvania	(10,626)	(10,626)	-	-
Trade shows	(661)	-	-	(661)
Same store operations	59,090	55,793	36	3,261
	29,214	32,893	(8,284)	4,605
<b>Tenant expense reimbursements:</b>				
Acquisitions, dispositions and other	(2,761)	(2,506)	(255)	-
Development and redevelopment	723	2	(542)	1,263
Same store operations	(2,355)	2,967	(1,946)	(3,376)
	(4,393)	463	(2,743)	(2,113)
<b>Fee and other income:</b>				
BMS cleaning fees	(5,177)	(5,619) <sup>(1)</sup>	-	442
Management and leasing fees	3,536	369	2,384	783
Lease termination fees	(435)	589	(1,069)	45
Other income	(5,489)	(2,439)	(1,890)	(1,160)
	(7,565)	(7,100)	(575)	110
Total increase (decrease) in revenues	\$ 17,256	\$ 26,256	\$ (11,602)	\$ 2,602

(1) Primarily from the termination of a third party cleaning contract in 2015.

## **Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

### **Expenses**

Our expenses, which consist primarily of operating, depreciation and amortization, general and administrative expenses, and impairment loss and acquisition and transaction related costs were \$1,492,255,000 for the nine months ended September 30, 2016, compared to \$1,298,141,000 for the prior year's nine months, an increase of \$194,114,000. Below are the details of the increase (decrease) by segment:

(Amounts in thousands)	Total	New York	Washington, DC	Other
Increase (decrease) due to:				
<b>Operating:</b>				
Acquisitions, dispositions and other	\$ 599	\$ 4,009	\$ (3,410)	\$ -
Development and redevelopment	(284)	(113)	(1,169)	998
Non-reimbursable expenses, including bad debt reserves	147	(261)	600	(192)
Hotel Pennsylvania	(186)	(186)	-	-
Trade shows	673	-	-	673
BMS expenses	(4,901)	(5,436) <sup>(1)</sup>	-	535
Same store operations	12,521	17,261	(354)	(4,386)
	8,569	15,274	(4,333)	(2,372)
<b>Depreciation and amortization:</b>				
Acquisitions, dispositions and other	5,102	6,663	(1,561)	-
Development and redevelopment	(17,560)	(296)	(17,007)	(257)
Same store operations	32,697	30,596	1,237	864
	20,239	36,963	(17,331)	607
<b>General and administrative:</b>				
Mark-to-market of deferred compensation plan liability	2,952	-	-	2,952 <sup>(2)</sup>
Same store operations	(2,080)	(681) <sup>(3)</sup>	3,619 <sup>(4)</sup>	(5,018) <sup>(5)</sup>
	872	(681)	3,619	(2,066)
<b>Impairment loss and acquisition and transaction related costs</b>	164,434	-	160,700 <sup>(6)</sup>	3,734
Total increase (decrease) in expenses	\$ 194,114	\$ 51,556	\$ 142,655	\$ (97)

(1) Primarily from the termination of a third party cleaning contract in 2015.

(2) This increase in expense is entirely offset by a corresponding increase in income from the mark-to-market of the deferred compensation plan assets, a component of "interest and other investment income, net" on our consolidated statements of income.

(3) Results primarily from (i) the nine months ended September 30, 2015 including a cumulative catch up of \$986 from the acceleration of recognition of compensation expense related to the modification of the 2012-2014 Out-Performance Plans and (ii) higher capitalized leasing payroll in 2016.

- (4) Results primarily from lower capitalized payroll in 2016.
- (5) The nine months ended September 30, 2015 includes a cumulative catch up of \$4,542 from the acceleration of recognition of compensation expense related to the modification of the 2012-2014 Out-Performance Plans.
- (6) On March 15, 2016, we notified the servicer of the \$678,000 mortgage loan on the Skyline properties in Virginia that cash flow will be insufficient to service the debt and pay other property related costs and expenses and that we were not willing to fund additional cash shortfalls. Accordingly, at our request, the loan has been transferred to the special servicer. Consequently, based on our shortened estimated holding period for the underlying assets, we concluded that the excess of carrying amount over our estimate of fair value was not recoverable and recognized a \$160,700 non-cash impairment loss in the first quarter of 2016. The Company's estimate of fair value was derived from a discounted cash flow model based upon market conditions and expectations of growth and utilized unobservable quantitative inputs including a capitalization rate of 8.0% and a discount rate of 8.2%. In the second quarter of 2016, cash flow became insufficient to service the debt and we ceased making debt service payments. Pursuant to the loan agreement, the loan is in default, causing the loan to be immediately due and payable, and is subject to incremental default interest which increased the weighted average interest rate from 2.97% to 4.51% while the outstanding balance remains unpaid. For the three and nine months ended September 30, 2016, we accrued \$2,632 and \$5,343 of default interest expense, respectively. We continue to negotiate with the special servicer. There can be no assurance as to the timing or ultimate resolution of this matter.

**Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

**Income (Loss) from Partially Owned Entities**

Summarized below are the components of income (loss) from partially owned entities for the nine months ended September 30, 2016 and 2015.





(Amounts in thousands)	For the Nine Months Ended September 30,	
	2016	2015
Net investment income	\$ 12,237	\$ 13,716
Net unrealized gains on held investments	16,091	37,001
Net realized gains on exited investments	14,676	24,684
Previously recorded unrealized gain on exited investment	(14,254)	(23,279)
Income from real estate fund investments	28,750	52,122
Less income attributable to noncontrolling interests	(15,088)	(29,453)
Income from real estate fund investments attributable to Vornado <sup>(1)</sup>	\$ 13,662	\$ 22,669

(1) Excludes management, leasing and development fees of \$2,499 and \$2,015 for the nine months ended September 30, 2016 and 2015, respectively, which are included as a component of "fee and other income" in our consolidated statements of income.

## **Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015 - continued**

### **Interest and Other Investment Income, net**

Interest and other investment income, net was \$20,262,000 for the nine months ended September 30, 2016, compared to \$19,618,000 for the prior year's nine months, an increase of \$644,000.

**Interest and Debt Expense**

Interest and debt expense was \$304,430,000 for the nine months ended September 30, 2016, compared to \$279,110,000 for the prior year's nine months, an increase of \$25,320,000. This increase was primarily due to (i) \$19,051,000 of higher interest expense from the financings of the St. Regis - retail, 150 West 34th Street, 100 West 33rd Street, and our \$750,000,000 delayed draw term loan, (ii) \$8,995,000 of lower capitalized interest, and (iii) \$5,343,000 of accrued default interest on our Skyline properties mortgage loan, partially offset by (iv) \$8,665,000 of interest savings from the financings of 888 Seventh Avenue and 770 Broadway, and (v) \$2,373,000 of interest savings from the repayment of the Bowen Building loan.

**Net Gain on Disposition of Wholly Owned and Partially Owned Assets**

For the nine months ended September 30, 2016, we recognized a \$160,225,000 net gain on disposition of wholly owned and partially owned assets, primarily from the sale of a 47% ownership interest in 7 West 34th Street, compared to \$104,897,000 for the prior year's nine months, primarily from the sale of 1750 Pennsylvania Avenue.

**Income Tax (Expense) Benefit**

For the nine months ended September 30, 2016, income tax expense was \$9,805,000, compared to an income tax benefit of \$84,245,000 for the prior year's nine months, an increase in expense of \$94,050,000. This increase in expense resulted primarily from the prior year reversal of \$90,030,000 of valuation allowances against certain of our deferred tax assets, as we have concluded that it is more-likely-than-not that we will generate sufficient taxable income from the sale of 220 Central Park South residential condominium units to realize the deferred tax assets.

## Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015 - continued

### Income from Discontinued Operations

We have reclassified the revenues and expenses of the UE portfolio and other retail properties that were sold or are currently held for sale to “income from discontinued operations” and the related assets and liabilities to “assets related to discontinued operations” and “liabilities related to discontinued operations” for all the periods presented in the accompanying financial statements. The table below sets forth the combined results of assets related to discontinued operations for the nine months ended September 30, 2016 and 2015.

(Amounts in thousands)	For the Nine Months Ended September 30,	
	2016	2015
Total revenues	\$ 2,805	\$ 24,868
Total expenses	1,254	16,672
	1,551	8,196
Net gains on sale of real estate and a lease position	5,074	65,396
Impairment losses	(465)	(256)
UE spin-off transaction related costs	-	(22,972)
Pretax income from discontinued operations	6,160	50,364
Income tax expense	-	(86)
Income from discontinued operations	\$ 6,160	\$ 50,278

### Net Income Attributable to Noncontrolling Interests in Consolidated Subsidiaries

Net income attributable to noncontrolling interests in consolidated subsidiaries was \$26,361,000 for the nine months ended September 30, 2016, compared to \$38,370,000 for the prior year's nine months, a decrease of \$12,009,000. This decrease resulted primarily from lower net income allocated to the noncontrolling interests, including noncontrolling interests of our real estate fund investments.

Net Income Attributable to Noncontrolling Interests in the Operating Partnership

Net income attributable to noncontrolling interests in the Operating Partnership was \$11,410,000 for the nine months ended September 30, 2016, compared to \$28,189,000 for the prior year's nine months, a decrease of \$16,779,000. This decrease resulted primarily from lower net income subject to allocation to unitholders. This decrease resulted primarily from higher net income subject to allocation to unitholders in the prior year's quarter primarily due to the net gain of \$102,404,000 on the sale of 1750 Pennsylvania Avenue.

Preferred Share Dividends

Preferred share dividends were \$59,774,000 for the nine months ended September 30, 2016, compared to \$60,213,000 for the prior year's nine months, a decrease of \$439,000.

**Preferred Share Issuance Costs**

In the nine months ended September 30, 2016, we recognized a \$7,408,000 expense in connection with the write-off of issuance costs upon redemption all of the outstanding 6.875% Series J cumulative redeemable preferred shares on September 1, 2016.





**Results of Operations – Nine Months Ended September 30, 2016  
Compared to September 30, 2015 - continued**



**Same Store EBITDA**

Same store EBITDA represents EBITDA from property level operations which are owned by us in both the current and prior year reporting periods. Same store EBITDA excludes segment-level overhead expenses, which are expenses that we do not consider to be property-level expenses, as well as other non-operating items. We also present same store EBITDA on a cash basis which excludes income from the straight-lining of rents, amortization of below-market leases, net of above-market leases and other non-cash adjustments. We present these non-GAAP measures to (i) facilitate meaningful comparisons of the operational performance of our properties and segments, (ii) make decisions on whether to buy, sell or refinance properties, and (iii) compare the performance of our properties and segments to those of our peers. Same store EBITDA should not be considered as an alternative to net income or cash flow from operations and may not be comparable to similarly titled measures employed by other companies.



Below are reconciliations of EBITDA to same store EBITDA for each of our segments for the nine months ended September 30, 2016, compared to nine months ended September 30, 2015.

(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
EBITDA for the nine months ended September 30, 2016	\$ 977,517	\$ 77,834
Add-back:		
Non-property level overhead expenses included above	27,557	22,117
Less EBITDA from:		
Acquisitions	(22,650)	-
Dispositions, including net gains on sale	(159,392)	(32)
Properties taken out of service for redevelopment	(19,945)	(1,589)
Other non-operating loss, net	6,778	159,837
Same store EBITDA for the nine months ended September 30, 2016	\$ 809,865	\$ 258,167
EBITDA for the nine months ended September 30, 2015	\$ 807,323	\$ 351,579
Add-back:		
Non-property level overhead expenses included above	28,238	18,498
Less EBITDA from:		
Acquisitions	(2,600)	-
Dispositions, including net gains on sale	(12,531)	(108,055)
Properties taken out of service for redevelopment	(16,244)	(2,434)
Other non-operating income, net	(38,218)	(3,296)
Same store EBITDA for the nine months ended September 30, 2015	\$ 765,968	\$ 256,292
Increase in same store EBITDA - Nine months ended September 30, 2016 vs. September 30, 2015	\$ 43,897 <sup>(1)</sup>	\$ 1,875 <sup>(3)</sup>
% increase in same store EBITDA	5.7% <sup>(2)</sup>	0.7%

See notes on the following page.

**Results of Operations – Nine Months Ended September 30, 2016 Compared to September 30, 2015 - continued****Notes to preceding tabular information:****New York:**

(1) The \$43,897,000 increase in New York same store EBITDA resulted primarily from increases in Office and Retail EBITDA of \$31,454,000 and \$19,867,000, respectively, partially offset by a decrease in Hotel Pennsylvania EBITDA of \$10,064,000. The Office and Retail EBITDA increases resulted primarily from higher rents, partially offset by higher operating expenses, net of reimbursements.

(2) Excluding Hotel Pennsylvania, same store EBITDA increased by 7.2%.

**Washington, DC:**

(3) The \$1,875,000 increase in Washington, DC same store EBITDA resulted primarily from higher management and leasing fee income of \$2,384,000 and higher rental income of \$1,594,000 partially offset by higher net operating expenses of \$2,192,000.

**Reconciliation of Same Store EBITDA to Cash Basis Same Store EBITDA**

(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
Same store EBITDA for the nine months ended September 30, 2016	\$ 809,865	\$ 258,167
Less: Adjustments for straight-line rents, amortization of acquired		
below-market leases, net, and other non-cash adjustments	(133,094)	(20,555)
Cash basis same store EBITDA for the nine months ended		
Same Store EBITDA		215

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September 30, 2016	\$ 676,771	\$ 237,612
Same store EBITDA for the nine months ended September 30, 2015	\$ 765,968	\$ 256,292
Less: Adjustments for straight-line rents, amortization of acquired below-market leases, net, and other non-cash adjustments	(124,959)	(20,477)
Cash basis same store EBITDA for the nine months ended September 30, 2015	\$ 641,009	\$ 235,815
Increase in cash basis same store EBITDA - Nine months ended September 30, 2016 vs. September 30, 2015	\$ 35,762	\$ 1,797
% increase in cash basis same store EBITDA	5.6% (1)	0.8%

(1) Excluding Hotel Pennsylvania, same store EBITDA increased by 7.3% on a cash basis.



**SUPPLEMENTAL INFORMATION**

**Reconciliation of Net Income to EBITDA for the Three Months Ended June 30, 2016**

(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
Net income attributable to Vornado for the three months ended June 30, 2016	\$ 256,751	\$ 15,303
Interest and debt expense	71,171	22,641
Depreciation and amortization	111,314	39,305
Income tax expense	889	2,205
EBITDA for the three months ended June 30, 2016	\$ 440,125	\$ 79,454

**Reconciliation of EBITDA to Same Store EBITDA – Three Months Ended September 30, 2016 Compared to June 30, 2016**

(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
EBITDA for the three months ended September 30, 2016	\$ 276,893	\$ 82,765
Add-back:		
Non-property level overhead expenses included above	9,783	6,858
Less EBITDA from:		
Acquisitions	(613)	-
Dispositions	(51)	(5)
Properties taken out of service for redevelopment	(7,889)	(1,581)
Other non-operating loss (income), net	1,053	(563)
Same store EBITDA for the three months ended September 30, 2016	\$ 279,176	\$ 87,474
EBITDA for the three months ended June 30, 2016	\$ 440,125	\$ 79,454
Add-back:		
Non-property level overhead expenses included above	7,807	7,295
Less EBITDA from:		
Acquisitions	(152)	-
Dispositions, including net gains on sale	(161,496)	7
Properties taken out of service for redevelopment	(7,686)	(214)
Other non-operating loss (income), net	4,547	(136)
Same store EBITDA for the three months ended June 30, 2016	\$ 283,145	\$ 86,406
(Decrease) increase in same store EBITDA -		
Three months ended September 30, 2016 vs. June 30, 2016	\$ (3,969)	\$ 1,068
% (decrease) increase in same store EBITDA	(1.4%)(1)	1.2%

(1) Excluding Hotel Pennsylvania, same store EBITDA decreased by 1.5%.

**SUPPLEMENTAL INFORMATION – CONTINUED****Reconciliation of Same Store EBITDA to Cash Basis Same Store EBITDA – Three Months Ended September 30, 2016 Compared to June 30, 2016**

(Amounts in thousands)	<b>New York</b>	<b>Washington, DC</b>
Same store EBITDA for the three months ended September 30, 2016	\$ 279,176	\$ 87,474
Less: Adjustments for straight-line rents, amortization of acquired below-market leases, net, and other non-cash adjustments	(42,989)	(7,024)
Cash basis same store EBITDA for the three months ended September 30, 2016	\$ 236,187	\$ 80,450
Same store EBITDA for the three months ended June 30, 2016	\$ 283,145	\$ 86,406
Less: Adjustments for straight-line rents, amortization of acquired below-market leases, net, and other non-cash adjustments	(49,984)	(7,459)
Cash basis same store EBITDA for the three months ended June 30, 2016	\$ 233,161	\$ 78,947

Increase in cash basis same store EBITDA -