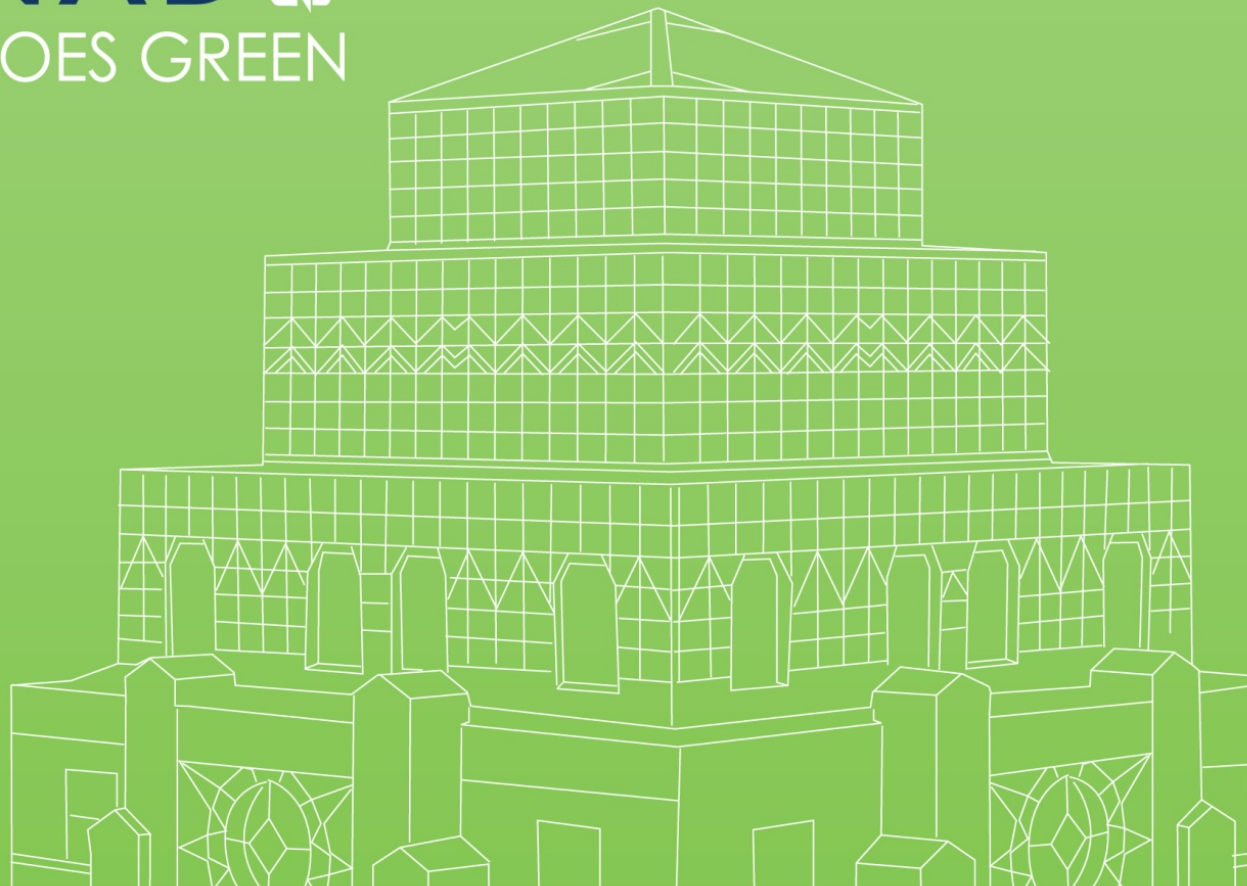


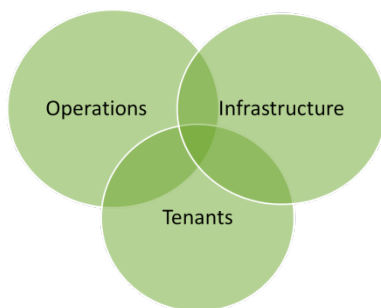
VORNAD  
GOES GREEN



» **Sustainability at 595 Madison Avenue**



» Sustainability at 595 Madison Avenue



At Vornado, we believe that a building's sustainability is a synergy of its infrastructure, building operations and active tenant engagement. Using this three-pronged approach, we work to improve efficiencies and implement environmentally friendly best practices at each property.

The success of our operations relies on our best-in-class property managers, engineers, and green cleaning team. Together they employ sustainable rules and regulations that ensure our day-to-day operations and maintenance create a safe, healthy and energy efficient environment for our tenants. Our engineers facilitate energy audits and retro-commissioning reports that identify ways to optimize the efficiency of our equipment. Building Maintenance Services (BMS) cleans our buildings with leading technologies and products in the green cleaning industry, eliminating the use of harmful chemicals wherever possible.

We continually work to improve the infrastructure in our Vornado portfolio. We are working to retrofit all of our New York Office properties with an IP "Backbone," a secure, fully managed IP network that serves as the main artery where data flows between the systems and shares information such as occupancy, lighting and temperature levels, among other diagnostics that aid in the operation of base building equipment. In 2012, Vornado is launching an energy efficiency Capital Expenditures fund to focus exclusively on projects across the portfolio that will improve efficiency and reduce wasteful and costly energy consumption.

In a typical Vornado building, the tenants account for up to seventy percent of energy consumption. Educating the tenant base is the key to long lasting success in our sustainability efforts. In 2009, Vornado launched the Energy Information Portal (EIP) as a tool to provide tenants with real time monitoring of their energy consumption. Collecting pulse output readings from its 3,000 submeters across the portfolio, the EIP displays consumption to tenants in graph and table format, enabling them to see the success of their energy reduction efforts – and the associated cost savings – on a real-time basis. Vornado's team trains tenants on the EIP and regularly hosts building-wide meetings to update them on the progress of our efforts and programs.

The success of our sustainability program has yielded proven results. Vornado has LEED-EB certified over 11 million square feet of space in New York, with 7 million square feet achieving LEED-Silver. In addition to LEED, Vornado actively benchmarks its entire New York Portfolio in EPA Energy Star's Portfolio Manager Program, with 14 million square feet having earned the prestigious Energy Star Label. In 2011, Vornado received the "Leader in the Light" Gold Award from the National Association of Real Estate Investment Trusts (NAREIT), garnering industry recognition as a leading large-cap REIT in sustainability.



» Sustainability at 595 Madison Avenue

Metric		Additional Info	
Energy Star Award	Yes	Score	71
Green Cleaning	Yes	Company	BMS
Sustainability Policies	Yes	Effective Date	June 01 2009
Recycling	Yes	Recycling Ratio	85%
Electronic Waste Recycling	Yes	Ratio	80%
Curtailment Program	Yes		
Energy Information Portal	Yes		
Air Quality Testing	Yes	Period	Biannual

