Alexander's, Inc.

NEWS RELEASE

Alexander's Announces Third Quarter FFO of $6.66 Per Share

10/29/2007

PARAMUS, N.J.--(BUSINESS WIRE)--

ALEXANDER'S, INC. (New York Stock Exchange: ALX) today reported:

Quarter Ended September 30, 2007 Financial Results

Net income for the quarter ended September 30, 2007 was $28.6 million, or $5.62 per diluted share, compared to a net loss of $18.6 million, or $3.70 per diluted share, for the quarter ended September 30, 2006. Funds from operations ("FFO") for the quarter ended September 30, 2007 was $33.9 million, or $6.66 per diluted share, compared to negative FFO of $13.0 million, or $2.59 per diluted share, for the quarter ended September 30, 2006.

Net income and FFO for the quarter ended September 30, 2007 include $9.4 million, or $1.84 per diluted share, for the reversal of a portion of the accrual for stock appreciation rights ("SARs") compensation expense. Net loss and negative FFO for the quarter ended September 30, 2006 include $32.7 million, or $6.51 per diluted share for an accrual of SARs compensation expense.

Nine Months Ended September 30, 2007 Financial Results

Net income for the nine months ended September 30, 2007 was $80.4 million, or $15.78 per diluted share, compared to a net loss of $0.6 million, or $0.12 per diluted share, for the nine months ended September 30, 2006. FFO for the nine months ended September 30, 2007 was $96.9 million, or $19.01 per diluted share, compared to $15.6 million, or $3.08 per diluted share, for the nine months ended September 30, 2006.

Net income and FFO for the nine months ended September 30, 2007 include $27.4 million, or $5.38 per diluted share, for the reversal of a portion of the accrual for SARs compensation expense. Net income and FFO for the nine months ended September 30, 2006 include $55.6 million for an accrual of SARs compensation expense, partially offset by $13.3 million for the after-tax net gain from the sale of residential condominium units at 731 Lexington Avenue. These items, in the aggregate, decreased net income and FFO for the nine months ended September 30, 2006 by $42.3 million, or $8.43 per diluted share.

Alexander's, Inc. is a real estate investment trust which has seven properties in the greater New York City metropolitan area.

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

ALEXANDER'S, INC.

OPERATING RESULTS FOR THE QUARTER AND NINE MONTHS ENDED SEPTEMBER 30, 2007 AND 2006

Below is a table of selected operating results.

(Amounts in thousands, except share and per share amounts)	QUARTER ENDED SEPTEMBER 30, 2007	2006
Revenues	$ 52,424	$ 50,799
Net income (loss) applicable to common stockholders - basic and diluted	$ 28,626	$ (18,616)
Net income (loss) per common share - basic	$ 5.68	$ (3.70)

Net income (loss) per common share - diluted	$ 5.62	$ (3.70)
Weighted average share and share equivalents outstanding:		
Basic	5,043,282	5,025,000
Diluted	5,094,303	5,025,000
FFO (Negative FFO)	$ 33,947	$ (13,035)
FFO (Negative FFO) per common share - diluted	$ 6.66	$ (2.59)
Weighted average shares used in computing diluted FFO per share	5,094,303	5,025,000

(Amounts in thousands, except share and per share amounts)	NINE MONTHS ENDED SEPTEMBER 30, 2007	2006
Revenues	$ 155,689	$ 148,546
Net income (loss) applicable to common stockholders - basic and diluted	$ 80,411	$ (622)
Net income (loss) per common share - basic	$ 15.95	$ (0.12)
Net income (loss) per common share - diluted	$ 15.78	$ (0.12)
Weighted average share and share equivalents outstanding:		
Basic	5,040,771	5,024,989

Diluted	5,094,490	5,024,989
FFO	$ 96,871	$ 15,648
FFO per common share - diluted	$ 19.01	$ 3.08
Weighted average shares used in computing diluted FFO per share	5,094,490	5,084,486

The following table reconciles net income (loss) to FFO (Negative FFO):

	QUARTER ENDED SEPTEMBER 30,	
(Amounts in thousands)	2007	2006
Net income (loss)	$28,626	$(18,616)
Depreciation and amortization of real property	5,321	5,581
FFO (Negative FFO)	$33,947	$(13,035)

	NINE MONTHS ENDED SEPTEMBER 30,	
(Amounts in thousands)	2007	2006
Net income (loss)	$ 80,411	$ (622)
Depreciation and amortization of real property	16,460	16,270
FFO	$ 96,871	$ 15,648

FFO is computed in accordance with the definition adopted by the Board of Governors of the National Association

of Real Estate Investment Trusts ("NAREIT"). NAREIT defines FFO as net earnings determined in accordance with accounting principles generally accepted in the United States of America ("GAAP"), excluding extraordinary items as defined under GAAP and gains or losses from sales of previously depreciated operating real estate assets, plus specified non-cash items, such as real estate asset depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. FFO and FFO per diluted share are used by management, investors and industry analysts as supplemental measures of operating performance of equity REITs. FFO and FFO per diluted share should be evaluated along with GAAP net earnings and earnings per diluted share (the most directly comparable GAAP measures), as well as cash flow from operating activities, investing activities and financing activities, in evaluating the operating performance of equity REITs. Management believes that FFO and FFO per diluted share are helpful to investors as supplemental performance measures because these measures exclude the effect of depreciation, amortization and gains or losses from sales of depreciable real estate, all of which are based on historical costs which implicitly assumes that the value of real estate diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, these non-GAAP measures can facilitate comparisons of operating performance between periods and among other equity REITs. FFO does not represent cash generated from operating activities in accordance with GAAP and is not necessarily indicative of cash available to fund cash needs as disclosed in the Company's consolidated statements of cash flows. FFO should not be considered as an alternative to net earnings as an indicator of the Company's operating performance or as an alternative to cash flows as a measure of liquidity.

Source: Alexander's, Inc.

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