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MEDIA CONTACT:

Kasey Madden
Director of Public Relations
Merchandise Mart Properties, Inc.
Phone: 312.527.7792
E-mail: kmadden@mmart.com

MERCHANDISE MART TENANTS MAKING A DIFFERENCE IN THE CRUSADE TO PROTECT ENVIRONMENT

CHICAGO (November 6, 2007) — The Merchandise Mart has recently been awarded the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) Existing Building Silver certification for operating a high performance green building. While The Merchandise Mart has long practiced sustainable building and preserving natural resources, the management company also recognizes the choices and actions made by its many tenants who are committed to going green.

“The Merchandise Mart’s tenants have been great partners in our endeavor to achieve LEED-EB certification,” said Myron Maurer, senior vice president, MMPI. “They have embraced green building initiatives and have helped improve building performance and minimize our impact on the environment.”

Several Mart tenants have achieved, or are seeking, LEED-CI (Commercial Interiors) certification for their showrooms, such as Milliken & Company, Haworth, Inc., and IIDA, and many others in the building continue to embrace the environmental movement.

The new Milliken Contract showroom was the most recent Mart showroom to achieve LEED-CI Gold certification. As early as 1900, Milliken began re-using packaging materials. And by 1960, Milliken mandated that the company responsibly use natural resources and reduce the company’s imprint on the environment. By 1986, Milliken had invented PVC-free carpet.

Haworth began an on-site corporate recycling center in 1993 and the showroom became the first LEED-CI Gold certified space in The Mart in 2005. This year, the IIDA showroom has registered as LEED-CI and Inwood Office Furniture as LEED-EB.

Fellow tenant Allsteel was presented with the USGSA Evergreen Furniture Award, acknowledging the company’s environmental efforts in 2003. In 2004, Allsteel joined the USGBC. In 2005, Allsteel was the first contract furniture manufacturer to participate in Scientific Certification System’s Advantage air quality certification program. This year, Allsteel introduced bulk packaging for its overhead storage products resulting in 100 percent elimination of EPS foam inserts and a 90 percent reduction in corrugate packaging, curtailing 32 truckloads of delivered packages annually.

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Steelcase began recycling spent solvent as early as 1960, and by 1965 had initiated the company's first environmental program to help better understand their environmental impact. In 1973, Steelcase initiated a VOC-reduction program and by 1998 had reduced VOC emissions in Grand Rapids, Mich. plants by 28 percent in one year. In 1979, the company installed a waste-to-energy incinerator system at its Grand Rapids, Mich. energy center. Ten years later the company made a commitment to work toward a 50 percent reduction of ozone depleting substances. By 1991, Steelcase recycled five million pounds of steel scrap per month and the office recycling program collected 747,663 pounds of paper.

MMPI is proud to be housing such dedicated environmentalists who are aiding in the fight to save the country's natural resources. The Mart is doing its part to help by making energy efficient light bulbs, recycling bags and recycling containers available to tenants for purchasing at a reduced cost. On the ground floor, the Mart has installed The Green Spot, an educational space that offers a variety of ways to implement eco-friendly behavior at work and home.

Green building strategies underway at The Merchandise Mart include:

- The education and support of tenants in pursuit of LEED-CI (Commercial Interiors) certification.
- An improved recycling program to include batteries, light bulbs and construction materials. The Mart's recycling program has been recognized by the Mayor as one of the City's most successful recycling initiatives.
- A green purchasing policy for products with recycled content and those that mitigate poor indoor air quality and pollution of waterways, such as air friendly paints and non-toxic cleaning products.
- A green cleaning policy requiring that all cleaning products meet high indoor air quality standards per the Green Seal third party certification program.
- A green site maintenance plan. The Mart uses drought tolerant plants in all planters to reduce water consumption and employs an integrated pest management plan to reduce harmful toxins that pollute air and water.
- An indoor air quality management plan to ensure that construction activity in the building does not contribute to poor indoor air quality.
- Updated Merchandise Mart Construction Standards Manual to include green specifications for any and all construction activity on the premises.
- An I-GO hybrid car-sharing program on site.
- A comprehensive energy management plan piloting new technologies and efficiency programs.
- Adoption of green events guidelines for tradeshow to reduce waste and educate visitors.

The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The rating system was designed by leading experts in the

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construction and property management industries to promote buildings that are economically profitable, eco-friendly, and healthy, productive places to work. Ratings are based on five categories of green buildings strategies, and Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED has been adopted nationwide by federal agencies, state and local governments, and interested private companies as the guideline for sustainable building.

The Delta Institute assisted MMPI in its path toward certification. The Delta Institute is a nonprofit organization formed in 1998 that works for a cleaner environment, healthier communities and a greener economy.

The Mart's certification was accomplished with support from the Illinois Department of Commerce and Economic Opportunity (IDCEO).

Merchandise Mart Properties, Inc. (MMPI) is a trade show and property management firm, specializing in managing buildings devoted to wholesale showrooms and commercial office space. MMPI produces more than 300 tradeshow, market events and conferences each year. MMPI manages The Merchandise Mart and 350 W. Mart Center in Chicago; Market Square, the Suites at Market Square, Hamilton Market, Plaza Suites, Furniture Plaza and the National Furniture Mart in High Point, N.C.; the Architects & Designers Building and 7 W New York in New York; the L.A. Mart in Los Angeles; the Boston Design Center in Boston; and the Washington Design Center and Federal Center Southwest in Washington, D.C.

Vornado Realty Trust, owner of MMPI, based in New York City, is a fully integrated real estate investment trust. Vornado common shares are listed on the New York Stock Exchange and are traded under the symbol VNO.

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The Merchandise Mart



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