

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

VORNADO OPERATING CO  
Form 10-Q  
August 02, 2001

1

EXHIBIT INDEX ON PAGE 16

SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 10-Q

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

For the quarterly period ended: JUNE 30, 2001

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: 001-14525

VORNADO OPERATING COMPANY  
(Exact name of registrant as specified in its charter)

DELAWARE  
(State or other jurisdiction of incorporation  
or organization)

22-3569068  
(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

As of July 27, 2001, there were 4,068,924 shares of the registrant's common stock, par value \$.01 per share, outstanding.

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

INDEX

PART I.

FINANCIAL INFORMATION:

Item 1. Financial Statements:

Consolidated Balance Sheets as of June 30, 2001 and December 31, 2000.....

Consolidated Statements of Operations for the Three and Six Months Ended June 30, 2001 and June 30, 2000.....

Consolidated Statements of Cash Flows for the Six Months Ended June 30, 2001 and June 30, 2000.....

Notes to Consolidated Financial Statements.....

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

Item 3. Quantitative and Qualitative Disclosures About Market Risk.....

PART II.

OTHER INFORMATION:

Item 1. Legal Proceedings.....

Item 4. Submission of Matters to a Vote of Security Holders.....

Item 5. Other Information.....

Item 6. Exhibits and Reports on Form 8-K.....

Signatures .....

Exhibit Index .....

ASSETS

Cash and cash equivalents .....  
Marketable securities .....

J  
---  
\$

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Investment in and advances to AmeriCold Logistics ..... 1  
 Prepaid expenses and other assets ..... \$ 1

LIABILITIES AND STOCKHOLDERS' DEFICIT

Note payable to Vornado Realty Trust ..... \$ 3  
 Due to Transportal Network .....  
 Due to Vornado Realty Trust .....  
 Accounts payable and accrued expenses .....

Total liabilities ..... 3

Minority interest .....

Commitments and contingencies

Stockholders' deficit:

Common stock: par value \$.01 per share; authorized, 40,000,000 shares; issued and  
 outstanding, 4,068,924 shares in each period ..... 2  
 Additional paid-in capital ..... (3)  
 Deficit ..... (1)

Accumulated other comprehensive loss .....

Total stockholders' deficit ..... (1)

See notes to consolidated financial statements.

VORNADO OPERATING COMPANY  
 CONSOLIDATED STATEMENTS OF OPERATIONS

	FOR THE THREE MONTHS ENDED JUNE 30,	
	2001	2000
	-----	-----
Revenues:		
Interest income .....	\$ 2,651	\$ 36,865
Expenses:		
General and administrative .....	414,177	(140,125)
	-----	-----
	(411,526)	176,990
Loss from AmeriCold Logistics .....	(5,811,920)	(3,902,000)
Loss from Transportal Network .....	--	(1,697,155)

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Unrealized loss from marketable securities .....	--	--
Interest and debt expense to Vornado Realty Trust	(621,497)	(447,396)
	-----	-----
Loss before income tax benefit and minority interest .....	(6,844,943)	(5,869,561)
Income tax benefit .....	--	--
	-----	-----
Loss before minority interest .....	(6,844,943)	(5,869,561)
Minority interest .....	--	581,087
	-----	-----
Net loss .....	\$ (6,844,943)	\$ (5,288,474)
	=====	=====
Net loss per share -- basic and diluted .....	\$ (1.68)	\$ (1.30)
	=====	=====

See notes to consolidated financial statements.

Page 4

5

VORNADO OPERATING COMPANY  
CONSOLIDATED STATEMENTS OF CASH FLOWS

	FOR THE S
	----- 2001 -----
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net loss .....	\$(10,649,342)
Adjustments to reconcile net loss to net cash used in operations:	
Minority interest .....	--
Equity in loss from AmeriCold Logistics (Includes \$225,680 of cash received for interest income) .....	7,958,800
Loss from Transportal Network .....	--
Unrealized loss from marketable securities .....	777,630
Stock appreciation rights compensation expense (income) ....	--
Changes in operating assets and liabilities:	
Prepaid expenses and other assets .....	72,496
Accounts payable and accrued expenses .....	(130,844)
Due to Transportal Network .....	(582,194)
Due to Vornado Realty Trust .....	31,983
	-----
Net cash used in operating activities .....	(2,521,471)
	-----
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment in and advances to AmeriCold Logistics .....	(8,940,000)
Investment in Transportal Network .....	--

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Net cash used in investing activities .....	(8,940,000)
-----	
CASH FLOWS FROM FINANCING ACTIVITIES:	
Proceeds from borrowings .....	11,100,000
Repayments on borrowings .....	--
Other .....	--
-----	
Net cash provided by financing activities .....	11,100,000
-----	
Net decrease in cash and cash equivalents .....	(361,471)
Cash and cash equivalents at beginning of period .....	589,564
-----	
Cash and cash equivalents at end of period .....	\$ 228,093
=====	
SUPPLEMENTAL INFORMATION:	
Cash payments for interest .....	\$ 1,222,987
=====	

See notes to consolidated financial statements.

VORNADO OPERATING COMPANY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. ORGANIZATION

Vornado Operating Company (the "Company") holds its assets and conducts its business through Vornado Operating L.P., a Delaware limited partnership ("Company L.P."). The Company is the sole general partner of, and as of June 30, 2001 owned a 90.1% partnership interest in, Company L.P. All references to the "Company" refer to Vornado Operating Company and its subsidiaries including Company L.P.

2. BASIS OF PRESENTATION

The consolidated balance sheet as of June 30, 2001, the consolidated statements of operations for the three and six months ended June 30, 2001 and 2000 and the consolidated statements of cash flows for the six months ended June 30, 2001 and 2000 are unaudited. In the opinion of management, 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 have been condensed or omitted. These condensed consolidated financial statements should be read in conjunction with the consolidated financial statements and notes thereto included in the Company's annual report on Form 10-K for the year ended December 31, 2000 as filed with the Securities and Exchange Commission. The results of operations for the six months ended June 30, 2001 are not necessarily indicative of the operating results for the full year.

The accompanying consolidated financial statements include the accounts of

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

the Company and Company L.P. All significant intercompany amounts have been eliminated.

The preparation of financial statements in conformity with accounting principles general accepted in the United States of America requires management 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.

Certain amounts in the prior year's financial statements have been reclassified to conform to the current year presentation.

3. MARKETABLE SECURITIES

The Company recognized an unrealized loss from marketable securities of \$777,630 during the first quarter of this year due to an "other than temporary decline" in fair value of securities available for sale.

4. INVESTMENTS IN PARTNERSHIPS

The Company's investments in and advances to partnerships and loss recognized from such investments are as follows:

	Investments in and Advanc
	----- June 30, 2001 -----
AmeriCold Logistics (60% interest).....	\$ 16,249,091 =====

During the quarter ended June 30, 2001, the Company made two loans to AmeriCold Logistics. The first loan, made on April 30, 2001, was \$3,840,000 and is secured by a mortgage on AmeriCold Logistics' quarries. This loan bears interest at 12% and requires monthly payments of interest until maturity on March 31, 2002. The second loan, made on June 6, 2001, was \$5,100,000 and is secured by property, plant and equipment. This loan bears interest at 14% and requires monthly payments of principal and interest of \$98,933 until maturity on December 31, 2002.

	Loss from Investments in Partn	
	-----	
	For The Three Months Ended	For
	June 30,	-----
	2001	2000
	-----	-----

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

AmeriCold Logistics (60% interest)	\$ (5,811,920)	\$ (3,902,000)	\$ (7,73
Transportal Network .....	--	(1,697,155)	
	-----	-----	
	\$ (5,811,920)	\$ (5,599,155)	\$ (7,73
	=====	=====	=====

The following condensed operating data represents 100% of AmeriCold Logistics of which the Company's share is 60%:

	For The Three Months Ended June 30,		For
	2001	2000	200
	-----	-----	-----
Revenues .....	\$ 155,513,000	\$ 163,115,000	\$ 314,5
	=====	=====	=====
Costs other than depreciation applicable to revenues ...	\$ 151,268,000	\$ 158,341,000	\$ 302,5
	=====	=====	=====
Net loss .....	\$ (10,046,000)	\$ (6,503,000)	\$ (13,3
	=====	=====	=====

AmeriCold Logistics is experiencing cash flow deficits which management of AmeriCold Logistics is currently addressing through sales of non-core assets and capital infusion by new investors.

At June 30, 2001, AmeriCold Logistics exercised its right, pursuant to the terms of its leases with the Landlord, to defer payment of \$3,900,000 of rent, of which the Company's share is \$2,340,000. At June 30, 2001, the Company's share of all of AmeriCold Logistics' deferred rent is \$16,986,600.

Lease Restructuring

On February 22, 2001, AmeriCold Logistics' leases with the Vornado REIT/Crescent REIT Partnership (the "Landlord") were restructured to, among other things, (i) reduce 2001's contractual rent to \$146,000,000 (\$14,500,000 less than 2000's contractual rent), (ii) reduce 2002's contractual rent to \$150,000,000 (plus additional contingent rent in certain circumstances), (iii) increase the Landlord's share of annual maintenance capital expenditures by \$4,500,000 to \$9,500,000 effective January 1, 2000 and (iv) extend the deferred rent period to December 31, 2003 from March 11, 2002. Total rent expense was \$72,420,000 for the six months ended June 30, 2001, \$13,862,000 less than the comparable period in 2000.

5. VORNADO AGREEMENT

The Company and Vornado Realty Trust ("Vornado") have entered into an agreement ("Vornado Agreement") pursuant to which, among other things, (a)

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Vornado will under certain circumstances offer the Company an opportunity to become the lessee of certain real property owned now or in the future by Vornado (under mutually satisfactory lease terms) and (b) the Company will not make any real estate investment or other REIT-Qualified Investment unless it first offers Vornado the opportunity to make such investment and Vornado has rejected that opportunity.

Under the Vornado Agreement, Vornado provides the Company with certain administrative, corporate, accounting, financial, insurance, legal, tax, data processing, human resources and operational services. Also, Vornado makes available to the Company, at Vornado's offices, space for the Company's principal corporate office. For these services, the Company compensates Vornado in an amount determined in good faith by Vornado as the amount an unaffiliated third party would charge the Company for comparable services and reimburses Vornado for certain costs incurred and paid to third parties on behalf of the Company. The Company incurred fees of approximately \$107,000 and \$83,000 for the three months ended June 30, 2001 and June 30, 2000 and approximately \$206,000 and \$165,000 for the six months ended June 30, 2001 and June 30, 2000.

Vornado and the Company each have the right to terminate the Vornado Agreement if the other party is in material default of the Vornado Agreement or upon 90 days written notice to the other party at any time after December 31, 2003. In addition, Vornado has the right to terminate the Vornado Agreement upon a change in control of the Company.

6. LOSS PER SHARE

The following table sets forth the computation of basic and diluted loss per share:

	Three Months Ended June 30,	
	2001	2000
	-----	-----
Numerator:		
Net loss .....	\$ (6,844,943)	\$ (5,288,474)
	=====	=====
Denominator:		
Denominator for basic loss per share-weighted average shares .....	4,068,924	4,068,706
Effect of dilutive securities:		
Employee stock options .....	--	--
	-----	-----
Denominator for diluted loss per share-adjusted weighted average shares .....	4,068,924	4,068,706
	=====	=====
Net loss per share-basic and diluted .....	\$ (1.68)	\$ (1.30)
	=====	=====



Edgar Filing: VORNADO OPERATING CO - Form 10-Q

7. COMPREHENSIVE LOSS

The following table sets forth the Company's comprehensive loss:

	Three Months Ended June 30,	
	2001	2000
Net loss .....	\$ (6,844,943)	\$ (5,288,474)
Recognition of unrealized loss from marketable securities previously included in comprehensive loss .....	--	--
Proportionate share of other comprehensive loss of partially-owned entity .....	--	--
Comprehensive loss .....	\$ (6,844,943)	\$ (5,288,474)

8. MINORITY INTEREST

During the year ended December 31, 2000, the investment in Company L.P. (Vornado Operating Company's operating partnership) by minority holders was fully absorbed by losses. The minority interest's 9.9% share of present and future losses will be recognized by the Company.

9. COMMITMENTS AND CONTINGENCIES

The Company is from time to time involved in legal actions arising in the ordinary course of its business. In the opinion of management, after consultation with legal counsel, the outcome of such matters will not have a material adverse effect on the Company's financial condition, results of operations or cash flows.

10. RECENTLY ISSUED ACCOUNTING STANDARDS

In July 2001, the Financial Accounting Standards Board issued SFAS No. 141, "Business Combinations" and SFAS No. 142, "Goodwill and Other Intangible Assets." SFAS No. 141 is effective immediately and SFAS 142 will be effective January 2002. The new standards are not expected to have a significant impact on our financial statements.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Certain statements contained herein constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Certain factors could cause actual results to differ materially from those in the forward-looking statements. Factors that might cause such a material difference include, but are not limited to: (a) the Company's limited operating history; (b) restrictions on the Company's business and future opportunities; (c) dependence upon Vornado Realty Trust; (d) the

## Edgar Filing: VORNADO OPERATING CO - Form 10-Q

substantial influence of the Company's controlling stockholders and conflicts of interest; (e) risks associated with potential investments and ability to manage those investments; (f) competition; (g) the Company's obligations under the revolving credit facility; (h) AmeriCold Logistics' obligations under the lease agreements with the Vornado REIT/Crescent REIT Partnership; (i) the Company's limited financial resources; (j) dependence on key personnel; (k) potential anti-takeover effects of the Company's charter documents and applicable law; (l) dependence on dividends and distributions of subsidiaries; (m) potential costs of compliance with environmental laws; (n) changes in the general economic climate; and (o) government regulations. See "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2000.

### RESULTS OF OPERATIONS

The Company's operations and business are subject to a variety of risks. In considering the Company's results of operations, please read "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2000.

The Company had a net loss of \$6,845,000 for the three months ended June 30, 2001, compared to \$5,288,000 for the three months ended June 30, 2000, an increase of \$1,557,000, and \$10,649,000 for the six months ended June 30, 2001, compared to \$10,816,000 for the six months ended June 30, 2000, a decrease of \$167,000.

Interest income was \$3,000 for the three months ended June 30, 2001, compared to \$37,000 for the three months ended June 30, 2000, a decrease of \$34,000, and \$6,000 for the six months ended June 30, 2001, compared to \$79,000 for the six months ended June 30, 2000, a decrease of \$73,000. These decreases resulted primarily from lower average invested balances.

General and administrative expenses were \$414,000 for the three months ended June 30, 2001, compared to a negative \$140,000 for the three months ended June 30, 2000, an increase of \$554,000. This resulted primarily from a decrease in prior year's quarter in compensation expense relating to outstanding stock appreciation rights, partially offset by payroll costs relating to the Company's Chief Operating Officer. General and administrative expenses were \$922,000 for the six months ended June 30, 2001, compared to \$797,000 for the six months ended June 30, 2000, an increase of \$125,000. This increase resulted from higher payroll costs relating to the Company's Chief Operating Officer, partially offset by a decrease in compensation expense relating to outstanding stock appreciation rights. Emmanuel R. Pearlman, the Company's former Chief Operating Officer, resigned effective June 15, 2001, and will be a consultant to the Company through the end of the year.

The Company's loss from AmeriCold Logistics was \$5,812,000 for the three months ended June 30, 2001, compared to \$3,902,000 for the three months ended June 30, 2000, an increase of \$1,910,000, and \$7,733,000 for the six months ended June 30, 2001, compared to \$7,640,000 for the six months ended June 30, 2000, an increase of \$93,000. Included in the loss for the three and six months ended June 30, 2001 is interest income of \$216,000 and \$306,000 earned on the loans advanced to AmeriCold Logistics by the Company since the second quarter of last year. Excluding interest income, the loss from AmeriCold Logistics was \$6,028,000 and \$8,039,000 for the three and six months ended June 30, 2001. These amounts are discussed below.

On February 22, 2001, AmeriCold Logistics' leases with the Vornado REIT/Crescent REIT Partnership (the "Landlord") were restructured to, among other things, (i) reduce 2001's contractual rent to \$146,000,000 (\$14,500,000 less than 2000's contractual rent), (ii) reduce 2002's contractual rent to \$150,000,000 (plus additional contingent rent in certain circumstances), (iii) increase the Landlord's share of annual maintenance capital expenditures by

## Edgar Filing: VORNADO OPERATING CO - Form 10-Q

\$4,500,000 to \$9,500,000 effective January 1, 2000 and (iv) extend the deferred rent period to December 31, 2003 from March 11, 2002.

Page 10

11

At June 30, 2001, AmeriCold Logistics exercised its right, pursuant to the terms of its leases with the Landlord, to defer payment of \$3,900,000 of rent, of which the Company's share is \$2,340,000. At June 30, 2001, the Company's share of all of AmeriCold Logistics' deferred rent is \$16,986,600.

The AmeriCold Logistics' results are discussed below:

AMERICOLD LOGISTICS RESULTS OF OPERATIONS FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2001 AND 2000

The following are discussions of the results of operations of AmeriCold Logistics, the Company's Temperature Controlled Logistics business - see the Company's Annual Report on Form 10-K for a discussion of this business. The data below represents 100% of this business of which the Company owns 60%. For the purpose of the discussions below, "Leased Operations" refer to operations at warehouses leased by AmeriCold Logistics and "Other Operations" refer to (i) warehouses managed by AmeriCold Logistics for the accounts of customers, (ii) Transportation Management Services, which includes freight routing, dispatching, freight rate negotiation, backhaul coordination, and distribution channel assessments and (iii) Quarry Operations.

Revenues were \$155,513,000 for the three months ended June 30, 2001, compared to \$163,115,000 for the three months ended June 30, 2000, a decrease of \$7,602,000, and \$314,501,000 for the six months ended June 30, 2001, compared to \$333,206,000 for the six months ended June 30, 2000, a decrease of \$18,705,000. Revenues from Leased Operations were \$108,380,000 for the three months ended June 30, 2001, compared to \$109,628,000 for the three months ended June 30, 2000, a decrease of \$1,248,000, and \$216,021,000 for the six months ended June 30, 2001, compared to \$223,464,000 for the six months ended June 30, 2000, a decrease of \$7,443,000. Revenues from Other Operations were \$47,133,000 for the three months ended June 30, 2001, compared to \$53,487,000 for the three months ended June 30, 2000, a decrease of \$6,354,000, and \$98,480,000 for the six months ended June 30, 2001, compared to \$109,742,000 for the six months ended June 30, 2000, a decrease of \$11,262,000.

The revenue decrease in Leased Operations for the three and six months ended June 30, 2001, resulted from lower warehouse revenues as a result of a reduction in both total customer inventory stored at the warehouses and customer inventory turns, due to their reaction to a slowing U.S. economy. The decreases in revenues from Other Operations is primarily a decline in Transportation Management Services revenue due to the expiration of a contract with a customer.

The gross margin for Leased Operations was \$39,176,000, or 36.1%, for the three months ended June 30, 2001, compared to \$45,147,000, or 41.1%, for the three months ended June 30, 2000, a decrease of \$5,971,000, and \$79,024,000, or 36.6%, for the six months ended June 30, 2001, compared to \$89,207,000, or 39.9%, for the six months ended June 30, 2000, a decrease of \$10,183,000. The decreases in both gross margin and gross margin percentage are attributable to lower customer inventory levels and customer inventory turns.

Operating income from Other Operations was \$2,009,000 for

## Edgar Filing: VORNADO OPERATING CO - Form 10-Q

the three months ended June 30, 2001, compared to \$3,055,000 for the three months ended June 30, 2000, a decrease of \$1,046,000, and \$5,301,000 for the six months ended June 30, 2001, compared to \$6,332,000 for the six months ended June 30, 2000, a decrease of \$1,031,000. These decreases resulted primarily from (i) a decline in Transportation Management Services operating income associated with the expiration of a contract with a customer and a reduction in services provided to customers in connection with their lower inventory levels and inventory turns, and (ii) less production at the Quarry Operations due to unfavorable local weather conditions that inhibit construction activities which Quarry Operations supply.

Rent expense was \$36,940,000 for the three months ended June 30, 2001, compared to \$43,428,000 for the three months ended June 30, 2000, a decrease of \$6,488,000. Rent expense was \$72,420,000 for the six months ended June 30, 2001, compared to \$86,282,000 for the six months ended June 30, 2000, a decrease of \$13,862,000. This decrease is part of the approximate \$14,500,000 rent reduction due to the lease restructuring announced February 22, 2001.

General and administrative expenses were \$11,463,000 for the three months ended June 30, 2001, compared to \$8,905,000 for the three months ended June 30, 2000, an increase of \$2,558,000, and \$19,789,000 for the six months ended June 30, 2001, compared to \$17,412,000 for the six months ended

Page 11

12

June 30, 2000, an increase of \$2,377,000. These increases reflect accrued severance costs associated with certain senior management changes at AmeriCold Logistics.

Depreciation and amortization expense was \$2,260,000 for the three months ended June 30, 2001, compared to \$1,870,000 for the three months ended June 30, 2000, an increase of \$390,000, and \$4,447,000 for the six months ended June 30, 2001, compared to \$3,851,000 for the six months ended June 30, 2000, an increase of \$596,000. These increases are the result of additional machinery and equipment.

Interest expense was \$802,000 for the three months ended June 30, 2001, compared to \$615,000 for the three months ended June 30, 2000, an increase of \$187,000, and \$1,491,000 for the six months ended June 30, 2001, compared to \$1,187,000 for the six months ended June 30, 2000, an increase of \$304,000. These increases resulted from higher borrowings and deferred rent.

Other income was \$234,000 for the three months ended June 30, 2001, compared to \$113,000 for the three months ended June 30, 2000, an increase of \$121,000, and \$424,000 for the six months ended June 30, 2001, compared to \$460,000 for the six months ended June 30, 2000, a decrease of \$36,000. The increase for the quarter is due to higher interest income from larger average invested balances as compared to prior year's quarter, which is the result of additional borrowings during the second quarter of this year.

As a result of the aforementioned factors, AmeriCold Logistics' net loss for the three months ended June 30, 2001 increased by \$3,543,000 to \$10,046,000, and for the six months ended June 30, 2001, by \$665,000 to \$13,398,000, when compared to the prior year's quarter and six months.

-----  
Transportal Network ceased operations in September 2000. Accordingly, there was no loss for either the three or six months ended June 30, 2001.

The Company recognized an unrealized loss from marketable securities of \$778,000 in the first quarter of 2001, due to an 'other than temporary decline' in fair value of marketable securities available for sale.

Interest and debt expense to Vornado was \$621,000 for the three months ended June 30, 2001, compared to \$447,000 for the three months ended June 30, 2000, an increase of \$174,000, and \$1,223,000 for the six months ended June 30, 2001, compared to \$763,000 for the six months ended June 30, 2000, an increase of \$460,000. These increases resulted primarily from higher average outstanding balances under the revolving credit facility with Vornado.

#### LIQUIDITY AND CAPITAL RESOURCES

The Company has a \$75,000,000 unsecured revolving credit facility with Vornado which expires on December 31, 2004. Borrowings under this facility bear interest at LIBOR plus 3% (6.84% at June 30, 2001). The Company pays Vornado a commitment fee equal to 1% per annum on the average daily unused portion of the facility pursuant thereto. Principal payments are not required under the Revolving Credit Agreement during its term. The Revolving Credit Agreement prohibits the Company from incurring indebtedness to third parties (other than certain purchase money debt and certain other exceptions) and prohibits the Company from paying dividends. The Company has no external sources of financing except this facility.

During the six months ended June 30, 2001, the Company increased its note payable to Vornado by \$11,100,000. At June 30, 2001, \$44,118,000 remains available under this facility.

AmeriCold Logistics is experiencing cash flow deficits which management of AmeriCold Logistics is currently addressing through sales of non-core assets and capital infusion by new investors.

In the aggregate, the Company's investments do not generate sufficient cash flow to pay all of its expenses. The Company estimates that it has adequate borrowing capacity under its credit facility to meet its cash requirements.

Page 12

13

#### Cash Flows For The Six Months Ended June 30, 2001

Cash flows used in operating activities of \$2,521,000 were comprised of (i) net loss of \$10,649,000 and (ii) the net change in operating assets and liabilities of \$608,000, offset by (iii) adjustments for non-cash and non-operating items of \$8,736,000. The adjustments for non-cash and non-operating items are comprised of (i) loss from AmeriCold Logistics of \$7,958,000 and (ii) unrealized loss from marketable securities of \$778,000.

Net cash used in investing activities of \$8,940,000 relate to the loans advanced to AmeriCold Logistics during the second quarter of 2001.

Net cash provided by financing activities of \$11,100,000 resulted from borrowings under the Company's revolving credit facility with Vornado.

#### Cash Flows For The Six Months Ended June 30, 2000

## Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Cash flows used in operating activities of \$1,481,000 were comprised of (i) net loss of \$10,816,000, offset by (ii) the net change in operating assets and liabilities of \$469,000, and (iii) adjustments for non-cash and non-operating items of \$8,866,000. The adjustment for non-cash and non-operating items are comprised of (i) loss from investment in AmeriCold Logistics of \$7,640,000 and (ii) loss from investment in Transportal Network of \$2,882,000, offset by (iii) stock appreciation rights compensation income of \$468,000 and (iv) minority interest of \$1,188,000.

Net cash used in investing activities of \$9,000,000 resulted from additional investments in AmeriCold Logistics and Transportal Network.

Net cash provided by financing activities of \$7,597,000 primarily resulted from borrowings under the Company's revolving credit facility with Vornado.

### RECENTLY ISSUED ACCOUNTING STANDARDS

In July 2001, the Financial Accounting Standards Board issued SFAS No. 141, "Business Combinations" and SFAS No. 142, "Goodwill and Other Intangible Assets." SFAS No. 141 is effective immediately and SFAS 142 will be effective January 2002. The new standards are not expected to have a significant impact on our financial statements.

### ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

At June 30, 2001, the Company had \$30,882,000 of variable rate debt bearing interest at an interest rate of 6.84% (LIBOR plus 3.00%). A one percent increase for one year in the base used to determine the interest rate of the variable rate debt would result in a \$309,000 increase in the Company's annual net loss (\$0.08 per basic and diluted share).

Page 13

14

### PART II. OTHER INFORMATION

#### ITEM 1. LEGAL PROCEEDINGS

The Company is from time to time involved in legal actions arising in the ordinary course of its business. In the opinion of management, after consultation with legal counsel, the outcome of such matters will not have a material adverse effect on the Company's financial condition, results of operations or cash flows.

#### ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

On May 30, 2001, the Company held its annual meeting of stockholders. The stockholders voted, in person or by proxy, for the election of two nominees to serve on the Board of Directors for a term of three years or until their respective successors are duly elected and qualified. The two nominees were approved. The results of the voting are shown below:

Directors -----	Votes Cast For -----	Votes Cast Against or Withheld -----
Steven Roth	3,081,921	399,680
Michael D. Fascitelli	3,081,921	399,680

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Because of the nature of the matters voted upon, there were no abstentions or broker non-votes.

ITEM 5. OTHER INFORMATION

On May 1, 2001, Alec C. Covington became the President and Chief Executive Officer of AmeriCold Logistics. Mr. Covington succeeded Daniel F. McNamara who continues as Vice Chairman. Mr. Covington, age 44, was formerly an Executive Vice President of SUPERVALU Inc. (NYSE:SVU) and President and Chief Operating Officer of the SUPERVALU food distribution companies division, which is the nation's largest distributor to grocery retailers having \$17 billion of revenue and 34 distribution centers. Previously, Mr. Covington was the President and Chief Operating Officer of the wholesale division of Richfood Holdings, Inc. when it was acquired by SUPERVALU in the fall of 1999. He has more than 25 years of wholesale, retail and supply-chain management experience in the food industry.

Effective June 15, 2001, Emanuel R. Pearlman resigned from his position as Chief Operating Officer of the Company to pursue other interests.

ITEM 6. EXHIBITS AND REPORTS ON FORM 8-K

- (a) Exhibits required by Item 601 of Regulation S-K are filed herewith and are listed in the attached Exhibit Index.
- (b) Reports on Form 8-K.

During the quarter ended June 30, 2001, the Company did not file any reports on Form 8-K.

15

Page 14

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

VORNADO OPERATING COMPANY

-----

(Registrant)

Date: August 2, 2001

By: /s/ Patrick T. Hogan

-----

PATRICK T. HOGAN

Vice President, Chief Financial Officer

16

Page 15

EXHIBIT INDEX

EXHIBIT NO.

-----

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

The following is a list of all exhibits filed as part of this report

- 2.1 Assignment Agreement, dated as of December 31, 1998, between Vornado Trust, as assignor, and Vornado Operating Company, assignee (incorporated by reference to Exhibit 2.1 of the Company's Current Report on Form 8-K, dated December 31, 1998 (File No. 001-14525), as filed with the Commission on January 15, 1999)
- 2.2 Put Agreement, dated as of December 31, 1998, between Vornado Realty Trust, as grantor, and Vornado Operating Company, as grantee (incorporated by reference to Exhibit 2.2 of the Company's Current Report on Form 8-K, dated December 31, 1998 (File No. 001 -14525), as filed with the Commission on January 15, 1999)
- 2.3 Asset Purchase Agreement dated as of February 26, 1999, between AmeriCold Logistics, LLC, as Purchaser, and AmeriCold Corporation, as Seller (incorporated by reference to Exhibit 2.1 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 12, 1999)
- 2.4 Asset Purchase Agreement, dated as of March 9, 1999, between Vornado Logistics Operating Partnership, as Purchaser, and URS Logistics, Inc. (incorporated by reference to Exhibit 2.2 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 31, 1999)
- 2.5 Asset Purchase Agreement, dated as of March 9, 1999, between AmeriCold Logistics, LLC, as Purchaser, and VC Omaha Holdings, L.L.C., as Seller (incorporated by reference to Exhibit 2.3 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 12, 1999)
- 2.6 Asset Purchase Agreement, dated as of March 9, 1999, between AmeriCold Logistics II, LLC, as Purchaser, and VC Missouri Holdings, L.L.C., as Seller (incorporated by reference to Exhibit 2.4 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 12, 1999)
- 3.1 Restated Certificate of Incorporation of Vornado Operating Company (incorporated by reference to Exhibit 3.1 of the Company's Registration Statement on Form S-11 (File No. 333-40701), as filed with the Commission on September 28, 1998)
- 3.2 Amended and Restated Bylaws of Vornado Operating Company (incorporated by reference to Exhibit 3.2 of the Company's Quarterly Report on Form 10-Q for the quarter ended March 31, 2000 (File No. 001-14525) as filed with the Commission on May 9, 2000)

-----  
\* Incorporated by reference.

Page 16

17

EXHIBIT NO.  
-----

- 4.1 Specimen stock certificate (incorporated by reference to Exhibit 4.1 of the Company's Registration Statement on Form S-11 (File No. 333-40701), as filed with the Commission on January 23, 1998)
- 10.1 Intercompany Agreement, dated as of October 16, 1998, between Vornado Operating Company and AmeriCold Corporation



Edgar Filing: VORNADO OPERATING CO - Form 10-Q

Company and Vornado Realty Trust (incorporated by reference to Exhibit 10.1 of the Company's Annual Report on Form 10-K for the year ended December 31, 1998 (File No. 001-14525))

- 10.2 Credit Agreement dated as of January 1, 1999, between Vornado Operating Company and Vornado Realty L.P., together with related form of Line of Credit Agreement (incorporated by reference to Exhibit 10.2 of the Company's Annual Report on Form 10-K for the year ended December 31, 1998 (File No. 001-14525))
- 10.3 1998 Omnibus Stock Plan of Vornado Operating Company (incorporated by reference to Exhibit 10.3 of the Company's Annual Report on Form 10-K for the year ended December 31, 1998 (File No. 001 -14525))
- 10.4 Agreement of Limited Partnership of Vornado Operating L.P. (incorporated by reference to Exhibit 10.4 of the Company's Annual Report on Form 10-K for the year ended December 31, 1998 (File No. 001-14525))
- 10.5 Agreement, dated March 11, 1999, between Vornado Operating L.P. and Temperature Controlled Logistics L.L.C. (incorporated by reference to Exhibit 10.1 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 31, 1999)
- 10.6 Master Lease Agreement, dated as of April 22, 1998, between URS Real Estate L.P., as Landlord, and URS Logistics, Inc., as Tenant (incorporated by reference to Exhibit 10.2 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.7 First Amendment to Master Lease Agreement, dated as of March 10, 1999, between URS Real Estate, L.P. and URS Logistics, Inc. (incorporated by reference to Exhibit 10.3 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.7(A) Second Amendment to Master Lease Agreement, effective as of February 1, 2001, between URS Real Estate, L.P. and AmeriCold Logistics, LLC. (incorporated by reference to Exhibit 10.7(A) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 11, 2001)
- 10.8 Assignment and Assumption of Master Lease, dated as of March 11, 1999, between URS Logistics, Inc. and AmeriCold Logistics II, LLC (incorporated by reference to Exhibit 10.4 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)

-----  
\* Incorporated by reference.

EXHIBIT NO.  
-----

- 10.9 Master Lease Agreement, dated as of April 22, 1998, between AmeriCold Real Estate, L.P., as Landlord and AmeriCold Corporation, as Tenant (incorporated by reference to Exhibit 10.5 of the Company's Current Report on Form 8-K, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on March 31, 1999)
- 10.10 First Amendment to Master Lease Agreement, dated as of March 10, 1999, between AmeriCold Real Estate, L.P. and AmeriCold Logistics, LLC (incorporated by reference to Exhibit 10.3 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

- reference to Exhibit 10.6 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 11, 2001)
- 10.10(A) Second Amendment to Master Lease Agreement, effective as of February 22, 2001, between AmeriCold Real Estate, L.P. and AmeriCold Logistics, LLC. (incorporated by reference to Exhibit 10.10(A) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 11, 2001)
- 10.11 Assignment and Assumption of Master Lease, dated as of February 28, 1999, between AmeriCold Corporation and AmeriCold Logistics, LLC (incorporated by reference to Exhibit 10.7 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.12 Master Lease Agreement, dated as of March 11, 1999, between URS Logistics, Inc. as landlord, and AmeriCold Logistics II, LLC, as Tenant (incorporated by reference to Exhibit 10.8 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.12(A) Amendment to Master Lease Agreement, effective as of February 22, 2001, between AmeriCold Corporation, as successor to URS Logistics, Inc., and AmeriCold Logistics LLC. (incorporated by reference to Exhibit 10.12(A) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 11, 2001)
- 10.13 Master Lease Agreement, dated as of February 28, 1999, between AmeriCold Corporation, as Landlord, and AmeriCold Logistics, LLC, as Tenant (incorporated by reference to Exhibit 10.9 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.13(A) Amendment to Master Lease Agreement, effective February 22, 2001, between AmeriCold Corporation and AmeriCold Logistics, LLC. (incorporated by reference to Exhibit 10.13(A) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 11, 2001)

-----  
\* Incorporated by reference.

Page 18

19

EXHIBIT NO.  
-----

- 10.14 Master Lease Agreement, dated as of March 11, 1999, between each of the entities listed on Exhibit A thereto, collectively as Landlord, and AmeriCold Logistics, LLC, as Tenant (incorporated by reference to Exhibit 10.10 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525) as filed with the Commission on May 26, 1999)
- 10.14(A) Amendment to Master Lease Agreement, dated as of March 22, 2000, among the entities identified on Exhibit A thereto, collectively as Landlord, and AmeriCold Logistics, LLC, as Tenant (incorporated by reference to Exhibit 10.13(A) of the Company's Quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 9, 2000)
- 10.14(B) Amendment to Master Lease Agreement, effective as of February 22, 2001, among each of the entities listed on Exhibit A to the lease, or the

Edgar Filing: VORNADO OPERATING CO - Form 10-Q

- thereto, and AmeriCold Logistics, LLC. (incorporated by reference to Exhibit 10.14(B) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 26, 1999)
- 10.15 Master Lease Agreement, dated as of March 11, 1999, between VC Omaha Holdings, L.L.C. and Carmar Freezers Thomasville L.L.C., together as Landlord and AmeriCold Logistics, LLC, as Tenant (incorporated by reference to Exhibit 10.15 of the Company's Current Report on Form 8-K/A, dated March 12, 1999 (File No. 001-14525), as filed with the Commission on May 26, 1999)
- 10.15(A) Amendment to Master Lease Agreement, effective as of February 22, 2000, between VC Omaha Holdings, L.L.C., and Carmar Freezers Thomasville L.L.C., together as Landlord, and AmeriCold Logistics, LLC. (incorporated by reference to Exhibit 10.15(A) of the Company's quarterly Report on Form 10-Q for the quarter ended March 31, 2001 (File No. 001-14525) as filed with the Commission on May 26, 1999)
- 10.16 Employment Agreement between Vornado Operating Company and Emanuel Thomasville, dated May 19, 2000 (incorporated by reference to Exhibit 10.16 of the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2000 (File No. 001-14525) as filed with the Commission on August 7, 2000)
- 10.17 Amended and Restated Limited Liability Company Agreement of Transpo LLC, a Delaware Limited Liability Company (incorporated by reference to Exhibit 10.17 of the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2000 (File no. 001-14525) as filed with the Commission on August 7, 2000)

-----  
\* Incorporated by reference.