Exhibit 99.2

NYRT
NEW YORK REIT

Q4 2016
SUPPLEMENTAL
INFORMATION






Financial Period ended December 31, 2016 (unaudited)

New York REIT, Inc.

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Forward-looking Statements:

This supplemental package includes “forward looking statements”. Forward-looking statements may be identified by the use of words such as “believes,” “expects,” “may,” “will,” “should,” “seeks,” “approximately,” “intends,” “plans,” “pro forma,” “estimates,” “contemplates,” “aims,” “continues,” “would” or “anticipates” or the negative of these words and phrases or similar words or phrases. The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: the factors included in (i) the Company’s Annual Report on Form 10-K for the year ended December 31, 2016, including those set forth under the headings “Risk Factors,” “Management’s Discussion and Analysis of Financial Condition and Results of Operations,” and “Business,” and (ii) in future periodic reports filed by the Company under the Securities Exchange Act of 1934, as amended. While forward-looking statements reflect the Company’s good faith beliefs, they are not guarantees of future performance. The Company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, new information, data or methods, future events or other changes after the date of this press release, except as required by applicable law. For a further discussion of these and other factors that could impact the Company’s future results, performance or transactions, see the section entitled “Risk Factors” in the Annual Report on Form 10-K for the year ended December 31, 2016, and other risks described in documents subsequently filed by the Company from time to time with the Securities and Exchange Commission. Prospective investors should not place undue reliance on any forward-looking statements, which are based only on information currently available to the Company (or to third parties making the forward-looking statements).

New York REIT, Inc.

Company Overview

OVERVIEW

New York REIT, Inc. (NYSE: NYRT) (the "Company") is a publicly traded real estate investment trust that primarily owns income-producing commercial real estate in New York City.

SNAPSHOT (December 31, 2016)

New York City Focus[(1)]	100%
Manhattan Focus[(1)]	98%
Square Feet[(2)]	3.3 million
Number of Buildings	19
Q4 2016 Ending Occupancy[(5)]	93.4%
Weighted Average Remaining Lease Term	8.9 years

Enterprise Value[(3)]	$3.3 billion
Combined Debt	$1.6 billion
Combined Debt/Enterprise Value[(4)]	48%
Fully Diluted Shares and Units Outstanding	168.7 million
Company Website	*www.nyrt.com*

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(1) Based on square footage.
(2) Includes pro rata share of unconsolidated joint venture.
(3) Based on the December 31, 2016 closing price of $10.12 per share and December 31, 2016 fully diluted share count and combined debt balances.
(4) Based on combined debt, which includes pro rata share of unconsolidated debt, as a percentage of enterprise value.
(5) Inclusive of leases signed but not yet commenced.

New York REIT, Inc.

Key Financial Metrics - As of and for the quarter ended December 31, 2016
(dollar amounts in thousands, except per share information)

		Q4 2016
OPERATING RESULTS		
Revenues	$	42,382
Net Loss	$	26,104
NOI	$	33,368
Cash NOI	$	30,741
Adjusted Cash NOI[(1)]	$	32,278
Adjusted EBITDA	$	17,886
Core FFO	$	3,401
AFFO	$	8,870
MARKET CAPITALIZATION - As of December 31, 2016		
Share price[(2)]	$	10.12
Fully diluted common shares and units outstanding		168,678,794
Total equity market capitalization	$	1,707,029
Consolidated debt[(3)]	$	1,129,080
Proportionate share of unconsolidated joint venture mortgage debt	$	427,875
Enterprise value[(4)]	$	3,263,984

		Q4 2016
COMMON SHARE PRICE		
At the end of the period	$	10.12
High during period		10.15
Low during period		8.99
LEVERAGE INFORMATION		
Combined basis[(5)]		
Total debt	$	1,556,955
Cash		45,536
Net debt		1,511,419
Debt/enterprise value		48%
Interest coverage ratio on combined debt[(6)]		1.4 X
Fixed charge coverage ratio on combined debt[(6)]		1.4 X
Weighted average interest rate		4.3%
Weighted average remaining debt term (years)		2.8
Weighted average remaining debt term - including extensions (years)		3.3
LIQUIDITY		
Cash	$	45,536

(1) Adjusted for free rent.
(2) Closing price on December 31, 2016.
(3) Represents principal amount and is gross of $21.6 million of deferred financing costs.
(4) Defined as debt outstanding, including our portion of debt from our investment in Worldwide Plaza of $1.6 billion, plus fully diluted shares outstanding multiplied by our share price.
(5) Combined metrics include pro rata share of unconsolidated joint venture debt.
(6) Reference slide 14, Leverage Metrics, for a detailed calculation of Interest coverage ratio on combined debt and fixed charge coverage ratio on combined debt.

NOTE: A reconciliation of Net Income (Loss) to FFO, Core FFO, AFFO, Adjusted EBITDA, NOI, Cash NOI and Adjusted Cash NOI, which are non-GAAP measures, appears on pages 6 and 7 of this supplemental information package.

New York REIT, Inc.

Consolidated Balance Sheets
(in thousands)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
ASSETS					
Real estate investments, at cost					
Land	$ 477,171	$ 477,171	$ 477,171	$ 477,171	$ 477,171
Buildings, fixtures and improvements	1,176,152	1,175,518	1,213,767	1,213,928	1,208,138
Acquired intangible assets	132,348	132,673	133,334	137,512	137,594
Total real estate investments, at cost	1,785,671	1,785,362	1,824,272	1,828,611	1,822,903
Less: accumulated depreciation and amortization	(210,738)	(197,076)	(198,778)	(189,856)	(172,668)
Total real estate investments, net	1,574,933	1,588,286	1,625,494	1,638,755	1,650,235
Cash and cash equivalents	45,536	59,841	88,130	100,162	98,604
Receivable for mortgage proceeds(1)	260,000	—	—	—	—
Investment in unconsolidated joint venture	190,585	194,325	201,114	208,558	215,370
Real estate assets held for sale	—	—	—	—	29,268
Other assets(2)	81,326	80,939	71,707	72,420	71,285
Total assets	$ 2,152,380	$ 1,923,391	$ 1,986,445	$ 2,019,895	$ 2,064,762
LIABILITIES AND EQUITY					
Mortgage notes payable, net of deferred financing costs(2)	$ 1,107,526	$ 363,851	$ 363,468	$ 363,085	$ 381,443
Credit facility	—	485,000	485,000	485,000	485,000
Market lease intangibles, net	65,187	67,102	69,024	70,999	73,083
Other liabilities	37,924	41,091	34,701	32,790	31,701
Derivatives, at fair value	74	1,569	2,228	2,129	1,266
Total liabilities	1,210,711	958,613	954,421	954,003	972,493
Common stock	1,671	1,659	1,652	1,651	1,626
Additional paid-in capital	1,445,092	1,434,644	1,427,708	1,426,766	1,403,624
Accumulated other comprehensive loss	(713)	(1,555)	(2,215)	(2,116)	(1,237)
Accumulated deficit	(515,073)	(482,510)	(418,197)	(387,670)	(369,273)
Total stockholders' equity	930,977	952,238	1,008,948	1,038,631	1,034,740
Non-controlling interests	10,692	12,540	23,076	27,261	57,529
Total equity	941,669	964,778	1,032,024	1,065,892	1,092,269
Total liabilities and equity	$ 2,152,380	$ 1,923,391	$ 1,986,445	$ 2,019,895	$ 2,064,762

(1) Receivable represents a portion of the proceeds of the mortgage loan ("Mortgage Loan") and mezzanine loan ("Mezzanine Loan") the Company entered into in the fourth quarter 2016, which was held in escrow by the servicer of the loans as of December 31, 2016. The Company received the proceeds on January 9, 2017 and they were deposited in an operating account that may be used by the Company to purchase the additional equity interests in WWP Holdings, LLC, the joint venture that holds the property known as Worldwide Plaza.

(2) Revised to reflect the impact of ASU 2015-03, which was adopted in Q1 2016. See Note 2 — Summary of Significant Accounting Policies in the notes to the consolidated financial statements contained in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

New York REIT, Inc.

Consolidated Statements of Operations
(in thousands, except for share and per share information)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Revenues					
Rental income	$ 30,621	$ 30,267	$ 29,769	$ 29,009	$ 31,000
Hotel revenue	8,055	7,098	7,060	4,329	7,499
Operating expense reimbursements and other revenue	3,706	3,895	3,094	3,371	5,888
Total revenues	42,382	41,260	39,923	36,709	44,387
Operating expenses					
Property operating	11,567	11,539	10,089	10,366	11,488
Hotel operating	7,043	6,856	6,600	6,254	6,676
Operating fees incurred from the Advisor	3,721	3,500	3,050	3,074	3,099
Acquisition and transaction related	1,475	11,623	6,261	349	700
Impairment loss on real estate investment[(1)]	—	27,911	—	—	—
General and administrative	5,131	3,865	2,541	3,086	2,946
Equity-based compensation[(2)]	8,643	(2,105)	(1,932)	(6,430)	8,727
Depreciation and amortization	18,835	16,305	16,587	17,225	18,398
Total operating expenses	56,415	79,494	43,196	33,924	52,034
Operating income (loss)	(14,033)	(38,234)	(3,273)	2,785	(7,647)
Other income (expense)					
Interest expense	(12,280)	(8,875)	(9,312)	(9,726)	(9,271)
Income from unconsolidated joint venture	168	711	757	1,088	661
Income from preferred equity investment, investment securities and interest	2	3	3	18	24
Gain on sale of real estate investments, net	—	—	125	6,505	7,523
Gain (loss) on derivative instruments	39	(12)	(107)	(251)	(34)
Total other expense	(12,071)	(8,173)	(8,534)	(2,366)	(1,097)
Net income (loss)	(26,104)	(46,407)	(11,807)	419	(8,744)
Net (income) loss attributable to non-controlling interests[(3)]	(102)	1,140	267	68	236
Net income (loss) attributable to stockholders[(3)]	$ (26,206)	$ (45,267)	$ (11,540)	$ 487	$ (8,508)
Basic weighted average shares	165,692,013	165,384,074	164,835,872	163,872,612	162,208,672
Adjustments to fully diluted shares[(4)]	2,950,352	3,255,556	3,142,609	4,053,498	5,720,451
Fully diluted weighted average shares	168,642,365	168,639,630	167,978,481	167,926,110	167,929,123
Net income (loss) per basic share attributable to stockholders	$ (0.16)	$ (0.27)	$ (0.07)	$ —	$ (0.05)
Net income (loss) per diluted share attributable to stockholders[(4)]	$ (0.16)	$ (0.27)	$ (0.07)	$ —	$ (0.05)

(1) Impairment loss recorded for the excess of carrying value over fair value for the Viceroy Hotel recognized during the third quarter of 2016.
(2) Amounts represent the portion of non-cash expense related to the 2014 Advisor Multi-Year Outperformance Agreement and other non-cash equity-based compensation.
(3) Includes amounts allocated to minority interest holders of 163 Washington Street (which was sold on October 21, 2015), OP unitholders and participating LTIP unitholders.
(4) Adjustments to fully diluted shares are excluded from the calculation of diluted loss per share attributable to stockholders if their effect would have been antidilutive.

New York REIT, Inc.

Unconsolidated Joint Venture — Summary Balance Sheets and Income Statements
(in thousands)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Unconsolidated Joint Venture Condensed Balance Sheet					
Real estate assets, at cost	$ 715,382	$ 715,415	$ 715,266	$ 714,654	$ 714,642
Less accumulated depreciation and amortization	(137,432)	(132,349)	(127,218)	(122,077)	(117,092)
Total real estate assets, net	577,950	583,066	588,048	592,577	597,550
Cash and cash equivalents	1,893	1,809	3,935	4,689	9,036
Other assets	255,714	264,329	267,127	267,125	259,894
Total assets	$ 835,557	$ 849,204	$ 859,110	$ 864,391	$ 866,480
Debt	$ 875,000	$ 875,000	$ 875,000	$ 875,000	$ 875,000
Other liabilities	9,774	15,675	16,914	17,619	15,515
Total liabilities	884,774	890,675	891,914	892,619	890,515
Deficit	(49,217)	(41,471)	(32,804)	(28,228)	(24,035)
Total liabilities and deficit	$ 835,557	$ 849,204	$ 859,110	$ 864,391	$ 866,480
Company's basis	$ 190,585	$ 194,325	$ 201,114	$ 208,558	$ 215,370
Unconsolidated Joint Venture Condensed Statement of Operations					
Revenue:					
Rental income	$ 31,386	$ 31,564	$ 31,120	$ 31,489	$ 31,326
Other revenue	1,242	1,239	1,230	1,230	1,246
Total revenue	32,628	32,803	32,350	32,719	32,572
Operating expenses:					
Operating expense	13,005	12,026	11,624	11,986	12,036
Depreciation and amortization	6,785	6,850	6,847	6,772	7,018
Total operating expenses	19,790	18,876	18,471	18,758	19,054
Operating income	12,838	13,927	13,879	13,961	13,518
Interest expense	(10,364)	(10,364)	(10,255)	(10,254)	(10,101)
Net income	2,474	3,563	3,624	3,707	3,417
Company's Preferred return	(3,936)	(3,957)	(3,987)	(4,067)	(4,055)
Net loss to members	$ (1,462)	$ (394)	$ (363)	$ (360)	$ (638)
Company's preferred return	$ 3,936	$ 3,957	$ 3,987	$ 4,067	$ 4,055
Company's share of net loss	(715)	(193)	(177)	(176)	(313)
Amortization of difference in basis	(3,053)	(3,053)	(3,053)	(2,803)	(3,081)
Company's income from Worldwide Plaza	$ 168	$ 711	$ 757	$ 1,088	$ 661
Supplemental information:					
Straight-line rent included in rental income above	$ 362	$ 292	$ 744	$ 1,449	$ 1,809

New York REIT, Inc.

Reconciliation of Net Income (Loss) to FFO, Core FFO and AFFO
(in thousands, except share information)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Net income (loss)	$ (26,104)	$ (46,407)	$ (11,807)	$ 419	$ (8,744)
Gain on sale of real estate investments, net	—	—	(125)	(6,505)	(7,523)
Depreciation and amortization	18,835	16,305	16,587	17,225	18,398
Depreciation and amortization related to unconsolidated joint venture[(1)]	6,369	6,403	6,400	6,114	6,512
Impairment Loss on Real Estate Investment	—	27,911	—	—	—
Funds from operations (FFO)	**(900)**	**4,212**	**11,055**	**17,253**	**8,643**
Acquisition and transaction related expenses[(2)]	1,475	11,623	6,261	349	700
Gain on sale of investment securities	—	—	—	—	(7)
Other revenue and income[(3)]	(56)	—	(132)	(57)	(1,795)
Straight-line rent bad debt expense	15	—	98	79	19
Deferred financing and other costs[(4)]	2,867	—	—	345	40
Core FFO	**3,401**	**15,835**	**17,282**	**17,969**	**7,600**
Non-cash compensation expense	8,643	(2,105)	(1,932)	(6,430)	8,727
Amortization of deferred financing costs	1,461	1,795	2,406	2,426	2,457
Amortization of market lease intangibles	(1,559)	(1,568)	(1,616)	(1,724)	(1,610)
Mark-to-market adjustments	(39)	12	107	251	34
Straight-line rent	(1,592)	(4,301)	(1,801)	(2,252)	(2,431)
Straight-line ground rent	686	686	686	686	686
Tenant improvements - second generation	(468)	(1,165)	(430)	—	(43)
Leasing commissions - second generation	(385)	(87)	(473)	(987)	(194)
Building improvements - second generation	(1,101)	(3,695)	(1,174)	(609)	(962)
Proportionate share of straight-line rent related to unconsolidated joint venture	(177)	(143)	(364)	(709)	(884)
Adjusted funds from operations (AFFO)	**$ 8,870**	**$ 5,264**	**$ 12,691**	**$ 8,621**	**$ 13,380**
Fully diluted shares	168,642,365	168,639,630	168,526,683	167,926,110	167,929,123

(1) Proportionate share of depreciation and amortization related to unconsolidated joint venture and amortization of difference in basis.

(2) Acquisition and transaction-related expenses in the third quarter of 2016 primarily represent costs related to the termination of the Master Combination Agreement the Company entered into in May 2016 and terminated in August 2016 (the "Combination Agreement") with certain affiliates of The JBG Companies (collectively, "JBG"). Acquisition and transaction-related expenses in the second quarter of 2016 primarily represent costs associated with the Company's evaluation of strategic alternatives and its Combination Agreement with JBG.

(3) Adjustments primarily relate to tenant lease termination fees.

(4) Represents deferred financing and other costs that were written off as a result of paying off the Company's credit facility with Capital One, National Association (the "Credit Facility") and mortgages in advance of their scheduled maturity dates.

We have calculated our FFO, Core FFO and AFFO based on our net income (loss), which is before adjusting for the net loss attributable to our non-controlling interests, and all adjustments are made based on our gross adjustments, without excluding the portion of the adjustments attributable to our non-controlling interests, other than adjustments related to the unconsolidated joint venture. FFO, Core FFO and AFFO are defined and discussed in more detail in "Definitions," beginning on page 26 and in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

New York REIT, Inc.

Reconciliation of Net Income (Loss) to Adjusted EBITDA, NOI and Cash NOI
(in thousands)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Combined:					
Net income (loss)	$ (26,104)	$ (46,407)	$ (11,807)	$ 419	$ (8,744)
Gain on sale of real estate investments, net	—	—	(125)	(6,505)	(7,523)
Acquisition and transaction related expenses(1)	1,475	11,623	6,261	349	700
Impairment Loss on Real Estate Investment	—	27,911	—	—	—
Depreciation and amortization	18,835	16,305	16,587	17,225	18,398
Interest expense	12,280	8,875	9,312	9,726	9,271
(Gain) loss on derivatives	(39)	12	107	251	34
Adjustments related to unconsolidated joint venture(2)	11,439	11,471	11,414	11,129	11,453
Adjusted EBITDA	**17,886**	**29,790**	**31,749**	**32,594**	**23,589**
General and administrative	5,131	3,865	2,541	3,086	2,946
Equity-based compensation	8,643	(2,105)	(1,932)	(6,430)	8,727
Operating fees incurred from the Advisor	3,721	3,500	3,050	3,074	3,099
Income from preferred equity investment, investment securities and interest	(2)	(3)	(3)	(18)	(24)
Preferred return on unconsolidated joint venture	(3,936)	(3,957)	(3,987)	(4,068)	(4,055)
Proportionate share of other adjustments related to unconsolidated joint venture	1,925	1,935	1,949	1,989	1,983
NOI	**33,368**	**33,025**	**33,367**	**30,227**	**36,265**
Amortization of above/below market lease assets and liabilities	(1,559)	(1,568)	(1,616)	(1,724)	(1,610)
Straight-line rent	(1,577)	(4,300)	(1,703)	(2,173)	(2,412)
Straight-line ground rent	686	686	686	686	686
Proportionate share of straight-line rent related to unconsolidated joint venture	(177)	(143)	(364)	(709)	(884)
Cash NOI	**$ 30,741**	**$ 27,700**	**$ 30,370**	**$ 26,307**	**$ 32,045**

(1) Acquisition and transaction-related expenses in the third quarter of 2016 primarily represent costs related to the termination of the Combination Agreement with JBG. Acquisition and transaction-related expenses in the second quarter of 2016 primarily represent costs associated with the Company's evaluation of strategic alternatives and its Combination Agreement with JBG.

(2) Proportionate share of adjustments related to unconsolidated joint venture and amortization of difference in basis.

Consolidated adjusted EBITDA for the fourth quarter 2016 was $6,279, reflecting net loss of $26,104 increased by depreciation and amortization of $18,835, interest expense of $12,280 and acquisition and transaction related costs of $1,475. Consolidated adjusted EBITDA was decreased by the Company's share of income in its joint venture of $168 and gain on derivative instruments of $39.

We have calculated our Adjusted EBITDA, NOI, Cash NOI and Adjusted Cash NOI based on our net income (loss), which is before adjusting for the net loss attributable to our non-controlling interests, and all adjustments are made based on our gross adjustments, without excluding the portion of the adjustments attributable to our non-controlling interests, other than adjustments related to the unconsolidated joint venture. Adjusted EBITDA, NOI, Cash NOI and Adjusted Cash NOI are defined and discussed in more detail in "Definitions," beginning on page 26 and in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

Reconciliation of Net Income (Loss) to Adjusted EBITDA, NOI, Same Store NOI and Same Store Cash NOI[1]
(in thousands)

	Q4 2016	Q3 2016	Q4 2015
Combined:			
Net loss	$ (26,104)	$ (46,407)	$ (8,744)
Gain on sale of real estate investments, net	—	—	(7,523)
Acquisition and transaction related expenses[2]	1,475	11,623	700
Impairment Loss on Real Estate Investment	—	27,911	—
Depreciation and amortization	18,835	16,305	18,398
Interest expense	12,280	8,875	9,271
(Gain) loss on derivatives	(39)	12	34
Adjustments related to unconsolidated joint venture[3]	11,439	11,471	11,453
Adjusted EBITDA	**17,886**	**29,790**	**23,589**
General and administrative	5,131	3,865	2,946
Equity-based compensation	8,643	(2,105)	8,727
Operating fees incurred from the Advisor	3,721	3,500	3,099
Income from preferred equity investment, investment securities and interest	(2)	(3)	(24)
Preferred return on unconsolidated joint venture	(3,936)	(3,957)	(4,055)
Proportionate share of other adjustments related to unconsolidated joint venture	1,925	1,935	1,983
NOI	**33,368**	**33,025**	**36,265**
Non-same store NOI	(1,007)	(197)	(1,438)
Same Store NOI	**32,361**	**32,828**	**34,827**
Straight line rent adjustment	(1,753)	(4,444)	(3,271)
Above/below market lease amortization	(1,447)	(1,456)	(1,498)
Same Store Cash NOI	**29,161**	**26,928**	**30,058**
Viceroy Hotel	1,585	815	1,397
Same Store Cash NOI — Including Hotel	**$ 30,746**	**$ 27,743**	**$ 31,455**

(1) Same store portfolio excludes the Viceroy Hotel unless otherwise noted and consists of only those properties owned and operated for the entire current and prior periods presented.
(2) Acquisition and transaction-related expenses in the third quarter of 2016 primarily represent costs related to the termination of the Combination Agreement with JBG. Acquisition and transaction-related expenses in the second quarter of 2016 primarily represent costs associated with the Company's evaluation of strategic alternatives and its Combination Agreement with JBG.
(3) Proportionate share of adjustments related to unconsolidated joint venture and amortization of difference in basis.

We have calculated our Adjusted EBITDA, NOI, Same Store NOI, Cash NOI, Same Store Cash NOI and Same Store Cash NOI - Including Hotel based on our net income (loss), which is before adjusting for the net loss attributable to our non-controlling interests, and all adjustments are made based on our gross adjustments, without excluding the portion of the adjustments attributable to our non-controlling interests, other than adjustments related to the unconsolidated joint venture. Adjusted EBITDA, NOI, and Cash NOI are defined and discussed in more detail in "Definitions," beginning on page 26 and in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

New York REIT, Inc.

Same Store Statistics — Sequential Quarters[1]
(dollar amounts in thousands)

	Q4 2016		Q3 2016		Change		% change
Total portfolio square footage / total buildings		3,338,707[2] / 19		3,338,707[2] / 19			
Same store square footage / same store buildings		3,210,095[2] / 18		3,210,095[2] / 18			
Same store occupancy at quarter end[3]		93.4%		93.4%			
Total GAAP operating revenue	$	50,284	$	50,203	$	81	0.2 %
Less: Straight line rent adjustment		(1,753)		(4,444)			
Less: Above/below market lease amortization		(1,447)		(1,456)			
Total cash operating revenue	$	47,084	$	44,303	$	2,781	6.3 %
Total operating expenses	$	17,923	$	17,375	$	548	3.2 %
Same store NOI[4]	$	32,361	$	32,828	$	(467)	(1.4)%
Same store Cash NOI[4]	$	29,161	$	26,928	$	2,233	8.3 %
Same store Cash NOI — Including Hotel[4]	$	30,746	$	27,743	$	3,003	10.8 %

(1) Same store portfolio excludes the Viceroy Hotel unless otherwise noted and consists of only those properties owned and operated for the entire current and prior periods presented.
(2) Square footage may change due to reconfiguration of tenants' occupied space.
(3) Inclusive of leases signed but not yet commenced.
(4) See reconciliation of net income (loss) to Same Store NOI, Same Store Cash NOI and Same Store Cash NOI - Including Hotel on page 8 of this supplemental information package.

Note: Amounts above include our pro rata share of investment in our unconsolidated joint venture.

We have calculated our Adjusted EBITDA, NOI, Same Store NOI, Cash NOI, Same Store Cash NOI and Same Store Cash NOI - Including Hotel based on our net income (loss), which is before adjusting for the net loss attributable to our non-controlling interests, and all adjustments are made based on our gross adjustments, without excluding the portion of the adjustments attributable to our non-controlling interests, other than adjustments related to the unconsolidated joint venture. Adjusted EBITDA, NOI, and Cash NOI are defined and discussed in more detail in "Definitions," beginning on page 26 and in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

New York REIT, Inc.

Same Store Statistics — Year Over Year[(1)]
(dollar amounts in thousands)

	Q4 2016	Q4 2015	Change	% change
Total portfolio square footage / total buildings	3,338,707[(2)] / 19	3,374,238[(2)] / 22		
Same store square footage / same store buildings	3,210,095[(2)] / 18	3,209,781[(2)] / 18		
Same store occupancy at quarter end[(3)]	93.4%	95.2%		
Total GAAP operating revenue	$ 50,284	$ 51,981	$ (1,697)	(3.3)%
Less: Straight line rent adjustment	(1,753)	(3,272)		
Less: Above/below market lease amortization	(1,447)	(1,497)		
Total cash operating revenue	$ 47,084	$ 47,212	$ (128)	(0.3)%
Total operating expenses	$ 17,923	$ 17,154	$ 769	4.5 %
Same store NOI[(4)]	$ 32,361	$ 34,827	$ (2,466)	(7.1)%
Same store cash NOI[(4)]	$ 29,161	$ 30,058	$ (897)	(3.0)%
Same store Cash NOI — Including Hotel[(4)]	$ 30,746	$ 31,455	$ (709)	(2.3)%

(1) Same store portfolio excludes the Viceroy Hotel unless otherwise noted and consists of only those properties owned and operated for the entire current and prior periods presented.
(2) Square footage may change due to reconfiguration of tenants' occupied space.
(3) Inclusive of leases signed but not yet commenced.
(4) See reconciliation of net income (loss) to Same Store NOI, Same Store Cash NOI and Same Store Cash NOI - Including Hotel on page 8 of this supplemental information package.

Note: Amounts above include our pro rata share of investment in our unconsolidated joint venture.

We have calculated our Adjusted EBITDA, NOI, Same Store NOI, Cash NOI, Same Store Cash NOI and Same Store Cash NOI - Including Hotel based on our net income (loss), which is before adjusting for the net loss attributable to our non-controlling interests, and all adjustments are made based on our gross adjustments, without excluding the portion of the adjustments attributable to our non-controlling interests, other than adjustments related to the unconsolidated joint venture. Adjusted EBITDA, NOI, and Cash NOI are defined and discussed in more detail in "Definitions," beginning on page 26 and in the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

New York REIT, Inc.

Dividends and Payout Ratios[1]
(dollar amounts in thousands, except per share information)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Dividends paid in cash	$ 6,347	$ 19,017	$ 18,955	$ 18,847	$ 18,652
LTIP distributions paid	75	223	863	140	140
OP distributions paid	31	126	184	288	481
Restricted stock dividends paid	15	29	31	48	39
Total dividends and distributions paid	$ 6,468	$ 19,395	$ 20,033	$ 19,323	$ 19,312
Weighted average fully diluted shares	168,642,365	168,639,630	168,526,683	167,926,110	167,929,123
Dividends per fully diluted share	$ 0.038	$ 0.115	$ 0.119	$ 0.115	$ 0.115
Payout ratios					
Quarterly dividend per share	$ 0.038	$ 0.115	$ 0.115	$ 0.115	$ 0.115
Core FFO payout ratio	190%	122%	116%	108%	254%
AFFO payout ratio	73%	368%	158%	224%	144%

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(1) From April 2014 through October 2016, the Company's board of directors has authorized, and the Company has declared, a monthly dividend at an annualized rate equal to $0.46 per share per annum. Dividends were paid to stockholders of record on the close of business on the 8th day of each month, payable on the 15th day of such month. In October 2016, the Company announced that the Company's board of directors had determined that the Company would not pay a regular dividend for the months of November and December 2016 in anticipation of a plan of liquidation. Because the plan of liquidation was approved by the Company's stockholders in January 2017, the Company will not resume paying monthly dividends. The Company expects to make periodic liquidating distributions out of net proceeds from asset sales, subject to satisfying its liabilities and obligations, in lieu of regular monthly dividends.

New York REIT, Inc.

Debt Analysis
(dollar amounts in thousands)

	Q4 2016	Weighted Average Remaining Term (in Years)	Weighted Average Rate	% of Total Debt
Consolidated mortgage debt	$ 1,129,080	1.5	4.2%	72.5%
Company's share of unconsolidated joint venture mortgage debt	427,875	6.2	4.6%	27.5%
Combined debt	$ 1,556,955	2.8	4.3%	100.0%
Fixed rate debt (including pro rata share of unconsolidated debt)	$ 491,955			
Floating rate debt	$ 1,065,000			
% fixed rate debt (including pro rata share of unconsolidated debt)	32%			
% floating rate debt	68%			
Average fixed rate (including pro rata share of unconsolidated debt)	4.5%			
Average floating rate	4.2%			

New York REIT, Inc.

Mortgage Debt Summary
(dollar amounts in thousands)

As of December 31, 2016	Debt amount	Maturity	Effective interest rate
Consolidated mortgages:			
256 West 38th Street	$ 24,500	12/26/2017	3.1%
Design Center	19,380	12/1/2021	6.3%
1100 Kings Highway	20,200	8/1/2017	3.4%
1440 Broadway	305,000	10/5/2019	4.1%
Mortgage Loan[1]	500,000	12/20/2017	3.2%
Mezzanine Loan[2]	260,000	12/20/2017	6.5%
Consolidated mortgage debt	1,129,080		4.2%
Pro rata share of unconsolidated joint venture mortgage debt:			
One Worldwide Plaza	427,875	3/6/2023	4.6%
Combined mortgage debt	$ 1,556,955		4.3%

(1) Encumbered properties includes 245-249 West 17th Street, 333 West 34th Street, 216-218 West 18th Street, 50 Varick Street, 229 West 36th Street, 122 Greenwich Street, 350 West 42nd Street, 382-384 Bleecker Street, 350 Bleecker Street, 416-425 Washington Street, 33 West 56th Street and 120 West 57th Street.

(2) Secured by pledges of indirect equity interests in wholly owned subsidiaries of its operating partnership under the Mortgage Loan pursuant to customary pledge and security agreements.

New York REIT, Inc.

Leverage Metrics
(dollar amounts in thousands)

	Q4 2016	
	Consolidated Basis	Combined Basis
Interest coverage ratio		
Interest expense[1]	$ 12,280	$ 12,280
Non-cash interest expense	(1,461)	(1,461)
Non-core deferred financing cost expense	(2,867)	(2,867)
Interest expense related to unconsolidated joint venture	—	5,068
Total interest	$ 7,952	$ 13,020
Adjusted EBITDA	$ 6,279	$ 17,886
Interest coverage ratio	0.8 X	1.4 X
Fixed charge coverage ratio		
Total interest	$ 7,952	$ 13,020
Secured debt principal amortization	(106)	(106)
Total fixed charges	$ 7,846	$ 12,914
Adjusted EBITDA	$ 6,279	$ 17,886
Fixed charge coverage ratio	0.8 X	1.4 X
Net debt to Adjusted EBITDA ratio		
Company's pro rata share of total debt	$ 1,129,080	$ 1,556,955
Less: cash and cash equivalents	(45,536)	(45,536)
Net debt	$ 1,083,544	$ 1,511,419
Adjusted EBITDA annualized[2]	$ 25,116	$ 71,544
Net debt to Adjusted EBITDA ratio	43.1 X	21.1 X
Debt to enterprise value		
Company's pro rata share of debt	$ 1,129,080	$ 1,556,955
Equity[3]	1,707,029	1,707,029
Enterprise value[3]	$ 2,836,109	$ 3,263,984
Debt as % of enterprise value	39.8 %	47.7 %
Unencumbered real estate assets/total real estate assets:		
Unencumbered real estate assets[4]		$ 17,265
Total real estate assets		$ 1,786,000
Unencumbered real estate assets/total real estate assets		1.0 %

(1) Excludes the Company's share of unconsolidated joint venture interest expense.
(2) Adjusted EBITDA during Q4 2016 annualized (multiplied by 4).
(3) Based on the December 31, 2016 closing price of $10.12 per share and December 31, 2016 debt balances and share count.
(4) Properties not subject to mortgage.

New York REIT, Inc.

Debt Maturities
(dollar amounts in thousands)

	Total	2017	2018	2019	2020	2021	Thereafter
Consolidated mortgage debt	$ 1,129,080	$ 805,032	$ 354	$ 305,376	$ 401	$ 17,917	$ —
Proportionate share of unconsolidated joint venture mortgage debt	427,875	—	4,860	6,837	7,103	7,489	401,586
Total combined debt	$ 1,556,955	$ 805,032	$ 5,214	$ 312,213	$ 7,504	$ 25,406	$ 401,586
% Expiring	100.0%	51.7%	0.3%	20.1%	0.5%	1.6%	25.8%
% Expiring with extensions[1]	100.0%	2.9%	49.1%	20.1%	0.5%	1.6%	25.8%
Weighted average remaining term - excluding extensions (years)	2.8						
Weighted average remaining term - including extensions (years)	3.3						
Debt maturing	$ 1,556,955	$ 805,032	$ 5,214	$ 312,213	$ 7,504	$ 25,406	$ 401,586
Weighted average interest rate expiring	4.3%	4.2%	4.7%	4.2%	4.7%	5.8%	4.6%

(1) The Company's Mortgage Loan and Mezzanine Loan have a one year extension option to extend the maturity to December 20, 2018.

New York REIT, Inc.

Square Footage Summary

As of December 31, 2016	Total	Manhattan	Brooklyn
Total square feet by property type:			
Office	2,772,528	2,754,528	18,000
Retail[(1)]	303,747	260,429	43,318
Hotel	128,612	128,612	—
Parking	120,589	120,589	—
Storage	13,231	13,231	—
Total owned square feet (end of period)[(2)]	3,338,707	3,277,389	61,318
% of total square feet by property type:			
Office	83%	84%	29%
Retail[(1)]	9%	8%	71%
Hotel	4%	4%	—%
Parking	4%	4%	—%
Storage	—%	—%	—%
Total owned square feet (end of period)[(2)]	100.0%	98.2%	1.8%

(1) Includes 81,160 square feet of stand-alone retail and 222,587 square feet of retail associated with the Company's office portfolio.
(2) Excludes 15,055 square foot parking garage at 416 Washington Street, which is being operated under a management agreement with a third party.

All figures above include the Company's proportionate share of its investment in an unconsolidated joint venture.

New York REIT, Inc.

Major Tenant Summary
(dollar amounts in thousands)

	Top Ten Office Tenants as a % of Total Annualized Cash Rent	Property	Total Square Feet	Annualized Cash Rent	% of Annualized Cash Rent
1	Cravath, Swaine & Moore, LLP	One Worldwide Plaza	301,779	$ 29,537	15.8%
2	Nomura Holding America, Inc.	One Worldwide Plaza	400,934	19,660	10.5%
3	Twitter, Inc.	245-249 West 17th Street	214,666	15,178	8.1%
4	Macy's, Inc.	1440 Broadway	203,196	12,330	6.6%
5	Spring Studios New York LLC	50 Varick Street	158,574	11,613	6.2%
6	The Segal Company (Eastern States) Inc.	333 West 34th Street	144,307	9,148	4.9%
7	Ford Foundation	1440 Broadway	104,525	6,514	3.5%
8	Metropolitan Transportation Authority (MTA)	333 West 34th Street	130,443	4,527	2.4%
9	Liz Claiborne, Inc.	1440 Broadway	67,213	3,451	1.8%
10	Red Bull North America, Inc.	218 West 18th Street	41,642	2,855	1.5%
	Total top ten office tenants		1,767,279	$ 114,813	61.3%

	Top Ten Retail Tenants as a % of Total Annualized Cash Rent	Property	Total Square Feet	Annualized Cash Rent	% of Annualized Cash Rent
1	Room & Board, Inc.	245-249 West 17th Street	60,161	$ 4,699	2.5%
2	CVS Albany, LLC	1440 Broadway	22,185	3,500	1.9%
3	Sam Ash New York Megastores, LLC	333 West 34th Street	29,688	1,490	0.8%
4	Dodger Stage Holding Theatricals, Inc.	One Worldwide Plaza	27,841	1,231	0.7%
5	TD Bank	One Jackson Square	4,158	1,147	0.6%
6	Burberry	367-387 Bleecker Street	4,726	1,081	0.6%
7	Early Bird Delivery Systems LLC d/b/a Urban Express	229 West 36th Street	20,132	1,065	0.6%
8	99th Avenue Holdings, LLC	One Worldwide Plaza	17,233	909	0.5%
9	JPMorgan Chase Bank, N.A.	1100 Kings Highway, Brooklyn	6,385	815	0.4%
10	The Dress Barn, Inc.	1100 Kings Highway, Brooklyn	14,200	783	0.4%
	Total top ten retail tenants		206,709	$ 16,720	9.0%

New York REIT, Inc.

Tenant Industry Concentration

	% of Annualized Cash Rent
Technology, Advertising, Media & Information	22%
Retail	18%
Legal Services	16%
Professional Services	14%
Finance, Insurance, Real Estate	14%
Education	3%
Food and Beverage	3%
Government	2%
Consumer Goods	2%
Health Services	2%
Parking	2%
Other	2%
	100%

New York REIT, Inc.

Lease Expirations — Next Five Years

	Total	2017	2018	2019	2020	2021	Thereafter
Combined:[(1)(2)]							
Leases expiring	136	16	17	10	8	15	70
Expiring Annualized Cash Rent (in thousands)[(3)(4)]	$ 213,107	$ 7,474	$ 9,511	$ 1,267	$ 5,631	$ 7,901	$ 181,323
Expiring square feet[(4)]	3,005,108	106,379	159,320	32,077	80,051	178,758	2,448,523
% of total square feet expiring	100.0%	3.5%	5.3%	1.1%	2.7%	5.9%	81.5%
Annualized Cash Rent per square foot[(3)(4)]	$ 70.91	$ 70.26	$ 59.70	$ 39.50	$ 70.35	$ 44.20	$ 74.05
Consolidated properties:							
Leases expiring	101	15	13	8	6	7	52
Expiring Annualized Cash Rent (in thousands)[(3)(4)]	$ 139,948	$ 6,448	$ 9,167	$ 1,246	$ 5,264	$ 5,876	$ 111,947
Expiring square feet[(4)]	2,003,282	89,959	157,487	32,077	78,906	149,133	1,495,720
% of total square feet expiring	100.0%	4.5%	7.9%	1.6%	3.9%	7.4%	74.7%
Annualized Cash Rent per square foot[(3)(4)]	$ 69.86	$ 71.67	$ 58.21	$ 38.86	$ 66.72	$ 39.40	$ 74.84
Unconsolidated joint ventures:							
Leases expiring	35	1	4	2 [(6)]	2	8	18
Expiring Annualized Cash Rent (in thousands)[(3)(4)]	$ 73,159	$ 1,026	$ 344	$ 21	$ 367	$ 2,025	$ 69,376
Expiring square feet[(5)]	1,001,826	16,420	1,833	—	1,145	29,625	952,803
% of total square feet expiring	99.9%	1.6%	0.2%	—%	0.1%	3.0%	95.1%
Annualized Cash Rent per square foot[(3)(4)]	$ 73.03	$ 62.49	$ 187.83	$ —	$ 320.35	$ 68.37	$ 72.81

(1) Combined reflects 100% of consolidated properties plus the Company’s pro rata share of unconsolidated properties.
(2) Month-to-month leases are considered to expire in the Company's next fiscal quarter.
(3) Expiring Annualized Cash Rent represents contractual cash base rents at the time of lease expiration and reimbursements from tenants.
(4) Excludes 122,896 square feet of the hotel (which excludes 5,716 square feet leased to the hotel restaurant tenant). Total vacant square footage at December 31, 2016 was 210,703 square feet.
(5) Reflects the Company's pro rata share of its unconsolidated joint venture.
(6) Represents an antenna lease with no square feet associated.

New York REIT, Inc.

Lease Expirations — Quarterly Through Fourth Quarter 2017

	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Combined:[(1)(2)]				
Leases expiring	2	2	6	6
Expiring Annualized Cash Rent (in thousands)[(3)]	$ 343	$ 906	$ 3,022	$ 3,202
Expiring square feet	6,366	8,883	37,945	53,185
% of total square feet expiring	0.2%	0.3%	1.3%	1.8%
Annualized Cash Rent per square foot[(3)]	$ 53.95	$ 102.02	$ 79.65	$ 60.20
Consolidated properties:				
Leases expiring	2	2	6	5
Expiring Annualized Cash Rent (in thousands)[(3)]	$ 343	$ 906	$ 3,022	$ 2,176
Expiring square feet	6,366	8,883	37,945	36,765
% of total square feet expiring	0.3%	0.4%	1.9%	1.8%
Annualized Cash Rent per square foot[(3)]	$ 53.95	$ 102.02	$ 79.65	$ 59.18
Unconsolidated joint ventures:				
Leases expiring	—	—	—	1
Expiring Annualized Cash Rent (in thousands)[(3)(4)]	$ —	$ —	$ —	$ 1,026
Expiring square feet[(4)]	—	—	—	16,420
% of total square feet expiring	—%	—%	—%	1.6%
Annualized Cash Rent per square foot[(4)]	$ —	$ —	$ —	$ 62.49

(1) Combined reflects 100% of consolidated properties plus the Company’s pro rata share of unconsolidated properties.
(2) Month-to-month leases are considered to expire in the Company's next fiscal quarter.
(3) Expiring Annualized Cash Rent represents contractual cash base rents at the time of lease expiration and reimbursements from tenants.
(4) Reflects the Company's pro rata share of its unconsolidated joint venture.
(5) Represents antenna lease with no square feet associated

New York REIT, Inc.

Leasing Activity

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Leasing activity:					
Leases executed	1	4	2	1	5
Total square feet leased	2,469	16,188	19,394	11,807	129,889
Company's share of square feet leased	2,469	16,188	19,394	11,807	125,727
Initial rent	$ 53.46	$ 45.67	$ 49.32	$ 47	$ 62.14
Weighted average lease term (years)	5	10	5	11	4
Replacement leases:(1)					
Replacement leases executed	1	1	1	1	4
Square feet	2,469	3,833	6,782	11,807	123,002
Cash basis:					
Initial rent	$ 53.46	$ 40.70	$ 55.50	$ 47.00	$ 67.09
Prior escalated rent (2)	$ 33.18	$ 45.13	$ 43.05	$ 31.33	$ 54.62
Percentage increase (decrease)	61%	(10)%	29%	50%	23%
GAAP basis:					
Initial rent	$ 56.25	$ 47.45	$ 59.51	$ 54.19	$ 69.61
Prior escalated rent (2)	$ 31.01	$ 49.97	$ 40.40	$ 30.55	$ 54.66
Percentage increase (decrease)	81%	(5)%	47%	77%	27%
Tenant improvements on replacement leases per square foot(3)	$ —	$ 10.64	$ 32.52	$ —	$ 17.40
Leasing commissions on replacement leases per square foot(3)	$ 14.74	$ 19.25	$ 14.55	$ 15.49	$ 11.92

(1) Replacement leases are for spaces that were leased during the period and also have been leased at some time during the prior twelve months.
(2) Prior escalated rent is calculated as total annualized rental income on a cash or GAAP basis. It includes base rent, excluding recoveries.
(3) Presented as if tenant improvements and leasing commissions were incurred in the period in which the lease was signed, which may be different than the period in which these amounts were actually paid.

New York REIT, Inc.

Tenant Improvements, Leasing Commissions and Capital Expenditures
(in thousands)

	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015
Capital expenditures (accrual basis):[(1)]					
First generation tenant improvements	$ 3,528	$ 149	$ 777	$ 7,263	$ 3,449
First generation leasing commissions	—	875	99	—	695
First generation building improvements	1,017	2,228	1,462	954	2,828
Total first generation tenant improvements, leasing commissions and capital expenditures	$ 4,545	$ 3,252	$ 2,338	$ 8,217	$ 6,972
Second generation tenant improvements	$ 468	$ 1,165	$ 430	$ —	$ 43
Second generation leasing commissions	385	87	473	987	194
Second generation building improvements	1,101	3,695	1,174	609	962
Total second generation tenant improvements, leasing commissions and capital expenditures	1,954	4,947	2,077	1,596	1,199
Total tenant improvements, leasing commissions and capital expenditures	$ 6,499	$ 8,199	$ 4,415	$ 9,813	$ 8,171

(1) Amounts incurred presented on a combined basis, including our pro rata share of our unconsolidated joint venture.

New York REIT, Inc.

Property Table

Property	Ownership	Rentable Square Feet[(1)]	Percent Occupied[(2)]	Annualized Cash Rent (in thousands)	Annualized Cash Rent Per Square Foot	Number of Leases
Manhattan Office Properties - Office						
Design Center	100.0%	81,082	93.9 %	$ 3,993	$ 52.43	17
416 Washington Street	100.0%	1,565	100.0 %	60	38.22	1
256 West 38th Street	100.0%	88,683	77.2 %	2,885	42.12	10
229 West 36th Street	100.0%	129,751	100.0 %	6,303	48.58	8
218 West 18th Street	100.0%	165,670	100.0 %	9,818	59.26	7
50 Varick Street	100.0%	158,574	100.0 %	11,613	73.24	1
333 West 34th Street	100.0%	317,040	100.0 %	15,365	48.46	3
1440 Broadway	100.0%	711,800	74.6 %	31,427	59.19	10
One Worldwide Plaza	48.9%	878,613	100.0 %	59,524	67.75	9
245-249 West 17th Street	100.0%	214,666	100.0 %	15,178	70.70	1
Manhattan Office Properties - Office Total		**2,747,444**	**92.5%**	**156,166**	**61.45**	**67**
Manhattan Office Properties - Retail						
256 West 38th Street	100.0%	28,360	100.0 %	1,218	42.94	3
229 West 36th Street	100.0%	20,132	100.0 %	1,065	52.91	1
333 West 34th Street	100.0%	29,688	100.0 %	1,490	50.19	1
1440 Broadway	100.0%	37,619	95.5 %	5,120	142.52	7
One Worldwide Plaza	48.9%	123,213	100.0 %	5,212	42.30	20
245-249 West 17th Street	100.0%	66,628	100.0 %	5,507	82.65	3
Manhattan Office Properties - Retail Total		**305,640**	**99.4%**	**19,612**	**64.53**	**35**
Sub-Total/Weighted Average Manhattan Office Properties - Office and Retail		**3,053,084**	**93.2%**	**$ 175,778**	**$ 61.78**	**102**

(1) Does not include 128,612 square feet at the Viceroy Hotel, antenna leases or 15,055 square feet at the garage at 416 Washington Street, which is being operated under a management agreement with a third party. Includes pro rata share of our investment in Worldwide Plaza.

(2) Inclusive of leases signed but not yet commenced.

Property Table (continued)

Property	Ownership	Rentable Square Feet[1]	Percent Occupied[2]	Annualized Cash Rent (in thousands)	Annualized Cash Rent Per Square Foot	Number of Leases
Manhattan Stand Alone Retail						
367-387 Bleecker Street	100.0%	9,724	91.9 %	$ 2,513	$ 281.36	4
33 West 56th Street (garage)	100.0%	12,856	100.0 %	460	35.79	1
416 Washington Street	100.0%	7,436	100.0 %	454	61.09	2
One Jackson Square	100.0%	8,392	100.0 %	1,707	203.42	4
350 West 42nd Street	100.0%	42,774	100.0 %	1,772	41.42	4
350 Bleecker Street	100.0%	14,511	84.6 %	754	61.39	2
Sub-Total/Weighted Average Manhattan Stand Alone Retail		**95,693**	**96.8%**	**7,660**	**82.66**	**17**
Outer-Borough Properties						
1100 Kings Highway	100.0%	61,318	100.0 %	2,862	46.66	5
Portfolio Total		**3,210,095**	**93.4%**	**$ 186,300**	**$ 62.11**	**124**

(1) Does not include 128,612 square feet at the Viceroy Hotel, antenna leases or 15,055 square feet at the garage at 416 Washington Street, which is being operated under a management contract with a third party.

(2) Inclusive of leases signed but not yet commenced.

New York REIT, Inc.

Selected Viceroy Hotel Metrics

	Three Months Ended December 31, 2016	Three Months Ended December 31, 2015	% Change	Year Ended December 31, 2016	Year Ended December 31, 2015	% Change
Average occupancy	90.0%	84.2%	6.9 %	85.3%	80.5%	6.0 %
Average daily rate	$ 376.74	$ 383.24	(1.7)%	$ 326.00	$ 343.76	(5.2)%
REVPAR	$ 339.17	$ 322.75	5.1 %	$ 278.08	$ 276.70	0.5 %
NOI *(in thousands)*	$ 1,010	$ 823	22.7 %	$ (215)	$ 759	(128.3)%
Cash NOI *(in thousands)*	$ 1,585	$ 1,397	13.5 %	$ 2,083	$ 3,489	(40.3)%

Reconciliation to Cash NOI (*in thousands*)	Three Months Ended December 31, 2016	Three Months Ended December 31, 2015	Year Ended December 31, 2016	Year Ended December 31, 2015
Revenue	$ 8,055	$ 7,499	$ 26,542	$ 26,125
Property Operating Expenses	7,043	6,676	26,753	25,366
NOI	1,012	823	(211)	759
Above/below market lease amortization	(113)	(112)	(449)	(449)
Straight-line rent	686	686	2,743	3,179
Cash NOI	$ 1,585	$ 1,397	$ 2,083	$ 3,489

Definitions

Definitions

This section contains an explanation of certain non-GAAP financial measures we provide in other sections of this document, as well as the reasons why management believes these measures provide useful information to investors about the Company's financial condition or results of operations. Additional detail can be found in the Company's most recent annual report on Form 10-K as well as other documents filed with or furnished to the SEC from time to time.

Adjusted Cash NOI

Adjusted Cash NOI is Cash NOI (as defined below) after eliminating the effects of free rent.

Adjusted funds from operations (AFFO)

AFFO is Core FFO, excluding certain income or expense items that we consider more reflective of investing activities, other non-cash income and expense items and the income and expense effects of other activities that are not a fundamental attribute of our business plan. These items include unrealized gains and losses, which may not ultimately be realized, such as gains or losses on derivative instruments, gains or losses on contingent valuation rights and gains and losses on investments. In addition, by excluding non-cash income and expense items such as amortization of above and below market leases, equity-based compensation expenses, amortization of deferred financing costs and straight-line rent from AFFO we believe we provide useful information regarding income and expense items which have a direct impact on our ongoing operating performance. We exclude certain interest expenses related to securities that are convertible to common stock as the shares are assumed to have converted to common stock in our calculation of weighted average common shares-fully diluted, if applicable. Furthermore we include certain cash inflows and outflows that are reflective of operating activities including preferred returns on joint ventures, second generation tenant improvements and leasing commissions (included in the period in which the lease commences) and recurring capital expenditures. We also include items such as free rent credits paid by sellers because these funds are paid to us during the free rent period and therefore improve our liquidity and ability to pay dividends and second generation capital expenditures in our calculation of AFFO because these funds are paid in order to maintain the level of operating performance.

Although our AFFO may not be comparable to that of other REITs and real estate companies, we believe it provides a meaningful indicator of our ability to fund cash needs and to make cash dividends to stockholders. AFFO does not represent cash generated from operating activities determined in accordance with GAAP, and AFFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance, as an alternative to net cash flows from operating activities (determined in accordance with GAAP), or as a measure of our liquidity.

Annualized Cash Rent

Cash rent at the end of the reporting period, including operating expense reimbursements, excluding electric. Real estate tax reimbursements are typically multiplied by two because they are paid semi-annually. Free rent periods are excluded from annualized cash rent.

Cash net operating income (Cash NOI)

NOI, presented on a cash basis, which is NOI after eliminating the effects of straight-lining of rent and fair value lease revenue.

Core funds from operations (Core FFO)

Core FFO is FFO, excluding transaction related costs and other items that are considered to be not comparable from period to period, such as gains on sales of securities and investments, miscellaneous revenue, such as lease termination fees and insurance proceeds, and expenses related to the early extinguishment of debt. Additionally, we exclude transaction related expenses, which are primarily comprised of expenses related to our strategic alternatives process, as these expenses are not the result of the operations of our properties. By excluding transaction related costs and other items that are considered to be not comparable from period to period, we believe Core FFO provides useful supplemental information that is comparable for each type of real estate investment and is consistent with management's analysis of the investing and operating performance of our properties.

Adjusted earnings before interest, taxes, depreciation and amortization (Adjusted EBITDA)

Adjusted EBITDA is defined as net income before interest, taxes, depreciation and amortization, acquisition and transaction-related expenses and other non-cash items, including our pro rata share of investments in unconsolidated joint ventures. We believe Adjusted EBITDA is an appropriate measure of our ability to incur and service debt. Adjusted EBITDA should not be considered as an alternative to cash flows from operating activities, as a measure of our liquidity or as an alternative to net income as an indicator of our operating activities. Other REITs may calculate adjusted EBITDA differently and our calculation should not be compared to that of other REITs. Adjusted EBITDA is adjusted to include our pro rata share of Adjusted EBITDA from unconsolidated joint ventures.

Effective interest rate

The annualized rate, on a 365-day basis, at which interest expense is recorded per the respective loan documents, excluding the impact of the amortization of any debt discounts/premiums and deferred financing costs. For instance, the stated interest rate in a loan agreement may be based on a 360 day year. Therefore, the effective interest rate would be the stated rate divided by 360 x 365 days in the year.

First generation building improvements

Capital expenditures on first generation space, as defined below, that are not tenant improvement or leasing commission related.

First generation space

Space that is vacant at acquisition or space that was not consistent with the Company’s operating standards.

First generation tenant improvements and leasing commissions

Tenant improvements and leasing commissions incurred on first generation space as defined above.

Funds from operations (FFO)

Pursuant to the revised definition of funds from operations adopted by the Board of Governors of the National Association of Real Estate Investment Trusts (“NAREIT”), we calculate funds from operations (FFO), by adjusting net income (loss) (computed in accordance with GAAP, including non-recurring items) for gains (or losses) from sales of properties, impairment losses on depreciable real estate of consolidated real estate, impairment losses on investments in unconsolidated joint ventures driven by a measurable decrease in the fair value of depreciable real estate held by the unconsolidated joint ventures, real estate related depreciation and amortization, and after adjustment for unconsolidated partnerships and joint ventures. FFO is a non-GAAP financial measure. The use of FFO, combined with the required GAAP presentations, has been fundamentally beneficial in improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Management generally considers FFO to be a useful measure for reviewing our comparative operating and financial performance because, by excluding gains and losses related to asset sales (land and property), impairment losses and real estate asset depreciation and amortization (which can vary among owners of identical assets in similar condition based on historical cost accounting and useful life estimates), FFO can help one compare the operating performance of a company’s real estate between periods or as compared to different companies. Our computation of FFO may not be comparable to FFO reported by other REITs or real estate companies that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently. FFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and is not a measure of liquidity or an indicator of our ability to make cash dividends. We believe that to further understand our performance, FFO should be compared with our reported net income and considered in addition to cash flows determined in accordance with GAAP, as presented in our consolidated financial statements.

LTIP units

Limited partnership units of the OP entitled "LTIP Units" (defined below) issued in connection with the 2014 Advisor Multi-Year Outperformance Agreement.

Net operating income (NOI)

Net operating income (NOI) is a non-GAAP financial measure equal to net income (loss), the most directly comparable GAAP financial measure, less discontinued operations, interest, other income and income from preferred equity investments and investments securities, plus corporate general and administrative expense, transaction-related expenses, depreciation and amortization, other non-cash expenses and interest expense. NOI is adjusted to include our pro rata share of NOI from unconsolidated joint ventures. We use NOI internally as a performance measure and believe NOI provides useful information to investors regarding our financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level. Therefore, we believe NOI is a useful measure for evaluating the operating performance of our real estate assets and to make decisions about resource allocations. Further, we believe NOI is useful to investors as a performance measure because, when compared across periods, NOI reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, acquisition activity on an unleveraged basis, providing perspective not immediately apparent from net income. NOI excludes certain components from net income in order to provide results that are more closely related to a property's results of operations. For example, interest expense is not necessarily linked to the operating performance of a real estate asset and is often incurred at the corporate level as opposed to the property level. In addition, depreciation and amortization, because of historical cost accounting and useful life estimates, may distort operating performance at the property level. NOI presented by us may not be comparable to NOI reported by other REITs that define NOI differently. We believe that in order to facilitate a clear understanding of our operating results, NOI should be examined in conjunction with net income, as presented in our consolidated financial statements. NOI should not be considered as an alternative to net income as an indication of our performance or to cash flows as a measure of our liquidity or ability to make dividends.

OP

New York Recovery Operating Partnership, L.P., a Delaware Limited Partnership.

OP units

Limited partnership units of the OP entitled "OP units"

Replacement leases

Leases signed during the current period for space that had been previously leased at any point during the previous twelve months.

Prior escalated rent

Cash rent at expiration of the lease, including real estate tax and other operating expense reimbursements, multiplied by twelve.

Second generation capital expenditures

Represents building investments to maintain current revenues. These capital expenditures which may occur on a regular basis, may relate to repairs and maintenance that extend the useful life of an asset and are therefore capitalized. These costs are included in our calculation of AFFO.

Second generation space

Any space that is not first generation space.

Second generation tenant improvements and leasing commissions

Tenant improvements, leasing commissions, and other leasing costs incurred during leasing of second generation space.

Stated interest rate

The rate at which interest expense is recorded per the respective loan documents, excluding the impact of the amortization of any debt discounts/premiums and deferred financing costs.

New York REIT, Inc.

Management/Board of Directors

Executive Management Team	
Michael A. Happel	Chief Executive Officer and President
Nicholas Radesca	Interim Chief Financial Officer, Treasurer and Secretary
Patrick O'Malley	Chief Investment Officer

Board of Directors	
Randolph C. Read	Non-Executive Chairman of the Board of Directors
P. Sue Perrotty	Independent Director, Audit Committee Chair, Nominating and Corporate Governance Committee Chair
William M. Kahane	Director
Wendy A. Silverstein	Director
Keith M. Locker	Independent Director
James L. Nelson	Independent Director, Conflicts Committee Chair
Craig T. Bouchard	Independent Director, Compensation Committee Chair
Joe C. McKinney	Independent Director

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