

# ALEXANDERS INC

## **FORM 8-K** (Current report filing)

Filed 06/05/17 for the Period Ending 06/01/17

Address	210 ROUTE 4 EAST PARAMUS, NJ 07652
Telephone	201-587-8541
CIK	0000003499
Symbol	ALX
SIC Code	6798 - Real Estate Investment Trusts
Industry	Commercial REITs
Sector	Financials
Fiscal Year	12/31

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

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

Date of Report (Date of earliest event reported):  
June 1, 2017

ALEXANDER'S, INC.  
(Exact Name of Registrant as Specified in Charter)

Delaware

(State or Other  
Jurisdiction of  
Incorporation)

No. 001-06064

(Commission  
File Number)

No. 51-0100517

(IRS Employer  
Identification No.)

210 Route 4 East  
Paramus, New Jersey

(Address of Principal Executive offices)

07652

(Zip Code)

Registrant's telephone number, including area code: (201) 587-8541  
Former name or former address, if changed since last report: N/A

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instructions A.2.):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

**Item 2.03**                      **Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.**

On June 1, 2017, Alexander's, Inc. (the "Company") completed a \$500 million refinancing of the office portion of 731 Lexington Avenue. The interest-only loan is at LIBOR plus 0.90%, currently 1.95%, and matures in June 2024, as extended. The Company realized net proceeds of approximately \$188 million after repaying the existing \$300 million mortgage and closing costs. The existing mortgage bore interest at LIBOR plus 0.95% and was due March 2021.

On June 1, 2017, the Company issued a press release describing the transaction. A copy of that press release is attached hereto as Exhibit 99.1 and is incorporated by reference herein into this Item 2.03.

**Item 9.01.                      Financial Statements and Exhibits.**

(d)           Exhibits.

99.1           Press Release, dated June 1, 2017.

**SIGNATURE**

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 hereunto duly authorized.

**ALEXANDER'S, INC.**  
(Registrant)

By: /s/ Matthew Iocco  
Name: Matthew Iocco  
Title: Chief Financial Officer

Date: June 5, 2017



210 Route 4 East  
Paramus, NJ 07652

FOR IMMEDIATE RELEASE – June 1, 2017

**Alexander's Completes \$500 Million Refinancing of  
731 Lexington Avenue Office Condominium  
Realizing \$188 Million of Net Proceeds**

PARAMUS, NEW JERSEY...ALEXANDER'S, INC. (New York Stock Exchange: ALX) announced today that it has completed a \$500 million refinancing of the office portion of 731 Lexington Avenue. The interest-only loan is at LIBOR plus 0.90%, currently 1.95%, and matures in June 2024, as extended. The Company realized net proceeds of approximately \$188 million after repaying the existing \$300 million mortgage and closing costs. The existing mortgage bore interest at LIBOR plus 0.95% and was due March 2021.

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

Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. For a discussion of factors that could materially affect the outcome of our forward-looking statements and our future results and financial condition, see "Risk Factors" in Part I, Item 1A, of our Annual Report on Form 10-K for the year ended December 31, 2016. Such factors include, among others, risks associated with the timing of and costs associated with property improvements, financing commitments and general competitive factors.

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