

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, DC 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):**  
**September 30, 2024**

**ALEXANDERS INC**  
**(Exact Name of Registrant as Specified in Charter)**

**Delaware**

(State or Other  
Jurisdiction of Incorporation)

**001-06064**

(Commission  
File Number)

**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))

Securities registered pursuant to Section 12(b) of the Act:

<b>Title of each class</b>	<b>Trading Symbol(s)</b>	<b>Name of each exchange on which registered</b>
Common Stock, \$1 par value per share	ALX	New York Stock Exchange

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 1.01 Entry into a Material Definitive Agreement.**

On September 30, 2024, Alexander's, Inc. (the "Company") completed a \$400 million refinancing of the office condominium portion of 731 Lexington Avenue. The interest-only loan carries a fixed rate of 5.045% and matures in October 2028. The loan is prepayable, at the Company's option, with no penalty, beginning in October 2026.

The loan replaces the prior \$490 million loan on the office condominium, that bore interest at the Prime rate (currently 8.00%) and was scheduled to mature in October 2024.

A copy of the Company's press release announcing the refinancing is attached as Exhibit 99.1 to this Current Report on Form 8-K and incorporated herein by reference.

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

The information set forth under Item 1.01 of this Current Report on Form 8-K is hereby incorporated by reference to this Item 2.03

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

<u>Exhibit No.</u>	<u>Description</u>
<a href="#">99.1</a>	Press Release, dated September 30, 2024.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

**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/ Gary Hansen  
Name: Gary Hansen  
Title: Chief Financial Officer (duly  
authorized officer and principal financial and  
accounting officer)

Date: September 30, 2024

# Alexander's, Inc.

September 30, 2024

## Alexander's Completes \$400 Million Refinancing of 731 Lexington Avenue Office Condominium

PARAMUS, NEW JERSEY.....Alexander's, Inc. (NYSE: ALX) today announced that it has completed a \$400 million refinancing of the office condominium portion of 731 Lexington Avenue, the Class A Bloomberg LP headquarters building. The interest-only loan carries a fixed rate of 5.045% and matures in October 2028. The loan is prepayable, at Alexander's option, with no penalty, beginning in October 2026.

The loan replaces the prior \$490 million loan on the office condominium, that bore interest at the Prime rate (currently 8.00%) and was scheduled to mature in October 2024.

Alexander's, Inc. is a real estate investment trust that has five properties in New York City.

### CONTACT:

GARY HANSEN  
(201) 587-8541

Certain statements contained herein constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are not guarantees of performance. They represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Our future results, financial condition and business may differ materially from those expressed in these forward-looking statements. Many of the factors that will determine the outcome of these and our other forward-looking statements are beyond our ability to control or predict. Currently, some of the factors are the increase in interest rates and inflation on our business, financial condition, results of operations, cash flows, operating performance and the effect that these factors have had and may continue to have on our tenants, the global, national, regional and local economies and financial markets and the real estate market in general. For further discussion of factors that could materially affect the outcome of our forward-looking statements, see "Item 1A. Risk Factors" in Part I of our Annual Report on Form 10-K for the year ended December 31, 2023. For these statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. All subsequent written and oral forward-looking statements attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section.