

**FOR IMMEDIATE RELEASE:**

**WELLSFORD REAL PROPERTIES, INC.  
OBTAINS \$40 MILLION APARTMENT MORTGAGE AND  
SELLS \$97.7 MILLION OF OFFICE PROPERTIES**

NEW YORK, February 18, 2003—Wellsford Real Properties, Inc. (AMEX: WRP) announced today that it obtained a \$40 million mortgage loan from a major insurance company on its 424 unit Green River rental phase of its Palomino Park residential development in Highlands Ranch, Colorado. The non-recourse loan is for a term of 10 years, with interest at 5.45% per annum and a 30-year amortization period. The proceeds were utilized to repay a \$37.1 million construction loan which had a final maturity of July 2003. The net proceeds after transaction costs, will be utilized for working capital purposes.

Separately, WRP also announced that Wellsford/Whitehall Group, L.L.C. (“WWG” or the “Venture”) completed the sale of a portfolio of five properties for approximately \$97.7 million. The properties, which aggregated approximately 708,000 square feet, were located in New Jersey (four) and Maryland (one). The five properties were part of a previously announced contract for six properties, however, the closing of one of the six properties has been postponed, pending receipt of additional information by the buyer. All of the net proceeds from the sale were used to retire existing debt. WRP expects to realize approximately \$1.2 million of pre-tax income as a result of the completed sale transaction.

WRP is a real estate merchant banking firm headquartered in New York City, which acquires, develops, finances and operates real properties and organizes and invests in private and public real estate companies. WRP has a 32.59% interest in WWG.

Whitehall is a private equity fund managed by The Goldman Sachs Group Inc.

Certain statements in this press release constitute “forward-looking statements” under federal securities laws and involve known and unknown risk, uncertainties and other factors, which may cause the actual results to be materially different from any future results implied by such forward-looking statements. Such factors may include, among others: the inability to actually close the sale of the remaining property.

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