

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: February 22, 2001
(date of earliest event reported)

MACK-CALI REALTY CORPORATION

(Exact name of Registrant as specified in its charter)

MARYLAND

(State or other jurisdiction of incorporation)

1-13274

22-3305147

(Commission File No.)

(I.R.S. Employer
Identification No.)

11 COMMERCE DRIVE, CRANFORD, NEW JERSEY 07016

(Address of Principle Executive Offices) (Zip Code)

(908) 272-8000

(Registrant's telephone number, including area code)

N/A

(Former Name or Former Address, if Changed Since Last Report)

ITEM 7. FINANCIAL STATEMENTS, PRO FORMA FINANCIAL INFORMATION AND EXHIBITS

(c) Exhibits

99.1 Fourth Quarter 2000 Supplemental Operating and Financial Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended December 31, 2000, Mack-Cali Realty Corporation (the "Company") hereby makes available supplemental data regarding its operations. The Company is attaching such supplemental data as Exhibit 99.1 to this Current Report on Form 8-K.

The information included in this Current Report on Form 8-K (including the exhibit hereto) is furnished pursuant to Item 9 and shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section or Sections 11 and 12 (a) (2) of the Securities Act of 1933, as amended. This Report (including the exhibit hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

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 hereunto duly authorized.

MACK-CALI REALTY CORPORATION

Date: February 22, 2001

By: /s/ ROGER W. THOMAS

Roger W. Thomas
Executive Vice President, General Counsel
and Secretary

EXHIBIT INDEX

Exhibit Document
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99.1 Fourth Quarter 2000 Supplemental Operating and Financial Data

[LOGO]
 MACK-CALI
 Realty Corporation

FOURTH QUARTER 2000

Supplemental Operating and Financial Data

This supplemental Operating and Financial Data is not an offer to sell or solicitation to buy any securities of the Company. Any offers to sell or solicitations of the Company shall be made by means of a prospectus.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Estimates of future Funds From Operations per share are by definition, and certain other matters discussed in this literature may constitute, forward-looking statements within the meaning of the Federal Securities law. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved. Forward-looking information is subject to certain risks, trends and uncertainties that could cause actual results to differ materially from those projected. Among those risks, trends and uncertainties are the general economic climate; the supply of and demand for office, office/flex and industrial/warehouse properties; interest rate levels; the availability of financing; and other risks associated with the development and acquisition of properties, including risks that the development may not be completed on schedule, that the tenants will not take occupancy or pay rent, or that development or operating costs may be greater than anticipated. For further information on factors which could impact the Company and the statements contained herein, reference should be made to the Company's filings with the Securities and Exchange Commission including quarterly reports on Form 10-Q, current reports on Form 8-K, and annual reports on Form 10-K and Form 10-K/A.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
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I. COMPANY BACKGROUND

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Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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I. COMPANY BACKGROUND

About the Company

Mack-Cali Realty Corporation (NYSE: CLI) is one of the largest real estate investment trusts (REITs) in the United States with a total market capitalization of \$3.7 billion at December 31, 2000. Mack-Cali has been involved in all aspects of commercial real estate development, management and ownership for over 50 years and has been a publicly traded REIT since 1994. Mack-Cali owns or has interests in 267 properties, primarily class A office and office/flex buildings, totaling approximately 28.2 million square feet, serving as home to over 2,400 tenants. The properties are located primarily in suburban markets of the Northeast, many with adjacent, Company-controlled developable land sites able to accommodate up to 9.0 million square feet of additional commercial space.

History

Established over 50 years ago, in 1994 the New Jersey-based firm became a publicly-traded company named Cali Realty Corporation, traded on the New York Stock Exchange as CLI. Through combinations with some of the top companies in the real estate industry--most notably New Jersey-based Mack Company and Westchester, New York-based Robert Martin Company--Mack-Cali has become one of the leading real estate companies in the country.

Strategy

Mack-Cali's strategy is to be a significant real estate owner and operator in its core, high-barriers-to-entry markets, primarily in the Northeast, with a presence in California.

Summary
(as of December 31, 2000)

Corporate Headquarters	Cranford, New Jersey
Fiscal Year End	12/31
Total Properties	267
Total Square Feet	28.2 million square feet
Geographic Diversity	11 states and the District of Columbia
New Jersey Presence	13.6 million square feet
Northeast Presence	21.7 million square feet
Common Shares and Units Outstanding	71.3 million
Dividend-- Quarter/Annualized	\$0.61/\$2.44
Dividend Yield	8.5%
Total Market Capitalization	\$3.7 billion

Insider Ownership
Senior Debt Rating

17.5%
BBB (S&P and Fitch);
Baa3 (Moody's)

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
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Board of Directors

William L. Mack, Chairman of the Board

John J. Cali, Chairman Emeritus	Mitchell E. Hersh
Martin S. Berger	Earle I. Mack
Brendan T. Byrne	Alan G. Philiposian
John R. Cali	Irvin D. Reid
Nathan Gantcher	Vincent Tese
Martin D. Gruss	Roy J. Zuckerberg

Executive Officers

Mitchell E. Hersh, Chief Executive Officer
Timothy M. Jones, President
Barry Lefkowitz, Executive Vice President and Chief Financial Officer
Roger W. Thomas, Executive Vice President, General Counsel and Secretary
Michael A. Grossman, Executive Vice President

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Mack-Cali Realty Corporation
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Equity Research Coverage

Banc of America Securities Lee T. Schalop/ Alexis Hughes (212) 847-5677/ (212) 847-5705	Goldman Sachs James Kammert (212) 855-0670
Bear, Stearns & Co., Inc. Ross Smotrich (212) 272-8046	Green Street Advisors James Sullivan (949) 640-8780
CS First Boston Lawrence Raiman (212) 538-2380	Lehman Brothers David Shulman/ Stuart Axelrod (212) 526-3413/ (212) 526-3410
Deutsche Banc Alex. Brown Louis Taylor (212) 469-4912	Merrill Lynch Rahul Bhattacharjee/ Steve Sakwa (212) 449-1920/ (212) 449-0335
Dresdner Kleinwort Benson Sheila McGrath (212) 429-3442	Morgan Stanley Dean Witter Greg Whyte (212) 761-6331
First Union Christopher Haley (443) 263-6773	Salomon Smith Barney Jonathan Litt/ Gary Boston (212) 816-0231/ (212) 816-1383

Company Contact Information

Mack-Cali Realty Corporation
Investor Relations Department
11 Commerce Drive
Cranford, New Jersey 07016-3599
Phone: (908) 272-8000 Web: www.mack-cali.com
Fax: (908) 272-6755 E-mail: investorrelations@mack-cali.com

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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II. FINANCIAL HIGHLIGHTS

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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II. Financial Highlights

Quarterly/ Annual Summary

Funds from Operations ("FFO"), after adjustment for straight-lining of rents and non-recurring charges, for the quarter ended December 31, 2000, amounted to \$64.5 million, or \$0.89 per share, versus \$62.0 million, or \$0.85 per share, for the quarter ended December 31, 1999, a per share increase of 4.7 percent. For the year ended December 31, 2000, FFO, after adjustment for straight-lining of rents and non-recurring charges, amounted to \$262.1 million, or \$3.59 per share, versus \$244.2 million, or \$3.31 per share, for the same period last year. This represented an increase of 8.5 percent on a per share basis.

Cash available for distribution (CAD) for the fourth quarter 2000 equaled \$51.2 million, or \$0.70 per share, versus \$53.4 million, or \$0.73 per share, for the same quarter last year, a decrease of 4.1 percent on a per share basis. For the year ended December 31, 2000, CAD equaled \$214.3 million, or \$2.93 per share, versus \$211.3 million, or \$2.86 per share, for the same period last year. This represented a current year increase of 2.4 percent on a per share basis.

Total revenues for the fourth quarter 2000 increased 2.3 percent to \$143.9 million from \$140.6 million for the same quarter last year. For the year ended December 31, 2000, total revenues amounted to \$576.2 million, an increase of 4.5 percent over the \$551.5 million of total revenues for the same period last year.

Income from operations before minority interest in Operating Partnership for the fourth quarter 2000 equaled \$43.9 million, or \$0.61 per share, versus \$43.6 million, or \$0.60 per share, for the same quarter last year, a per share increase of 1.7 percent. Income from operations before minority interest in Operating Partnership for the year ended December 31, 2000 equaled \$178.2 million, or \$2.44 per share, versus \$167.1 million, or \$2.26 per share, for the same period last year, a per share increase of 8.0 percent. Income from operations before minority interest in Operating Partnership excludes gains on sales of rental property and non-recurring charges.

All per share amounts presented are on a diluted basis; basic per share information is included in the accompanying financial tables.

The Company had 56,980,893 shares of common stock, 7,963,725 common operating partnership units and 220,340 \$1,000-face-value preferred operating partnership units outstanding as of year end. The outstanding preferred units are convertible into 6,359,019 common operating partnership units. Assuming conversion of all preferred units into common units, the Company had a total of 71,303,637 shares/common units outstanding at December 31, 2000.

As of December 31, 2000, the Company had total indebtedness of approximately \$1.63 billion, with a weighted average annual interest rate of 7.29 percent. Mack-Cali's total market capitalization was \$3.7 billion at December 31, 2000. The Company had a debt-to-undepreciated assets ratio of 40.9 percent. The Company had an interest coverage ratio of 3.50 times for the quarter ended December 31, 2000.

As part of the Company's strategy reflecting a sharpened focus on its core Northeast markets, the following is a summary of recent activities:

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Property Sales

In November 2000, the Company exited a non-core market by selling its sole asset in Nebraska. The Brandeis Building, a 320,000 square-foot office property located in Omaha, was sold for \$12.5 million. Proceeds from the sale are being reinvested in opportunities in the Northeast.

Phase I of the Company's ongoing capital recycling program, the sale of its Houston and San Antonio assets, is well underway. The Company is in active negotiations for the sale of a significant portion of these assets.

The Company is actively marketing for the sales of several other properties including the Company's sole assets in Iowa and Florida, the Company's properties in Colorado Springs, and the Tenby Chase apartments, a non-core multi-family residential complex located in Delran, New Jersey.

Development

Progress continues on three of the Company's newest development projects at its Harborside Financial Center located on the Hudson River waterfront in Jersey City, New Jersey, as follows:

- -- Plaza 10, a 19-story, 575,000 square-foot office building is 100 percent pre-leased to Charles Schwab & Co., Inc. and will be the site of its newly expanded East Coast regional headquarters. The Class A office project is expected to be completed in the third quarter 2002.
- -- Plaza 5, a 34-story, 980,000 square-foot Class A office tower with a 1,270-car parking garage pedestal, is under construction and expected to be completed in the third quarter 2002. The Company has exciting prospects for the project. This state-of-the-art corporate center will provide breathtaking views of the Manhattan skyline.
- -- Hyatt Regency South Pier Hotel is a 350-room luxury hotel that will be built on the south pier of Harborside through a joint venture with Hyatt. Completion of this project is anticipated in the third quarter 2002.

Other development projects include:

- -- Mack-Cali's newly completed 220,000 square-foot Class A office property at 105 Eisenhower Parkway in Roseland, New Jersey was placed in-service in January 2001. Arthur Andersen, a long-time Mack-Cali tenant, pre-leased 50 percent of the space.
- -- The Company's 183,000 square-foot, Class A office property located in the Denver Tech Center in Denver, Colorado is on schedule to be completed by the end of the first quarter 2001. The building is 62 percent pre-leased to URS Greiner Woodward Clyde.

Financing Activities

In December 2000, the Company issued \$15 million of 7.835 percent, 10-year senior unsecured notes. Net proceeds from the issuance were used primarily to pay down outstanding borrowings under the Company's revolving credit facilities.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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In January 2001, the Company issued \$300 million of 7.75 percent, 10-year senior unsecured notes. Net proceeds from the issuance were also used primarily to pay down outstanding borrowings on the Company's credit facilities.

Both issuances of senior unsecured notes were rated BBB by Standard & Poor's, Baa3 by Moody's and BBB by Fitch, Inc.

Since the September 2000 increased authorization to the Company's Share Repurchase Program, the Company has purchased 2.1 million shares of its outstanding common stock at an aggregate cost of approximately \$57.5 million through February 21, 2001. The Company may purchase from time to time in open market transactions at prevailing prices or through privately negotiated transactions up to an additional \$92.5 million of its common stock.

Leasing Information

Mack-Cali's consolidated in-service portfolio was 96.8 percent leased at December 31, 2000, compared to 96.7 percent at September 30, 2000.

For the quarter ended December 31, 2000, the Company executed 173 leases

totaling 1,075,815 square feet, consisting of 788,241 square feet of office space and 287,574 square feet of office/flex space. Of these totals, 633,952 square feet were for new leases and 441,863 square feet were for lease renewals and other tenant retention transactions.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Key Financial Data

<TABLE>
<CAPTION>

As of or for the three months ended

	12/31/00	9/30/00	6/30/00	3/31/00	12/31/99

<S>	<C>	<C>	<C>	<C>	<C>
Shares and Units:					
Common Shares Outstanding	56,980,893	58,698,648	58,782,808	58,489,135	58,446,552
Common Units Outstanding (1)	14,322,744	14,431,329	14,515,086	14,734,548	14,771,431
Combined Shares and Units	71,303,637	73,129,977	73,297,894	73,223,683	73,217,983
Weighted Average- Basic (2)	65,772,459	66,728,711	66,626,649	66,428,219	66,468,799
Weighted Average- Diluted (3)	72,440,367	73,353,028	73,283,803	73,191,200	73,272,048
Common Share Price (\$'s):					
At the end of the period	28.5625	28.1875	25.6875	25.5000	26.0625
High during period	28.8750	28.6250	28.4375	26.6250	26.8125
Low during period	25.7500	25.0625	24.4375	22.7500	23.1250
Market Capitalization:					
(\$'s in thousands except ratios)					
Market Value of Equity (4)	2,038,535	2,063,276	1,882,840	1,951,701	1,991,844
Total Debt	1,628,512	1,534,327	1,487,277	1,528,503	1,490,175
Total Market Capitalization	3,667,047	3,597,603	3,370,117	3,480,204	3,482,019
Total Debt/ Total Market Capitalization	44.41%	42.65%	44.13%	43.92%	42.80%
Financials:					
(\$'s in thousands except ratios and per share amounts)					
Total Assets	3,676,977	3,646,162	3,628,104	3,650,756	3,629,601
Book Value of Real Estate Assets (before accumulated depreciation)	3,704,354	3,673,913	3,654,866	3,692,714	3,654,845
Total Liabilities	1,774,239	1,693,230	1,654,629	1,665,703	1,648,844
Total Minority Interests	449,448	453,164	455,645	539,214	538,875
Total Stockholders' Equity	1,453,290	1,499,768	1,517,830	1,445,839	1,441,882
Total Revenues	143,903	143,382	145,889	142,979	140,600
Capitalized Interest	4,042	3,293	2,335	1,854	2,114
Scheduled Principal Payments	772	685	723	880	601
Interest Coverage Ratio	3.50	3.65	3.71	3.66	3.37
Fixed Charge Coverage Ratio	2.62	2.79	2.71	2.75	2.70
Funds from Operations (5)	64,535	64,984	66,433	66,119	62,022
FFO per Share--diluted (5)	0.89	0.89	0.91	0.90	0.85
Cash Avail. For Distribution (6)	51,248	53,591	54,119	55,363	53,430
CAD per Share--diluted (6)	0.70	0.73	0.74	0.76	0.73
Dividends Declared per Share	0.61	0.61	0.58	0.58	0.58
FFO Payout Ratio--diluted (5)	68.47%	68.86%	63.98%	64.20%	68.52%
CAD Payout Ratio--diluted (6)	86.23%	83.49%	78.54%	76.68%	79.54%
Portfolio Size:					
Properties	267	268	266	266	259
Total Square Footage	28,215,060	28,532,779	28,411,314	28,990,497	28,612,747
Sq. Ft. Leased at End of Period (7)	96.8%	96.7%	96.9%	96.7%	96.5%

</TABLE>

- (1) Includes preferred units on a converted basis into common units.
- (2) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.
- (3) Calculated based on shares and units included in basic per share/unit computation, plus dilutive Common Stock Equivalents (i.e. convertible preferred units, options and warrants).
- (4) Includes preferred units on a converted basis into common units and minority interests in partially-owned properties.

- (5) Funds from Operations ("FFO") is calculated in accordance with the National Association of Real Estate Investment Trusts (NAREIT) definition, as published in October 1999, after adjustment for straight-lining of rents and non-recurring charges.
- (6) Cash Available for Distribution ("CAD") is defined as funds from operations, after adjustment for straight-lining of rents and non-recurring charges, minus non-incremental revenue generating tenant improvements, non-incremental revenue generating leasing commissions and recurring capital expenditures.
- (7) Reflects square feet leased at the Company's consolidated properties only.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Same Store Results and Analysis
(dollars in thousands)

<TABLE>
<CAPTION>

	For the three months ended			
	12/31/00	12/31/99	Change	% Change
<S>	<C>	<C>	<C>	<C>
Property Revenues	\$130,698	\$124,776	\$5,922	4.7
Less: Straight-line rent adjustment	(3,073)	(2,412)	(661)	27.4
Total Property Revenues (excluding straight-line rent adjustment)	127,625	122,364	5,261	4.3
Real Estate Taxes	13,421	13,226	195	1.5
Utilities	9,522	9,999	(477)	(4.8)
Operating Services	17,785	17,668	117	0.7
Total Property Expenses:	40,728	40,893	(165)	(0.4)
Net Operating Income	\$86,897	\$81,471	\$5,426	6.7
Percentage Leased at Period End	97.0%	96.3%		
Total Properties:	242			
Total Square Footage:	25,236,220			

<CAPTION>

	For the year ended			
	12/31/00	12/31/99	Change	% Change
<S>	<C>	<C>	<C>	<C>
Property Revenues	\$509,697	\$491,879	\$17,818	3.6
Less: Straight-line rent adjustment	(10,902)	(12,069)	1,167	(9.7)
Total Property Revenues (excluding straight-line rent adjustment)	498,795	479,810	18,985	4.0
Real Estate Taxes	55,163	53,376	1,787	3.3
Utilities	38,787	37,845	942	2.5
Operating Services	63,308	61,531	1,777	2.9
Total Property Expenses:	157,258	152,752	4,506	2.9
Net Operating Income	\$341,537	\$327,058	\$14,479	4.4
Percentage Leased at Period End	97.0%	96.5%		
Total Properties:	237			
Total Square Footage:	24,886,123			

</TABLE>

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Unconsolidated Joint Ventures Summary
 (dollars in thousands)

Breakdown of Unconsolidated Joint Ventures

<TABLE>
 <CAPTION>

Company's Effective Joint Venture Name Ownership %	Property	Number of Buildings	Location	Percent Leased	Square Feet
<C>	<S>	<C>	<C>	<C>	<C>
<C>					
Office Properties:					
Pru-Beta 3 50.0%	Nine Campus Drive	1	Parsippany, NJ	98.9%	156,495
HPMC 50.0%	Continental Grand II	1	El Segundo, CA	100.0%	239,085
HPMC 50.0%	Lava Ridge	3	Roseville, CA	89.2%	183,200
HPMC 32.5%	Stadium Gateway	1	Anaheim, CA	32.0%	261,554
G&G Martco 50.0%	Convention Plaza	1	San Francisco, CA	100.0%	305,618
Ashford Loop Associates, LP 20.0%	1001 South Dairy Ashford	1	Houston, TX	98.8%	130,000
Ashford Loop Associates, LP 20.0%	2100 West Loop South	1	Houston, TX	90.8%	168,000
Office/Flex Properties:					
HPMC 50.0%	Summit Ridge	3	San Diego, CA	100.0%	133,841
Ramland RealtyAssociates, L.L.C. 50.0%	One Ramland Road	1	Orangeburg, NY	80.6%	232,000
Multi-Use:					
HPMC 32.5%	Pacific Plaza	2	Daly City, CA	57.2%	471,379
American Financial Exchange L.L.C. 50.0%	Parking Lot (1)	--	Jersey City, NJ	n/a	n/a

</TABLE>

(1) The joint venture has commenced construction on a 575,000 square-foot office building on a portion of this land.

Joint Venture Financial Information

The following is a summary of the financial position of the unconsolidated joint ventures in which the Company had investment interests as of December 31, 2000 and December 31, 1999:

<TABLE>
 <CAPTION>

	December 31, 2000						
Combined			G&G	American Financial	Ramland	Ashford	
Total	Pru-Beta 3	HPMC	Martco	Exchange	Realty	Loop	ARCap
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
Assets:							

Rental property, net \$199,101	\$ 20,810	\$ 78,119	\$ 10,589	\$ 13,309	\$ 38,497	\$ 37,777	\$ --
Other assets 365,012	2,690	27,082	2,418	11,851	9,729	900	310,342
Total assets \$564,113	\$ 23,500	\$105,201	\$ 13,007	\$ 25,160	\$ 48,226	\$ 38,677	\$310,342
=====							
Liabilities and partners'/ members' capital:							
Mortgages and loans payable \$277,014	\$ --	\$ 63,486	\$ 50,000	\$ --	\$ 33,966	\$ --	\$129,562
Other liabilities 22,549	160	5,035	1,392	9,400	1,785	1,027	3,750
Partners'/members' capital 264,550	23,340	36,680	(38,385)	15,760	12,475	37,650	177,030
Total liabilities and partners'/members' capital \$564,113	\$ 23,500	\$105,201	\$ 13,007	\$ 25,160	\$ 48,226	\$ 38,677	\$310,342
=====							
Company's net investment in unconsolidated joint ventures \$101,438	\$ 16,110	\$ 35,079	\$ 3,973	\$ 15,809	\$ 2,782	\$ 7,874	\$ 19,811

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Joint Venture Financial Information
(continued)

December 31, 1999							
Combined	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap
Total							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
Assets:							
Rental property, net \$167,237	\$ 21,817	\$ 72,148	\$ 11,552	\$ 10,695	\$ 19,549	\$ 31,476	\$ --
Other assets 258,368	3,319	6,427	2,571	773	5,069	768	239,441
Total assets \$425,605	\$ 25,136	\$ 78,575	\$ 14,123	\$ 11,468	\$ 24,618	\$ 32,244	\$239,441
=====							
Liabilities and partners'/ members' capital:							
Mortgages and loans payable \$210,062	\$ --	\$ 41,274	\$ 43,081	\$ --	\$ 17,300	\$ --	\$108,407
Other liabilities 49,733	186	7,254	1,383	2	1,263	3,536	36,109
Partners'/members' capital 165,810	24,950	30,047	(30,341)	11,466	6,055	28,708	94,925
Total liabilities and partners'/members' capital \$425,605	\$ 25,136	\$ 78,575	\$ 14,123	\$ 11,468	\$ 24,618	\$ 32,244	\$239,441

=====
Company's net investment
in unconsolidated
joint ventures \$ 17,072 \$ 23,337 \$ 8,352 \$ 11,571 \$ 2,697 \$ 6,073 \$ 20,032
\$ 89,134

</TABLE>

The following is a summary of the results of operations of the unconsolidated joint ventures for the period in which the Company had investment interests during the three months and years ended December 31, 2000 and 1999:

<TABLE>
<CAPTION>

		Three Months Ended December 31, 2000						
Combined				G&G	American	Ramland	Ashford	
ARCap	Total	Pru-Beta 3	HPMC	Martco	Exchange	Realty	Loop	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	
<C>								
Total revenues		\$ 1,307	\$ 3,063	\$ 2,631	\$ 230	\$ 987	\$ 1,649	
3,424	\$13,291							
Operating and other expenses		(409)	(1,541)	(869)	(32)	(160)	(844)	
(892)	(4,747)							
Depreciation and amortization		(308)	(3,753)	(385)	(15)	(241)	(225)	
70	(4,857)							
Interest expense		--	(2,315)	(1,095)	--	(394)	--	
(564)	(4,368)							
Net income (loss)		\$ 590	\$ (4,546)	\$ 282	\$ 183	\$ 192	\$ 580	
2,038	\$ (681)							
Company's equity in earnings (loss) of unconsolidated joint ventures		\$ 255	\$ 2,519	\$ (15)	\$ 183	\$ 96	\$ 116	
500	\$ 3,654							

<CAPTION>

		Three Months Ended December 31, 1999						
Combined				G&G	American	Ramland	Ashford	
ARCap	Total	Pru-Beta 3	HPMC	Martco	Exchange	Realty	Loop	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	
<C>								
Total revenues		\$ 1,241	\$ 459	\$ 2,439	\$ 250	\$ 846	\$ 1,203	
4,095	\$10,533							
Operating and other expenses		(371)	(104)	(1,034)	(124)	(249)	(682)	
(561)	(3,125)							
Depreciation and amortization		(305)	(100)	(726)	(26)	(261)	(172)	
--	(1,590)							
Interest expense		--	(119)	(855)	--	(45)	--	
(627)	(1,646)							
Net income (loss)		\$ 565	\$ 136	\$ (176)	\$ 100	\$ 291	\$ 349	
2,907	\$ 4,172							
Company's equity in earnings (loss) of unconsolidated joint ventures		\$ 243	\$ --	\$ (213)	\$ 157	\$ 148	\$ 57	
739	\$ 1,131							

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

15

Joint Venture Financial Information
(continued)

<TABLE>
<CAPTION>

		Year Ended December 31, 2000						
				G&G	American Financial	Ramland	Ashford	
Combined		Pru-Beta 3	HPMC	Martco	Exchange	Realty	Loop	ARCap
Total								
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>								
Total revenues		\$ 5,028	\$ 9,254	\$ 10,695	\$ 1,009	\$ 3,917	\$ 5,917	\$
19,931 \$ 55,751								
Operating and other expenses		(1,619)	(2,628)	(3,312)	(155)	(1,030)	(2,773)	
(3,060) (14,577)								
Depreciation and amortization		(1,226)	(5,908)	(1,531)	(62)	(975)	(839)	
-- (10,541)								
Interest expense		--	(4,535)	(4,084)	--	(1,547)	--	
(5,045) (15,211)								
Net income (loss)		\$ 2,183	\$ (3,817)	\$ 1,768	\$ 792	\$ 365	\$ 2,305	\$
11,826 \$ 15,422								
Company's equity in earnings of unconsolidated joint ventures		\$ 935	\$ 3,248	\$ 483	\$ 735	\$ 180	\$ 474	\$
2,000 \$ 8,055								

<CAPTION>

		Year Ended December 31, 1999						
				G&G	American Financial	Ramland	Ashford	
Combined		Pru-Beta 3	HPMC	Martco	Exchange	Realty	Loop	ARCap
Total								
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>								
Total revenues		\$ 4,938	\$ 459	\$ 9,011	\$ 917	\$ 1,426	\$ 4,162	\$
10,093 \$ 31,006								
Operating and other expenses		(1,505)	(104)	(3,238)	(287)	(352)	(2,327)	
(3,774) (11,587)								
Depreciation and amortization		(1,234)	(100)	(1,422)	(96)	(439)	(551)	
-- (3,842)								
Interest expense		--	(119)	(3,116)	--	(45)	--	
(2,185) (5,465)								
Net income		\$ 2,199	\$ 136	\$ 1,235	\$ 534	\$ 590	\$ 1,284	\$
4,134 \$ 10,112								
Company's equity in earnings (loss) of unconsolidated joint ventures		\$ 827	\$ --	\$ (366)	\$ 541	\$ 298	\$ 233	\$
1,060 \$ 2,593								

</TABLE>

Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Select Financial Ratios

=====				
Ratios Computed For Industry Comparisons:	December 31,			
	2000			1999

Financial Position Ratios:				
Total Debt/ Total Book Capitalization Ratio (Book value) (%)	44.29%			41.06%
Total Debt/ Total Market Capitalization Ratio (Market value) (%)	44.41%			42.80%
Total Debt/ Total Undepreciated Assets (%)	40.85%			38.35%
Secured Debt/ Total Undepreciated Assets (%)	12.08%			13.65%

=====				
	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2000	1999	2000	1999

Operational Ratios:				
Interest Coverage Ratio (Funds from Operations+Interest Expense)/Interest Expense (x)	3.50	3.37	3.65	3.50
Debt Service Coverage Ratio (Funds from Operations + Interest Expense)/(Interest Expense + Principal Amort.) (x)	3.40	3.29	3.55	3.39
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest+Pref. Div. +Prin. Amort.+Ground Lease Payments) (x)	2.62	2.70	2.73	2.79
FFO Payout Ratio (Dividends Declared/Funds from Operations (%))	68.47%	68.52%	66.36%	68.26%
CAD Payout Ratio (Dividends Declared/ Cash Available for Distribution (%))	86.23%	79.54%	81.14%	78.89%
=====				

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Debt Analysis
(as of December 31, 2000)

Debt Breakdown
(dollars in thousands)

<TABLE>
<CAPTION>

=====				
Maturity			Weighted Average Interest	Weighted Average
	Balance	% of Total	Rate	in Years

<S>	<C>	<C>	<C>	<C>
Fixed Rate Secured Debt	\$ 449,395	27.60%	7.08%	4.58
Fixed Rate Unsecured Notes	798,099	49.00%	7.35%	5.15
Variable Rate Secured Debt	32,178	1.98%	7.50%	8.08

17,500									
Mack-Cali Short Hills				22,089					
22,089									
500 West Putnam Ave				5,589					
5,589									
Harborside Financial									
Center- Plaza 1						\$ 74,642			
74,642									
Harborside Financial									
Center- Plazas 2 & 3						75,358			
75,358									
Mack-Cali Airport								\$9,364	
9,364									
Kemble Plaza I									\$ 32,178
32,178									

Total Secured Debt:	\$4,211	--	\$ 6,811	\$ 9,863	\$253,178	\$150,000	\$9,364	--	\$ 32,178
-- \$ 465,605									
=====									

Unsecured Debt:									
Unsecured credit facility			\$348,840						
\$ 348,840									
7.18% unsecured notes									
due 12/03			185,283						
185,283									
7.00% unsecured notes									
due 3/04				\$300,000					
300,000									
7.25% unsecured notes									
due 3/09									\$300,000
300,000									
7.835% unsecured notes									
due 12/10									
\$15,000	15,000								

Total Unsecured Debt:	--	--	\$534,123	\$300,000	--	--	--	--	\$300,000
\$15,000 \$1,149,123									
=====									

Total Debt:	\$4,211	--	\$540,934	\$309,863	\$253,178	\$150,000	\$9,364	--	\$332,178
\$15,000 \$1,614,728									
=====									

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

Debt Detail
(dollars in thousands)

<TABLE>
<CAPTION>

at				Effective	Principal Balance
-----				-----	-----
December 31,	Date of			Interest	December 31,
1999	Maturity	Lender		Rate	2000
-----	-----	-----	-----	-----	-----
<S>		<C>		<C>	<C>
<C>					
Senior Unsecured Notes: (1)					
7.180% Senior Unsecured Notes	n/a			7.230%	\$ 185,283
185,283 12/31/03					\$
7.000% Senior Unsecured Notes	n/a			7.270%	299,744
299,665 03/15/04					
7.250% Senior Unsecured Notes	n/a			7.490%	298,072
297,837 03/15/09					

7.835% Senior Unsecured Notes	n/a	7.918%	15,000	
-- 12/15/10				

Total Senior Unsecured Notes:			\$ 798,099	\$
782,785				

Revolving Credit Facilities:

2000 Unsecured Facility (2)	24 Lenders	LIBOR + 80 basis points	\$ 348,840	\$
-- 06/22/03				
1998 Unsecured Facility (3)	28 Lenders	LIBOR + 90 basis points	--	
177,000 06/22/00				
Prudential Facility (4)	Prudential Securities	LIBOR + 110 basis points	--	
-- 06/29/01				

Total Revolving Credit Facilities:			\$ 348,840	\$
177,000				

Property Mortgages:

201 Commerce Drive	Sun Life Assurance Co.	6.240%	\$ --	\$
1,059 09/01/00				
3 & 5 Terri Lane	First Union National Bank	6.220%	--	
4,434 10/31/00				
101 & 225 Executive Drive	Sun Life Assurance Co.	6.270%	2,198	
2,375 06/01/01				
Mack-Cali Morris Plains	Corestates Bank	7.510%	2,169	
2,235 12/31/01				
Mack-Cali Willowbrook	CIGNA	8.670%	9,460	
10,250 10/01/03				
400 Chestnut Ridge	Prudential Insurance Co.	9.440%	13,588	
14,446 07/01/04				
Mack-Cali Centre VI	Principal Life Insurance Co.	6.865%	35,000	
35,000 04/01/05				
Various (5)	Prudential Insurance Co.	7.100%	150,000	
150,000 05/15/05				
Mack-Cali Bridgewater I	New York Life Ins. Co.	7.000%	23,000	
23,000 09/10/05				
Mack-Cali Woodbridge II	New York Life Ins. Co.	7.500%	17,500	
17,500 09/10/05				
Mack-Cali Short Hills	Prudential Insurance Co.	7.740%	25,911	
26,604 10/01/05				
500 West Putnam Avenue	New York Life Ins. Co.	6.520%	10,069	
10,784 10/10/05				
Harborside - Plaza 1	U.S. West Pension Trust	5.610%	54,370	
51,015 01/01/06				
Harborside - Plazas 2 and 3	Northwestern/Principal	7.320%	95,630	
98,985 01/01/06				
Mack-Cali Airport	Allstate Life Insurance Co.	7.050%	10,500	
10,500 04/01/07				
Kemble Plaza II	Mitsubishi Tr & Bk Co.	LIBOR+0.65%	--	
40,025 01/31/08				
Kemble Plaza I	Mitsubishi Tr & Bk Co.	LIBOR+0.65%	32,178	
32,178 01/31/09				

Total Property Mortgages:			\$ 481,573	\$
530,390				

Total Debt:			\$1,628,512	
\$1,490,175				

</TABLE>

- (1) Interest rate for unsecured notes reflects effective rate of debt, including cost of treasury lock agreements (if any), offering and other transaction costs and the discount on the notes, as applicable.
 - (2) Total borrowing capacity under this facility is \$800.0 million.
 - (3) In conjunction with obtaining the 2000 Unsecured Facility, the Company repaid in full and terminated the 1998 Unsecured Facility on June 22, 2000.
 - (4) Total borrowing capacity under this facility is \$100.0 million.
 - (5) The Company has the option to convert the mortgage loan, which is secured by 11 properties, to unsecured debt.
-

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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III. FINANCIAL STATEMENTS

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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III. FINANCIAL STATEMENTS

Mack-Cali Realty Corporation and Subsidiaries
 Consolidated Statements of Operations
 (in thousands, except per share amounts)

<TABLE>
 <CAPTION>

Ended	Three Months Ended		Year
	December 31,		
December 31, Revenues 1999	2000	1999	2000
-----	-----	-----	-----
<S>	<C>	<C>	<C>
<C>			
Base rents \$ 469,853	\$ 123,923	\$ 119,188	\$ 491,193
Escalations and recoveries from tenants 62,182	13,430	16,127	58,488
Parking and other 15,915	2,341	3,842	15,325
Equity in earnings of unconsolidated joint ventures 2,593	3,654	1,131	8,055
Interest income 941	555	312	3,092
-----	-----	-----	-----
Total revenues 551,484	143,903	140,600	576,153
-----	-----	-----	-----
Expenses			
-----	-----	-----	-----
Real estate taxes 57,382	14,231	14,482	59,400
Utilities 41,580	10,038	10,525	42,035
Operating services 69,689	19,292	18,709	70,711
General and administrative 25,480	6,543	6,258	23,276
Depreciation and amortization 87,209	23,641	19,808	92,088
Interest expense 102,960	26,271	27,167	105,394
-----	-----	-----	-----
Total expenses 384,300	100,016	96,949	392,904
-----	-----	-----	-----
Income from operations before minority interests 167,184	43,887	43,651	183,249
Minority interest in partially-owned properties (79)	--	(79)	(5,072)
-----	-----	-----	-----
Income from operations before minority interest in Operating Partnership 167,105	43,887	43,572	178,177
Minority interest in Operating Partnership (1) (34,743)	(8,735)	(8,816)	(35,181)
-----	-----	-----	-----

Income from operations	35,152	34,756	142,996
132,362			
Non-recurring charges (2)	--	--	(32,666)
(14,336)			
(Loss)/gain on sales of rental property (3)	(749)	1,713	75,008
1,713			

Net income	\$ 34,403	\$ 36,469	\$ 185,338
\$ 119,739			
=====			

Per Share Data:

Income from operations-basic	\$ 0.61	\$ 0.60	\$ 2.45
\$ 2.27			
Net income-basic	\$ 0.60	\$ 0.63	\$ 3.18
\$ 2.05			
Income from operations-diluted	\$ 0.61	\$ 0.60	\$ 2.44
\$ 2.26			
Net income-diluted	\$ 0.59	\$ 0.62	\$ 3.10
\$ 2.04			

Dividends declared per common share	\$ 0.61	\$ 0.58	\$ 2.38
\$ 2.26			

Basic weighted average shares outstanding	57,788	58,187	58,338
58,385			
Diluted weighted average shares outstanding	66,013	66,654	73,070
67,133			

</TABLE>

- (1) Excludes effect of minority interest's share of non-recurring charges and gain on sales of rental property.
- (2) Net of minority interest's share of \$4,473 and \$2,122 for the year ended December 31, 2000 and 1999, respectively.
- (3) Net of minority interest's share of \$103 and \$244 for the three months ended December 31, 2000 and 1999, respectively, and \$10,345 and \$244 for the year ended December 31, 2000 and 1999, respectively.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Mack-Cali Realty Corporation and Subsidiaries
Consolidated Balance Sheets
(in thousands, except per share amounts)

<TABLE>
<CAPTION>

	December 31,	
	2000	1999
	<C>	<C>

<S>		
Assets		
Rental property		
Land and leasehold interests	\$ 561,210	\$ 549,096
Buildings and improvements	3,026,561	3,014,532
Tenant improvements	110,123	85,057
Furniture, fixtures and equipment	6,460	6,160

	3,704,354	3,654,845
Less - accumulated depreciation and amortization	(309,951)	(256,629)

Total rental property	3,394,403	3,398,216
Cash and cash equivalents	13,179	8,671
Investments in unconsolidated joint ventures	101,438	89,134
Unbilled rents receivable	50,499	53,253
Deferred charges and other assets, net	102,655	66,436
Restricted cash	6,557	7,081
Accounts receivable, net of allowance for doubtful accounts of \$552 and \$672	8,246	6,810

Total assets	\$ 3,676,977	\$ 3,629,601
=====		
Liabilities and Stockholders' Equity		

Senior unsecured notes	\$ 798,099	\$ 782,785
Revolving credit facilities	348,840	177,000
Mortgages and loans payable	481,573	530,390
Dividends and distributions payable	43,496	42,499
Accounts payable and accrued expenses	53,608	63,394
Rents received in advance and security deposits	31,146	36,150
Accrued interest payable	17,477	16,626

Total liabilities	1,774,239	1,648,844

Minority interests:		
Operating Partnership	447,523	455,275
Partially-owned properties	1,925	83,600

Total minority interests	449,448	538,875

Commitments and contingencies		
Stockholders' equity:		
Preferred stock, 5,000,000 shares authorized, none issued	--	--
Common stock, \$0.01 par value, 190,000,000 shares authorized, 56,980,893 and 58,446,552 shares outstanding	570	584
Additional paid-in capital	1,513,037	1,549,888
Dividends in excess of net earnings	(57,149)	(103,902)
Unamortized stock compensation	(3,168)	(4,688)

Total stockholders' equity	1,453,290	1,441,882

Total liabilities and stockholders' equity	\$ 3,676,977	\$ 3,629,601
=====		

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Mack-Cali Realty Corporation and Subsidiaries
Consolidated Statement of Changes in Stockholders' Equity
(in thousands)

Total Stockholders' Equity	Common Stock		Additional	Dividends in	Unamortized	
	Shares	Par Value	Paid-In Capital	Excess of Net Earnings	Stock Compensation	

<S>	<C>	<C>	<C>	<C>	<C>	
<C>						
Balance at December 31, 1999	58,447	\$584	\$1,549,888	\$ (103,902)	\$ (4,688)	\$
1,441,882						
Net income	--	--	--	185,338	--	
185,338						
Dividends	--	--	--	(138,585)	--	
(138,585)						
Redemption of common units for shares of common stock	448	5	14,234	--	--	
14,239						
Proceeds from stock options exercised	117	1	2,499	--	--	
2,500						
Deferred compensation plan for directors	--	--	111	--	--	
111						
Amortization of stock compensation	--	--	--	--	1,672	
1,672						
Adjustment to fair value of restricted stock	--	--	380	--	(283)	
97						
Cancellation of Restricted Stock Awards	(5)	--	(131)	--	131	

--	Repurchase of common stock	(2,026)	(20)	(55,494)	--	--
(55,514)						
	Stock options charge	--	--	1,550	--	--
1,550						

	Balance at December 31, 2000	56,981	\$570	\$1,513,037	\$ (57,149)	\$ (3,168)
1,453,290						

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

24

Statements of Funds from Operations and
Cash Available for Distribution
(dollars in thousands, except per share/unit amounts)

<TABLE>
<CAPTION>

	Three Months Ended December 31,		Year Ended December 31,	
	2000	1999	2000	1999
--				
<S>	<C>	<C>	<C>	<C>
Income from operations before minority interest in Operating Partnership	\$43,887	\$43,572	\$178,177	\$167,105
Add: Real estate depreciation and amortization (1)	24,178	20,592	94,250	89,731
Gain on sale of land	--	--	2,248	--
Deduct: Adj. to rental income for straight-lining of Rents (2)	(3,530)	(2,142)	(12,604)	(12,596)
--				
Funds from operations (3), after adjustment for straight-lining of rents and non-recurring charges	\$64,535	\$62,022	\$262,071	\$244,240
--				
Deduct:				
Non-incremental revenue generating capital expenditures:				
Capital expenditures	(1,378)	(405)	(5,472)	(3,499)
Tenant improvements and leasing commissions	(11,909)	(8,187)	(42,278)	(29,405)
--				
Cash available for distribution	\$51,248	\$53,430	\$214,321	\$211,336

Basic weighted average shares/units outstanding (4)	65,772	66,469	66,392	66,885
Diluted weighted average shares/units outstanding (5)	72,440	73,272	73,070	73,769
Per Share/Unit - Basic (6):				
Funds from operations	\$0.92	\$0.87	\$3.71	\$3.42
Cash available for distribution	\$0.72	\$0.75	\$3.00	\$2.93
Per Share/Unit - Diluted:				
Funds from operations	\$0.89	\$0.85	\$3.59	\$3.31
Cash available for distribution	\$0.70	\$0.73	\$2.93	\$2.86
Dividend per common share	\$0.61	\$0.58	\$2.38	\$2.26
Dividend payout ratios:				
Funds from operations-diluted	68.47%	68.52%	66.36%	68.26%
Cash available for distribution-diluted	86.23%	79.54%	81.14%	78.89%

</TABLE>

- (1) Includes the Company's share from unconsolidated joint ventures of \$724 and \$945 for the three months ended December 31, 2000 and 1999, respectively, and \$2,928 and \$3,166 for the year ended December 31, 2000 and 1999, respectively.
- (2) Includes the Company's share from unconsolidated joint ventures of \$6 and \$47 for the three months ended December 31, 2000 and 1999, respectively, and \$24 and \$158 for the year ended December 31, 2000 and 1999, respectively.

- (3) Funds from operations for both periods are calculated in accordance with the National Association of Real Estate Investment Trusts (NAREIT) definition, as published in October 1999, after adjustment for straight-lining of rents and non-recurring charges.
- (4) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.
- (5) Calculated based on shares and units included in basic per share/unit computation, plus dilutive Common Stock Equivalents (i.e. convertible preferred units, options and warrants).
- (6) Amounts calculated after deduction for distributions to preferred unitholders of \$3,879 and \$3,869 for the three months ended December 31, 2000 and 1999, respectively, and \$15,441 and \$15,476 for the year ended December 31, 2000 and 1999, respectively.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Reconciliation of Basic-to-Diluted Shares/Units
(in thousands)

The following schedule reconciles the Company's basic weighted average shares to basic and diluted weighted average shares/units:

	Three Months Ended December 31,		Year Ended December 31,	
	2000	1999	2000	1999
Basic weighted average shares:	57,788	58,187	58,338	58,385
Add: Weighted average common units	7,984	8,282	8,054	8,500
Basic weighted average shares/units:	65,772	66,469	66,392	66,885
Add: Weighted average preferred units (after conversion to common units)	6,427	6,618	6,485	6,636
Stock options	222	159	188	241
Restricted Stock Awards	19	26	5	7
Diluted weighted average shares/units:	72,440	73,272	73,070	73,769

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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IV. VALUE CREATION PIPELINE

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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IV. VALUE CREATION PIPELINE

Operating Property Acquisitions
(dollars in thousands)

<TABLE>
<CAPTION>

For the Year Ended December 31, 2000

Acquisition Investment by Date	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet
Company (1)				
<S>	<C>	<C>	<C>	<C>
<C>				
Office				

5/23/00	555 & 565 Taxter Road	Elmsford, Westchester County, NY	2	341,108
\$42,980				
6/14/00	Four Gatehall Drive	Parsippany, Morris County, NJ	1	248,480
42,381				

Total Office Property Acquisitions:			3	589,588
\$85,361				

Office/Flex				
3/24/00	Two Executive Drive (2)	Moorestown, Burlington County, NJ	1	60,800
\$ 4,007				
7/14/00	915 North Lenola Road (2)	Moorestown, Burlington County, NJ	1	52,488
2,542				

Total Office/Flex Property Acquisitions:			2	113,288
\$ 6,549				

Total Operating Property Acquisitions:			5	702,876
\$91,910				

<CAPTION>

For the Year Ended December 31, 1999

Acquisition Investment by Date Company (3)	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet
<S>	<C>	<C>	<C>	<C>
<C>				
Office				
3/05/99	Pacifica Portfolio - Phase III (4)	Colorado Springs, El Paso County, CO	2	94,737
\$ 5,709				
7/21/99	1201 Connecticut Avenue, NW	Washington, D.C.	1	169,549
32,799				

Total Office Property Acquisitions:			3	264,286
\$38,508				

Office/Flex				
12/21/99	McGarvey Portfolio- Phase III (2)	Moorestown, Burlington County, NJ	3	138,600
\$ 8,012				

Total Office/Flex Property Acquisitions:			3	138,600
\$ 8,012				

Total Operating Property Acquisitions:			6	402,886
\$46,520				

</TABLE>

See footnotes to the above schedules on page 29.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Properties Placed in Service
(dollars in thousands)

<TABLE>
<CAPTION>

For the Year Ended December 31, 2000

Date Placed Investment by in Service Company (5)	Property Name	Location	# of Bldgs.	Rentable Square Feet
<S> <C> Office	<C>	<C>	<C>	<C>
9/01/00 \$61,459	Harborside Plaza 4-A (6)	Jersey City, Hudson County, NJ	1	207,670
9/15/00 17,430	Liberty Corner Corp. Center	Bernards Township, Somerset County, NJ	1	132,010
Total Properties Placed in Service: \$78,889			2	339,680

<CAPTION>

For the Year Ended December 31, 1999

Date Placed Investment by in Service Company (3)	Property Name	Location	# of Bldgs.	Rentable Square Feet
<S> <C> Office	<C>	<C>	<C>	<C>
8/09/99 \$ 8,147	2115 Linwood Avenue	Fort Lee, Bergen County, NJ	1	68,000
11/01/99 37,337	795 Folsom Street (7)	San Francisco, San Francisco County, CA	1	183,445
Total Office Properties Placed in Service: \$45,484			2	251,445
Office/flex				
3/01/99 \$ 2,140	One Center Court	Totowa, Passaic County, NJ	1	38,961
9/17/99 5,023	12 Skyline Drive (8)	Hawthorne, Westchester County, NY	1	46,850
12/10/99 5,429	600 West Avenue (8)	Stamford, Fairfield County, CT	1	66,000
Total Office/Flex Properties Placed in Service: \$12,592			3	151,811
Land Lease				
2/01/99 \$ 1,007	Horizon Center Business Park (9)	Hamilton Township, Mercer County, NJ	N/A	27.7 acres
Total Land Lease Transactions: \$ 1,007				27.7 acres
Total Properties Placed in Service: \$59,083			5	403,256

</TABLE>

- (1) Transactions were funded primarily from net proceeds received in the sale or sales of rental property.
- (2) The properties were acquired through the exercise of a purchase option obtained in the initial acquisition of the McGarvey portfolio in January 1998.
- (3) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities.

- (4) William L. Mack, Chairman of the Board of Directors of the Company and an equity holder in the Operating Partnership, was an indirect owner of an interest in certain of the buildings contained in the Pacifica portfolio.
- (5) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities, and amounts presented are as of December 31, 2000.
- (6) Project includes seven-story, 1,100-car parking garage.
- (7) On June 1, 1999, the building was acquired for redevelopment for approximately \$34,282.
- (8) The Company purchased the land on which this property was constructed, from an entity whose principals include Timothy M. Jones, Martin S. Berger and Robert Weinberg, each of whom are affiliated with Company as the President of the Company, a current member of the Board of Directors and a former member of the Board of Directors of the Company, respectively.
- (9) On February 1, 1999, the Company entered into a ground lease agreement to lease 27.7 acres of developable land located at the Company's Horizon Center Business Park, located in Hamilton Township, Mercer County, New Jersey on which Home Depot constructed a 134,000 square-foot retail store.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Summary of Construction Projects
(dollars in thousands)

<TABLE>
<CAPTION>

Total	Estimated Costs	Current Project % Leased	Location	Type of Space	Estimated Placed in		Square Feet	Costs Incurred Through 12/31/00
					Service Date	Number of Buildings		

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>

Majority Owned:								
105 Eisenhower Parkway	\$43,600	50.0%	Roseland, NJ	Office	2001-1Q	1	220,000	\$39,167
Denver Tech Center Tower	34,700	62.0%	Denver, CO	Office	2001-1Q	1	183,000	30,864
Harborside Plaza 5	260,000	14.3%	Jersey City, NJ	Office	2002-3Q	1	980,000	14,759

Sub-total:	\$338,300	26.3%				3	1,383,000	\$84,790

Unconsolidated Joint Ventures:								
Stadium Gateway (1)	5,600	32.0%	Anaheim, CA	Office	2001-3Q	1	261,554	2,680
Pacific Plaza Phase I & II (2)	9,188	57.2%	Daly City, CA	Office/Retail	2001-3Q	2	471,379	9,188
Hyatt Regency South Pier (3)	14,000	n/a	Jersey City, NJ	Hotel	2002-3Q	1	280,000	3,705
Harborside Plaza 10 (4)	36,000	100.0%	Jersey City, NJ	Office	2002-3Q	1	575,000	17,895

Sub-total:	\$64,788	58.5%				5	1,587,933	\$33,468

Grand-total:	\$403,088	43.5%				8	2,970,933	\$118,258
=====								

</TABLE>

- (1) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$44.0 million.
- (2) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to

- be approximately \$120.4 million.
- (3) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$95.0 million.
- (4) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$140.0 million.

=====

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Summary of Land Parcels

<TABLE>
<CAPTION>

Site Type of Space	Town/ City	State	Acres	Development Potential (Sq. Ft.)

<S>	<C>	<C>	<C>	<C>
<C>				
Horizon Center Office/Flex/Retail	Hamilton	NJ	50.0	575,000
American Financial Exchange (1) Office	Jersey City	NJ	3.6	1,225,000
Harborside Financial Center (2) Office	Jersey City	NJ	26.0	2,920,000
Mack-Cali Business Campus (3) Office	Parsippany & Hanover	NJ	110.0	1,350,000
Morris V and VI (1) Office	Parsippany	NJ	47.5	645,000
Commercenter Office/Flex	Totowa	NJ	5.8	30,000
Princeton Metro (3) Office	West Windsor	NJ	10.0	97,000
Princeton Overlook II Office	West Windsor	NJ	10.0	149,500
Cross Westchester Executive Park (4) Office/Flex	Elmsford	NY	5.0	60,000
Elmsford Distribution Center (4) Warehouse	Elmsford	NY	14.5	100,000
Mid-Westchester Executive Park (4) Office/Flex	Hawthorne	NY	8.0	73,000
One Ramland Road (1) Office/Flex	Orangeburg	NY	20.0	100,000
South Westchester Executive Park (4) Office/Flex	Yonkers	NY	60.0	500,000
Airport Business Center Office	Lester	PA	12.6	135,000
Eastpoint II Office/Hotel	Lanham	MD	4.8	122,000
Tri West Plaza II (4) Office	Dallas	TX	4.5	500,000
Concord Plaza II Office	San Antonio	TX	2.2	145,000
Pacific Plaza Phase III (5) Office	Daly City	CA	2.5	270,000

Totals			397.0	8,996,500

</TABLE>

- (1) Land owned by joint venture in which Mack-Cali is significant equity partner.
- (2) Includes 21 acres of riparian property.
- (3) Land owned by Mack-Cali which is subject to a contribution agreement to a development joint venture.
- (4) Mack-Cali holds an option to purchase this land.
- (5) Unconsolidated joint venture, in which Mack-Cali is significant equity partner, holds an option to purchase this land.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Rental Property Sales
 (dollars in thousands)

For the Year Ended December 31, 2000

<TABLE>
 <CAPTION>

Sale Book Date Value	Gain/Property Name (Loss)	Location	# of Bldgs.	Rentable Square Feet	Net Sales Proceeds	Net
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
Land:						
02/25/00	Horizon Center Land	Hamilton Township, Mercer	--	39.1 acres	\$ 4,180	\$
1,932	\$ 2,248	County, NJ				
Office:						
04/17/00	95 Christopher Columbus Dr.	Jersey City, Hudson County, NJ	1	621,900	148,222	
80,583	67,639					
04/20/00	6900 IH-40 West	Amarillo, Potter County, TX	1	71,771	1,467	
1,727	(260)					
06/09/00	412 Mt. Kemble Avenue	Morris Twp., Morris County, NJ	1	475,100	81,981	
75,439	6,542					
09/21/00	Cielo Center	Austin, Travis County, TX	1	270,703	45,785	
35,749	10,036					
11/15/00	210 South 16th Street (1)	Omaha, Douglas County, NE	1	319,535	11,976	
12,828	(852)					
Totals:			5	1,759,009	\$293,611	
\$208,258	\$85,353					

</TABLE>

(1) In connection with the sale of the Omaha, Nebraska property, the Company provided to the purchaser an \$8,750 mortgage loan bearing interest payable monthly at an annual rate of 9.50 percent. The loan is secured by the Omaha, Nebraska property and will mature on November 14, 2003.

For the Year Ended December 31, 1999

<TABLE>
 <CAPTION>

Sale Book Date Value	Gain/Property Name (Loss)	Location	# of Bldgs.	Rentable Square Feet	Net Sales Proceeds	Net
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
Office:						
11/15/99	400 Alexander Road	Princeton, Mercer County, NJ	1	70,550	\$ 8,628	\$
6,573	\$2,055					
12/15/99	Beardsley Corporate Center	Phoenix, Maricopa County, AZ	1	119,301	8,772	
8,870	(98)					
Totals:			2	189,851	\$17,400	
\$15,443	\$1,957					

</TABLE>

Rental Property Held For Sale
 (dollars in thousands)

At December 31, 2000

<TABLE>
<CAPTION>

Property Name	Location	# of Buildings	Rentable Square Feet	Net Book Value At 12/31/00
<S>	<C>	<C>	<C>	<C>
Office:				
Concord Plaza	San Antonio, Bexar County, TX	1	248,700	\$ 34,538
Tetco Tower	San Antonio, Bexar County, TX	1	256,137	15,667
Century Building San Antonio	San Antonio, Bexar County, TX	1	187,312	12,433
Riverview	San Antonio, Bexar County, TX	1	248,153	9,981
5300 Memorial	Houston, Harris County, TX	1	155,099	8,337
10497 Town & Country Way	Houston, Harris County, TX	1	148,434	8,464
1717 St. James Place	Houston, Harris County, TX	1	109,574	4,572
1770 St. James Place	Houston, Harris County, TX	1	103,689	3,786
Cornerstone Regency	Houston, Harris County, TX	1	70,999	2,360
Katy Plaza	Houston, Harris County, TX	1	112,213	7,320
Totals:		10	1,640,310	\$107,458

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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V. PORTFOLIO/ LEASING STATISTICS

Leasing Statistics
(For the three months ended December 31, 2000)

Consolidated Portfolio

SUMMARY OF SPACE LEASED DURING PERIOD

In-Service Properties:	
Square feet leased at September 30, 2000	26,086,260
Net leasing activity in 4th quarter 2000	3,529
Leased s.f. acquired/placed in service during the period	0
Leased s.f. sold during the period	(298,496)
Occupancy adjustment (1)	11,514
Square feet leased at December 31, 2000	25,802,807
Percent leased at December 31, 2000	96.8%

OFFICE SPACE

	# of Leases	Rentable S.F.	Weighted Average Base Rent	Average Term (Years)
New Leases:				
First generation space	9	52,307	\$22.94	4.6
Second generation space	58	410,758	\$26.11	8.3
Total New Leasing:	67	463,065	\$25.75	7.9
Renewals & extensions	56	280,698	\$18.80	4.3
Other retained tenants	19	44,478	\$23.02	5.2

Total Leasing: 142 788,241

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Leasing Statistics
 (For the three months ended December 31, 2000)

Consolidated Portfolio
 (continued)

<TABLE>
 <CAPTION>

Total	Tenant Improvements (3)	Leasing Commissions
<S>	<C>	<C>
Capital Expenditures- Second Generation Space (2):		
Expend. Committed- 4th qtr	\$7,533,473	\$4,394,990
\$11,928,463		
Rentable s.f. leased- 4th qtr		
735,934		
Cap. Ex. Committed per r.s.f. per year	\$1.56	\$0.91
\$2.47		

</TABLE>

- (1) Represents the net change in the amount of space leased/expired since the prior reporting period in excess of 100 percent of the gross rentable area of certain properties in the portfolio.
- (2) Represents amounts committed, but not necessarily expended during period.
- (3) Equals estimated workletter costs.

OFFICE/FLEX SPACE

	# of Leases	Rentable S.F.	Weighted Average Base Rent (1)	Average Term (Years)
New Leases:				
First generation space	2	20,800	\$16.71	6.3
Second generation space	12	150,087	\$15.01	6.1
Total New Leasing:	14	170,887	\$15.22	6.1
Renewals & extensions	14	104,708	\$14.48	2.9
Other retained tenants	3	11,979	\$14.06	5.5
Total Leasing:	31	287,574		

<TABLE>
 <CAPTION>

Total	Tenant Improvements (3)	Leasing Commissions
<S>	<C>	<C>
Capital Expenditures- Second Generation Space (2):		
Expend. Committed- 4th qtr	\$642,416	\$406,007
\$1,048,423		
Rentable s.f. leased- 4th qtr		
266,774		
Cap. Ex. Committed per r.s.f. per year	\$0.50	\$0.32

=====
 </TABLE>

- (1) Equals triple net rent plus common area costs and real estate taxes.
- (2) Represents amounts committed, but not necessarily expended during period.
- (3) Equals estimated workletter costs.

=====

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Leasing Statistics
 (For the three months ended December 31, 2000)

Consolidated Portfolio
 (continued)

INDUSTRIAL/WAREHOUSE SPACE - No activity during period

LEASE RENEWALS

<TABLE>
 <CAPTION>

	Number of Leases	Rentable Square Feet
Leases expiring	155	1,072,286
Leases renewed and extended	70	385,406
Other retained tenants	22	56,457
Total leases retained	92	441,863
Percent retained	59.4%	41.2%
Future expirations renewed or relet (included in totals above)	40	346,107

</TABLE>

=====

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Leasing Statistics
 (For the three months ended December 31, 2000)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED DURING PERIOD

=====

In-Service Properties:	
Square feet leased at September 30, 2000	1,443,750
Net leasing activity in 4th quarter 2000	20,999
Occupancy adjustment (1)	0
Square feet leased at December 31, 2000	1,464,749
Percent leased at December 31, 2000	94.6%

=====

OFFICE SPACE

=====

	# of Leases	Rentable S.F.	Weighted Average Base Rent (1)	Average Term (Years)

New Leases:				
First generation space	1	22,379	\$32.99	7.0
Renewals & extensions	1	53,456	\$66.53	3.0
Other retained tenants	3	13,240	\$50.18	3.0

Total Leasing:	5	89,075		
	=====			

<TABLE>
<CAPTION>

	Tenant Improvements (3)	Leasing Commissions

Total		

<S>	<C>	<C>
<C>		
Capital Expenditures- Second Generation Space (2):		
Expend. Committed- 4th qtr	\$98,000	\$1,117
\$99,117		
Rentable s.f. leased- 4th qtr		
66,696		
Cap. Ex. Committed per r.s.f. per year	\$0.49	\$0.01
\$0.50		
=====		

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Leasing Statistics
(For the three months ended December 31, 2000)

LEASE RENEWALS

	Number of Leases	Rentable Square Feet

Leases expiring	4	68,442
Leases renewed and extended	1	53,456
Other retained tenants	3	13,240

Total leases retained	4	66,696
	=====	
Percent retained	100.0%	97.4%
Future expirations renewed or relet (included in totals above)	1	53,456
=====		

- (1) Represents the net change in the amount of space leased/expired since the prior reporting period in excess of 100 percent of the gross rentable area of certain properties in the portfolio.
(2) Represents amounts committed, but not necessarily expended during period.
(3) Equals estimated workletter costs.

Consolidated Portfolio
(For the year ended December 31, 2000)

Summary of Space Leased During Period

In-Service Properties:	
Square feet leased at December 31, 1999	26,411,471
Net leasing activity year-to-date	172,822
Leased s.f. acquired/placed in service during the period	942,555
Leased s.f. sold during the period	(1,724,216)
Occupancy adjustment (1)	175

Square feet leased at December 31, 2000	25,802,807
	=====
Percent leased at December 31, 2000	96.8%

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Leasing Statistics
(For the year ended December 31, 2000)

Consolidated Portfolio
(continued)

Office Space

<TABLE>
<CAPTION>

	# of Leases	Rentable S.F.	Weighted Average Base Rent	Average Term (Years)
<S>	<C>	<C>	<C>	<C>
New Leases:				
First generation space	40	260,978	\$28.65	6.0
Second generation space	226	1,242,878	\$23.83	6.8
Total New Leasing:	266	1,503,856	\$24.67	6.6
Renewals & extensions				
Other retained tenants	123	592,982	\$25.63	5.7
Total Leasing:	677	3,935,959		

</TABLE>

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Leasing Statistics
(For the year ended December 31, 2000)

Consolidated Portfolio
(continued)

<TABLE>
<CAPTION>

	Tenant Improvements (3)	Leasing Commissions	Total
<S>	<C>	<C>	<C>
Capital Expenditures- Second Generation Space (2):			
Expend. Committed- YTD	\$23,099,419	\$19,685,542	\$42,784,961
Rentable s.f. leased- YTD			3,674,981
Cap. Ex. Committed per r.s.f. per year	\$ 1.13	\$ 0.96	\$ 2.09

</TABLE>

(1) Represents the net change in the amount of space leased/expired since the

prior reporting period in excess of 100 percent of the gross rentable area of certain properties in the portfolio.

- (2) Represents amounts committed, but not necessarily expended during period.
 (3) Equals estimated workletter costs.

OFFICE/ FLEX SPACE

	# of Leases	Rentable S.F.	Weighted Average Base Rent (1)	Average Term (Years)
New Leases:				
First generation space	7	53,200	\$17.02	5.0
Second generation space	41	382,699	\$15.00	6.2
Total New Leasing:	48	435,899	\$15.25	6.0
Renewals & extensions				
Other retained tenants	63	505,543	\$14.36	4.2
	13	74,717	\$14.90	4.3
Total Leasing:	124	1,016,159		

<TABLE>
<CAPTION>

	Tenant Improvements (3)	Leasing Commissions	Total
<S>			
Capital Expenditures- Second Generation Space (2):	<C>	<C>	<C>
Expend. Committed- YTD	\$3,495,908	\$2,123,854	\$5,619,762
Rentable s.f. leased- YTD			962,959
Cap. Ex. Committed per r.s.f. per year	\$ 0.73	\$ 0.44	\$ 1.17

</TABLE>

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Leasing Statistics
 (For the year ended December 31, 2000)

Consolidated Portfolio
 (continued)

INDUSTRIAL/WAREHOUSE SPACE

	# of Leases	Rentable S.F.	Weighted Average Base Rent (1)	Average Term (Years)
New Leases:				
Second generation space	1	4,500	\$14.00	4.0
Renewals & extensions				
Other retained tenants	3	34,104	\$20.44	3.7
	2	7,650	\$10.91	3.3
Total Leasing:	6	46,254		

<TABLE>
<CAPTION>

	Tenant Improvements (3)	Leasing Commissions	Total
<S>			
Capital Expenditures- Second Generation Space (2):	<C>	<C>	<C>
Expend. Committed- YTD	\$ 51,769	\$ 33,876	\$ 85,645
Rentable s.f. leased- YTD			46,254
Cap. Ex. Committed per r.s.f. per year	\$0.31	\$0.20	\$0.51

</TABLE>

- (1) Equals triple net rent plus common area costs and real estate taxes.
(2) Represents amounts committed, but not necessarily expended during period.
(3) Equals estimated workletter costs.

LEASE RENEWALS

	Number of Leases	Rentable Square Feet
Leases expiring	758	4,825,550
Leases renewed and extended	354	2,378,768
Other retained tenants	138	675,349
Total leases retained	492	3,054,117
Percent retained	64.9%	63.3%
Future expirations renewed or relet (included in totals above)	116	1,535,811

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Leasing Statistics
(For the year ended December 31, 2000)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED DURING PERIOD

In-Service Properties:	
Square feet leased at December 31, 1999	1,071,411
Net leasing activity year-to-date	223,163
Leased s.f. acquired/placed in service during the period	170,222
Occupancy adjustment (1)	(47)
Square feet leased at December 31, 2000	1,464,749
Percent leased at December 31, 2000	94.6%

Office Space

	# of Leases	Rentable S.F.	Weighted Average Base Rent (1)	Average Term (Years)
New Leases:				
First generation space	21	218,768	\$23.97	6.0
Second generation space	2	12,382	\$34.32	5.6
Total New Leasing:	23	231,150	\$24.52	6.0
Renewals & extensions	2	62,225	\$62.71	3.0
Other retained tenants	5	19,476	\$40.69	3.3
Total Leasing:	30	312,851		

<TABLE>
<CAPTION>

	Tenant Improvements (3)	Leasing Commissions	Total
<S>	<C>	<C>	<C>

Capital Expenditures- Second Generation Space (2):			
Expend. Committed- YTD	\$313,927	\$99,916	\$413,843
Rentable s.f. leased- YTD			94,083
Cap. Ex. Committed per r.s.f. per year	\$ 0.98	\$ 0.31	\$ 1.29

</TABLE>

- (1) Represents the net change in the amount of space leased/expired since the prior reporting period in excess of 100 percent of the gross rentable area of certain properties in the portfolio.
- (2) Represents amounts committed, but not necessarily expended during period.
- (3) Equals estimated workletter costs.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Leasing Statistics
(For the year ended December 31, 2000)

Unconsolidated Joint Venture Properties

LEASE RENEWALS

	Number of Leases	Rentable Square Feet
Leases expiring	8	89,688
Leases renewed and extended	2	62,225
Other retained tenants	5	19,476
Total Leases Retained:	7	81,701
Percent retained	87.5%	91.1%

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Market Diversification

The following table lists the Company's 25 markets (MSAs), based on annualized contractual base rent of the Consolidated Properties:

<TABLE>
<CAPTION>

Percentage of Market (MSA) Rentable Area (%)	Annualized Base Rental Revenue (\$)	Percentage of Company Annualized Base Rental Revenue (%)	Total Property Size Rentable Area
	(1)	(2)	
Bergen-Passaic, NJ	82,717,384	17.4	4,530,091
17.0			
New York, NY (Westchester-Rockland Counties)	80,086,544	16.8	4,696,178
17.6			
Newark, NJ (Essex-Morris-Union Counties)	71,596,650	15.0	3,444,598
12.9			
Jersey City, NJ	42,609,281	8.9	2,094,470
7.8			
Philadelphia, PA-NJ	37,954,991	8.0	2,710,346
10.2			
Washington, DC-MD-VA	19,253,047	4.0	616,549
2.3			
Denver, CO	17,302,628	3.6	1,007,931

3.8	Dallas, TX	15,516,855	3.3	959,463
3.6	Middlesex-Somerset-Hunterdon, NJ	15,343,278	3.2	791,051
3.0	Trenton, NJ (Mercer County)	13,423,461	2.8	672,365
2.5	San Francisco, CA	12,594,371	2.6	450,891
1.7	San Antonio, TX	12,018,130	2.5	940,302
3.5	Stamford-Norwalk, CT	9,369,016	2.0	527,250
2.0	Houston, TX	8,888,789	1.9	700,008
2.6	Monmouth-Ocean, NJ	7,375,329	1.5	577,423
2.2	Nassau-Suffolk, NY	5,762,698	1.2	261,849
1.0	Phoenix-Mesa, AZ	5,535,201	1.2	416,967
1.6	Tampa-St. Petersburg-Clearwater, FL	3,869,760	0.8	297,429
1.1	Boulder-Longmont, CO	3,600,741	0.8	270,421
1.0	Bridgeport, CT	3,230,808	0.7	145,487
0.5	Colorado Springs, CO	2,832,002	0.6	209,987
0.8	Dutchess County, NY	2,201,156	0.5	118,727
0.4	Atlantic-Cape May, NJ	1,339,776	0.3	80,344
0.3	Des Moines, IA	1,163,019	0.2	72,265
0.3	Fort Worth-Arlington, TX	1,042,320	0.2	74,429
0.3				

Totals		476,627,235	100.0	26,666,821
100.0				
=====				

</TABLE>

- (1) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
- (2) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Industry Diversification

The following table lists the Company's 30 largest industry classifications based on annualized contractual base rent of the Consolidated Properties:

Percentage of Company Leased Industry Classification (3) Ft. (%)	Annualized Base Rental Revenue (\$)		Percentage of Company Annualized Base Rental Revenue (%)		Square Feet Leased	Total Sq.
	(1)	(2)	(%)	(%)		

<S>	<C>		<C>		<C>	
<C>						
Securities, Commodity Contracts & Other Financial	54,293,717		11.4		2,333,149	
9.2						
Manufacturing	45,232,970		9.5		2,733,304	

10.8	Computer System Design Svcs.	33,965,877	7.1	1,799,904
7.1	Telecommunications	32,056,149	6.7	1,863,008
7.3	Insurance Carriers & Related Activities	31,246,470	6.6	1,607,184
6.3	Legal Services	28,655,988	6.0	1,280,166
5.0	Health Care & Social Assistance	21,199,594	4.5	1,079,556
4.3	Credit Intermediation & Related Activities	19,966,062	4.2	1,173,198
4.6	Wholesale Trade	17,090,086	3.6	1,254,193
4.9	Accounting/Tax Prep.	16,191,496	3.4	762,021
3.0	Other Professional	15,709,854	3.3	897,542
3.5	Retail Trade	15,304,387	3.2	877,279
3.5	Information Services	13,485,944	2.8	637,787
2.5	Publishing Industries	12,780,221	2.7	560,880
2.2	Arts, Entertainment & Recreation	10,873,673	2.3	742,323
2.9	Real Estate & Rental & Leasing	10,441,206	2.2	481,484
1.9	Public Administration	10,196,985	2.1	353,072
1.4	Other Services (except Public Administration)	9,973,705	2.1	720,267
2.8	Advertising/Related Services	9,059,880	1.9	422,451
1.7	Scientific Research/Development	9,004,156	1.9	516,192
2.0	Management/Scientific	7,713,798	1.6	394,625
1.6	Management of Companies & Finance	6,846,791	1.4	351,868
1.4	Transportation	6,534,616	1.4	449,769
1.8	Data Processing Services	5,774,618	1.2	268,770
1.1	Architectural/Engineering	5,268,844	1.1	302,525
1.2	Construction	4,481,491	0.9	252,042
1.0	Educational Services	3,885,332	0.8	214,446
0.9	Utilities	3,621,901	0.8	177,871
0.7	Admin. & Support, Waste Mgt. & Remediation Svc	3,556,598	0.8	239,164
0.9	Specialized Design Services	3,488,148	0.7	164,620
0.7	Other	8,726,678	1.8	465,285
1.8				

Totals		476,627,235	100.0	25,375,945
100.0				
=====				

</TABLE>

- (1) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
- (2) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.
- (3) The Company's tenants are classified according to the U.S. Government's new North American Industrial Classification System (NAICS) which has replaced the Standard Industrial Code (SIC) system.

Consolidated Portfolio Analysis (1)
(as of December 31, 2000)

Breakdown by Number of Properties

PROPERTY TYPE:

Multi-Family STATE Residential	% of		% of		Industrial/ Warehouse	Stand-Alone Retail		% of
	Office	Total	Office/Flex	Total		Total	Total	Total
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	68	26.7%	45	17.6%	--	--	--	--
1								
New York	23	9.0%	37	14.4%	6	2.4%	2	0.8%
1								
Pennsylvania	13	5.1%	--	--	--	--	--	--
--								
Connecticut	3	1.2%	5	2.0%	--	--	--	--
--								
Wash., D.C./ Maryland	4	1.6%	--	--	--	--	--	--
--								
Sub-total Northeast:	111	43.6%	87	34.0%	6	2.4%	2	0.8%
2								
Texas	17	6.6%	--	--	--	--	--	--
--								
Arizona	3	1.2%	--	--	--	--	--	--
--								
California	2	0.8%	--	--	--	--	--	--
--								
Colorado	20	7.8%	--	--	--	--	--	--
--								
Florida/ Iowa/ Nebraska	2	0.8%	--	--	--	--	--	--
--								
TOTALS By Type:	155	60.8%	87	34.0%	6	2.4%	2	0.8%
2								

<CAPTION>

STATE	% of Total	Land Leases	% of Total	TOTALS By State	% of Total
<S>	<C>	<C>	<C>	<C>	<C>
New Jersey	0.4%	1	0.4%	115	45.1%
New York	0.4%	2	0.8%	71	27.8%
Pennsylvania	--	--	--	13	5.1%
Connecticut	--	--	--	8	3.2%
Wash., D.C./ Maryland	--	--	--	4	1.6%
Sub-total Northeast:	0.8%	3	1.2%	211	82.8%
Texas	--	--	--	17	6.6%
Arizona	--	--	--	3	1.2%
California	--	--	--	2	0.8%
Colorado	--	--	--	20	7.8%
Florida/ Iowa/ Nebraska	--	--	--	2	0.8%
TOTALS By Type:	0.8%	3	1.2%	255	100.0%

</TABLE>

(1) Excludes 12 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Portfolio Analysis(1)
(as of December 31, 2000)

Breakdown by Square Footage

PROPERTY TYPE:

<TABLE>

<CAPTION>

TOTALS	% of	% of	% of	Industrial/	% of	Stand- Alone	% of			
STATE	Total	Office	Total	Office/Flex	Total	Warehouse	Total	Retail	Total	By
State	Total									
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>										
New Jersey		11,430,809	42.8%	1,996,081	7.5%	--	--	--	--	
13,426,890	50.3%									
New York		2,595,484	9.7%	2,076,570	7.8%	387,400	1.5%	17,300	0.1%	
5,076,754	19.1%									
Pennsylvania		1,473,798	5.5%	--	--	--	--	--	--	
1,473,798	5.5%									
Connecticut		399,737	1.5%	273,000	1.0%	--	--	--	--	
672,737	2.5%									
Wash., D.C./										
Maryland		616,549	2.3%	--	--	--	--	--	--	
616,549	2.3%									
Sub-total										
Northeast		16,516,377	61.8%	4,345,651	16.3%	387,400	1.5%	17,300	0.1%	
21,266,728	79.7%									
Texas		2,674,202	10.0%	--	--	--	--	--	--	
2,674,202	10.0%									
Arizona		416,967	1.6%	--	--	--	--	--	--	
416,967	1.6%									
California		450,891	1.7%	--	--	--	--	--	--	
450,891	1.7%									
Colorado		1,488,339	5.6%	--	--	--	--	--	--	
1,488,339	5.6%									
Florida/Iowa/ Nebraska		369,694	1.4%	--	--	--	--	--	--	
369,694	1.4%									
TOTALS										
By Type:		21,916,470	82.1%	4,345,651	16.3%	387,400	1.5%	17,300	0.1%	
26,666,821	100.0%									

</TABLE>

(1) Excludes 12 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Portfolio Analysis(1)
(Year ended December 31, 2000)

Breakdown by Base Rental Revenue (2)
(Dollars in thousands)

Property Type:

<TABLE>
<CAPTION>

of STATE	Land Leases	Office	% of Total	Office/ Flex	% of Total	Indust./ Ware- house	% of Total	Stand- Alone Retail	% of Total	Multi- Family Residential	%
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	261	229,544	46.7%	14,336	2.9%	--	--	--	--	2,881	
New York	242	52,991	10.8%	28,555	5.8%	3,689	0.8%	531	0.1%	2,538	
Pennsylvania	--	28,715	5.8%	--	--	--	--	--	--	--	
Connecticut	--	8,284	1.7%	3,970	0.8%	--	--	--	--	--	
Wash., D.C./ Maryland	--	20,889	4.3%	--	--	--	--	--	--	--	
Sub-total Northeast:	503	340,423	69.3%	46,861	9.5%	3,689	0.8%	531	0.1%	5,419	
Texas	--	42,206	8.6%	--	--	--	--	--	--	--	
Arizona	--	5,640	1.1%	--	--	--	--	--	--	--	
California	--	14,310	2.9%	--	--	--	--	--	--	--	
Colorado	--	23,977	4.9%	--	--	--	--	--	--	--	
Florida/Iowa/ Nebraska	--	7,634	1.6%	--	--	--	--	--	--	--	
TOTALS By Type:	503	434,190	88.4%	46,861	9.5%	3,689	0.8%	531	0.1%	5,419	

<CAPTION>

STATE	% of Total	TOTALS By State	% of Total
<S>	<C>	<C>	<C>
New Jersey	0.1%	247,022	50.3%
New York	0.0%	88,546	18.0%
Pennsylvania	--	28,715	5.8%
Connecticut	--	12,254	2.5%
Wash., D.C./ Maryland	--	20,889	4.3%
Sub-total Northeast:	0.1%	397,426	80.9%
Texas	--	42,206	8.6%
Arizona	--	5,640	1.1%
California	--	14,310	2.9%
Colorado	--	23,977	4.9%
Florida/Iowa/ Nebraska	--	7,634	1.6%
TOTALS			

By Type: 0.1% 491,193 100.0%

</TABLE>

- (1) Excludes 12 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.
- (2) Total base rent for the year ended December 31, 2000, determined in accordance with GAAP. Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenants' proportionate share of and/or increases in real estate taxes and certain costs, as defined, and the pass through of charges for electrical usage.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Consolidated Portfolio Analysis (1)
 (as of December 31, 2000)

Breakdown by Percentage Leased

Property type:

<TABLE>
 <CAPTION>

STATE	Office	Office/Flex	Industrial/Warehouse	Stand-Alone Retail	WEIGHTED AVG. By State
<S>	<C>	<C>	<C>	<C>	<C>
New Jersey	98.0%	94.1%	--	--	97.4%
New York	97.5%	98.3%	98.1%	100.0%	97.9%
Pennsylvania	90.8%	--	--	--	90.8%
Connecticut	98.1%	98.1%	--	--	98.1%
Washington, D.C./ Maryland	98.6%	--	--	--	98.6%
Sub-total Northeast	97.3%	96.4%	98.1%	100.0%	97.1%
Texas	92.1%	--	--	--	92.1%
Arizona	100.0%	--	--	--	100.0%
California	98.8%	--	--	--	98.8%
Colorado	99.7%	--	--	--	99.7%
Florida/Iowa/Nebraska	92.6%	--	--	--	92.6%
WEIGHTED AVG. By Type:	96.8%	96.4%	98.1%	100.0%	96.8%

</TABLE>

- (1) Excludes 12 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company, as well as multi-family residential and land lease properties.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties

<TABLE>
 <CAPTION>

Percentage	Percentage		Percentage		of Total
2000	Net	Leased	2000	2000	
Office,	Rentable	as of	Base	Effective	and
Office/Flex,	Year	12/31/00	Rent	Rent	
Industrial/ Property Warehouse	Area				

Location (%)	Built	(Sq. Ft.)	(%) (1)	(\$000's) (2) (6)	(\$000's) (3) (6)	Base Rent

<S>	<C>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY						
Egg Harbor						
100 Decadon Drive	1987	40,422	82.1	770	755	0.16
200 Decadon Drive	1991	39,922	95.3	728	687	0.15
BERGEN COUNTY, NEW JERSEY						
Fair Lawn						
17-17 Route 208 North	1987	143,000	98.3	3,498	3,381	0.72
Fort Lee						
One Bridge Plaza	1981	200,000	93.5	4,853	4,591	1.00
2115 Linwood Avenue						
1981	68,000	99.7	1,255	1,132	0.26	
Little Ferry						
200 Riser Road	1974	286,628	100.0	1,869	1,869	0.39
Montvale						
95 Chestnut Ridge Road	1975	47,700	100.0	569	569	0.12
135 Chestnut Ridge Road	1981	66,150	99.7	915	843	0.19
Paramus						
15 East Midland Avenue	1988	259,823	100.0	6,731	6,727	1.39
461 From Road	1988	253,554	99.8	6,036	6,027	1.25
650 From Road	1978	348,510	87.5	7,290	7,261	1.50
140 Ridgewood Avenue	1981	239,680	100.0	5,266	5,211	1.09
61 South Paramus Avenue						
1985	269,191	100.0	6,124	5,683	1.26	
Rochelle Park						
120 Passaic Street	1972	52,000	99.6	954	933	0.20
365 West Passaic Street	1976	212,578	95.7	3,907	3,636	0.81
Saddle River						
1 Lake Street	1973/94	474,801	100.0	7,465	7,465	1.54

<CAPTION>

Property Location	2000 Average Base Rent		2000 Average Effective Rent		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	Per Sq. Ft. (\$)	(4) (6)	Per Sq. Ft. (\$)	(5) (6)	

<S>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY					
Egg Harbor					
100 Decadon Drive	23.20		22.75		Computer Sciences Corp. (81%)
200 Decadon Drive	19.13		18.06		Computer Sciences Corp. (45%), Advanced Casino Systems Corp. (33%), Dimensions International Inc. (15%)
BERGEN COUNTY, NEW JERSEY					
Fair Lawn					
17-17 Route 208 North	24.88		24.05		Lonza, Inc. (63%), Boron-Lepore Assoc., Inc. (16%)
Fort Lee					
One Bridge Plaza	25.95		24.55		Pricewaterhouse Coopers, LLP (35%), Broadview Associates, LLP (16%), Bozell Worldwide, Inc. (16%)
2115 Linwood Avenue					
18.51		16.70			US Depot Inc. (23%), Ameribrom Inc. (14%), Mack Management & Construction (11%), Morgan Stanley Dean Witter (10%)
Little Ferry					
200 Riser Road	6.52		6.52		Ford Motor Company (34%), Dassault Falcon Jet Corp. (33%), Sanyo Fischer Services Corp. (33%)
Montvale					
95 Chestnut Ridge Road	11.93		11.93		Aventis Environmental Science (100%)
135 Chestnut Ridge Road	13.87		12.78		Paychex Inc. (45%), Automated Resources Group Inc. (26%), Sys-Con Publications Inc. (11%), Lexmark International (10%)
Paramus					
15 East Midland Avenue	25.91		25.89		Cellular Telephone Company (100%)
461 From Road	23.85		23.82		Toys 'R' Us, Inc. (96%)
650 From Road	23.91		23.81		Movado Group Inc. (17%), Long Beach Acceptance Corp.

(10%) 140 Ridgewood Avenue Shearson	21.97	21.74	Cellular Telephone Company (57%), Smith Barney Inc. (19%)
61 South Paramus Avenue Rochelle Park	22.75	21.11	--
120 Passaic Street 365 West Passaic Street (10%),	18.42 19.20	18.01 17.87	SBC Telecom Inc. (53%), Cantor Fitzgerald LP (46%) United Retail Inc. (31%), Catalina Marketing Corp. Regulus LLC (10%)
Saddle River 1 Lake Street	15.72	15.72	Prentice-Hall Inc. (100%)

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
<CAPTION>

Percentage Total 2000 Office, Office/Flex, Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)	of and
Upper Saddle River 10 Mountainview Road 0.82	1986	192,000	100.0	3,972	3,909	
Woodcliff Lake 400 Chestnut Ridge Road 0.44	1982	89,200	100.0	2,131	2,131	
470 Chestnut Ridge Road 0.25	1987	52,500	100.0	1,192	1,192	
530 Chestnut Ridge Road 0.24	1986	57,204	100.0	1,166	1,166	
50 Tice Boulevard 1.01	1984	235,000	95.5	4,881	4,291	
300 Tice Boulevard 1.02	1991	230,000	100.0	4,967	4,920	
BURLINGTON COUNTY, NEW JERSEY						
Moorestown 224 Strawbridge Drive 0.28	1984	74,000	98.1	1,368	1,094	
228 Strawbridge Drive 0.30	1984	74,000	100.0	1,434	1,081	
ESSEX COUNTY, NEW JERSEY						
Millburn 150 J.F. Kennedy Parkway 1.28	1980	247,476	100.0	6,182	6,127	
Roseland 101 Eisenhower Parkway	1980	237,000	97.5	4,200	3,899	

0.87

103 Eisenhower Parkway 1985 151,545 100.0 3,350 3,059
0.69

HUDSON COUNTY, NEW JERSEY

Jersey City
95 Christopher Columbus Drive (8) 1989 -- -- 3,850 3,844
0.79
Harborside Financial Center Plaza 1 1983 400,000 99.0 3,336 3,333
0.69
Harborside Financial Center Plaza 2 1990 761,200 100.0 18,523 17,908
3.82

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	2000 Average Effective Rent Per Sq. Ft. (\$)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00

<S>	<C>	<C>	<C>
Upper Saddle River 10 Mountainview Road Detailing Inc.	20.69	20.36	Thomson Minwax Company (23%), Professional (20%), Corning Life Sciences Inc. (15%), ITT (14%), Pearson Education (14%)
Fluid Technology Woodcliff Lake 400 Chestnut Ridge Road 470 Chestnut Ridge Road 530 Chestnut Ridge Road 50 Tice Boulevard 300 Tice Boulevard Containment	23.89 22.70 20.38 21.75 21.60	23.89 22.70 20.38 19.12 21.39	Timeplex, Inc. (100%) Andermatt LP (100%) KPMG Peat Marwick, LLP (100%) Syncsort, Inc. (25%) Chase Home Mortgage Corp. (25%), Medco Services (20%), Comdisco, Inc. (13%), NYCE Corp. (11%)
BURLINGTON COUNTY, NEW JERSEY			
Moorestown 224 Strawbridge Drive Mutual	18.84	15.07	Allstate Insurance Company (49%), Harleysville Insurance (27%)
228 Strawbridge Drive	19.38	14.61	Cendant Mortgage Corporation (100%)
ESSEX COUNTY, NEW JERSEY			
Millburn 150 J.F. Kennedy Parkway Et Al	24.98	24.76	KPMG Peat Marwick, LLP (42%), Budd Larner Gross (23%)
Roseland 101 Eisenhower Parkway Rosenberg, Silver,	18.18	16.87	Arthur Andersen, LLP (31%), Brach, Eichler, Bernstein & Hammer (13%)
103 Eisenhower Parkway Drasco	22.11	20.19	Chelsea GCA Realty Corp. (18%), Lum, Danzis, Positan & Kleinberg (15%), Netplex Group Inc. (12%), Salomon Smith Barney, Inc. (11%)
HUDSON COUNTY, NEW JERSEY			
Jersey City 95 Christopher Columbus Drive (8) Harborside Financial Center Plaza 1 Harborside Financial Center Plaza 2 Telerate	-- 8.42 24.33	-- 8.42 23.53	-- Bankers Trust Harborside, Inc. (96%) Morgan Stanley Dean Witter (35%), Dow Jones Systems Inc (24%), DLJ Securities Corp. (15%), Lewco Securities (11%)

</TABLE>

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

Office Properties
(Continued)

<TABLE>
<CAPTION>

Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)
--	---------------	--------------------------------------	--	---	--

<S>	<C>	<C>	<C>	<C>	<C>
<C>					
Harborside Financial Center Plaza 3 3.64	1990	725,600	100.0	17,654	17,067
Harborside Financial Center Plaza 4-A (7) 0.26	2000	207,670	88.7	1,279	1,225

MERCER COUNTY, NEW JERSEY

Princeton 103 Carnegie Center	1984	96,000	100.0	2,302	2,124
0.47					
100 Overlook Center	1988	149,600	88.9	3,338	3,285
0.69					
5 Vaughn Drive	1987	98,500	100.0	2,312	2,163
0.48					

MIDDLESEX COUNTY, NEW JERSEY

East Brunswick 377 Summerhill Road	1977	40,000	100.0	373	370
0.08					
Plainsboro 500 College Road East	1984	158,235	100.0	3,404	3,374
0.70					
South Brunswick 3 Independence Way	1983	111,300	100.0	2,166	2,116
0.45					
Woodbridge 581 Main Street	1991	200,000	100.0	4,699	4,617
0.97					

MONMOUTH COUNTY, NEW JERSEY

Neptune 3600 Route 66	1989	180,000	100.0	2,410	2,410
0.50					
Wall Township 1305 Campus Parkway	1988	23,350	82.3	472	460
0.10					
1350 Campus Parkway	1990	79,747	99.9	1,393	1,295
0.29					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$ (4) (6)	2000 Average Effective Rent Per Sq. Ft. (\$ (5) (6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
<S>	<C>	<C>	<C>
<C>			
Harborside Financial Center Plaza 3 (19%)	24.33	23.52	AICPA (34%), BTM Information Services, Inc.
Harborside Financial Center Plaza 4-A (7)	36.44(9)	34.90(9)	Waterhouse Securities Inc. (89%)

MERCER COUNTY, NEW JERSEY					
Princeton					
103 Carnegie Center	23.98	22.13	Ronin Development Corp. (15%), R.G. Engineers (14%), Kurt Salmon Assoc. Inc.		
(11%)					
100 Overlook Center	25.10	24.70	Regus Business Centre Corp. (26%), Xerox Corporation (23%),		
(11%)					
5 Vaughn Drive	23.47	21.96	Paine Webber Inc. (14%)		
Venture Research					
(14%),					
Foundation (14%)					
MIDDLESEX COUNTY, NEW JERSEY					
East Brunswick					
377 Summerhill Road	9.33	9.25	Greater New York Mutual Insurance Company (100%)		
Plainsboro					
500 College Road East	21.51	21.32	SSB Realty, LLC (72%), Buchanan Ingersoll P.C. (17%),		
P.C. (17%),					
South Brunswick					
3 Independence Way	19.46	19.01	Merrill Lynch Pierce Fenner & Smith (84%)		
Woodbridge					
581 Main Street	23.50	23.09	First Investors Management Company, Inc. (38%), Cast North		
America Ltd. (11%)					
MONMOUTH COUNTY, NEW JERSEY					
Neptune					
3600 Route 66	13.39	13.39	United States Life Insurance Company (100%)		
Wall Township					
1305 Campus Parkway	24.56	23.94	Waterford Wedgewood USA Inc. (41%),		
McLaughlin, Bennett,					
(11%),					
1350 Campus Parkway	17.49	16.26	Gelson (35%)		
Material Inc.					
(18%), Stephen E. Gertler Law Office (17%),					
Amper Politzner					
(11%),					
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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
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Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Area (Sq. Ft.)	Percentage			
			Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)	

<S>

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MORRIS COUNTY, NEW JERSEY

Florham Park 325 Columbia Turnpike	1987	168,144	100.0	4,107	3,684
0.85					
Morris Plains 250 Johnson Road	1977	75,000	100.0	1,300	1,264
0.27					
201 Littleton Road	1979	88,369	100.0	1,880	1,860
0.39					
Morris Township 340 Mt. Kemble Avenue	1985	387,000	100.0	5,530	5,530
1.14					
412 Mt. Kemble Avenue (8)	1986	--	--	3,030	3,030
0.63					
Parsippany 7 Campus Drive	1982	154,395	100.0	2,552	2,551
0.53					
8 Campus Drive	1987	215,265	100.0	5,517	5,324
1.14					
2 Dryden Way	1990	6,216	100.0	67	67
0.01					
4 Gatehall Drive (7)	1988	248,480	90.8	3,170	3,170
0.65					
2 Hilton Court	1991	181,592	100.0	4,693	4,656
0.97					
600 Parsippany Road	1978	96,000	100.0	1,583	1,499
0.33					
1 Sylvan Way	1989	150,557	100.0	3,507	3,103
0.72					
5 Sylvan Way	1989	151,383	100.0	3,519	3,459
0.73					
7 Sylvan Way	1987	145,983	100.0	2,919	2,919
0.60					

PASSAIC COUNTY, NEW JERSEY

Clifton 777 Passaic Avenue	1983	75,000	89.1	954	857
0.20					
Totowa 999 Riverview Drive	1988	56,066	100.0	1,014	946
0.21					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	2000 Average Effective Rent Per Sq. Ft. (\$)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
<S>	<C>	<C>	<C>
MORRIS COUNTY, NEW JERSEY Florham Park 325 Columbia Turnpike	24.43	21.91	Bressler Amery & Ross (24%), Salomon Smith Barney Inc. (13%), Atlantic Health Systems (12%), Dun & Bradstreet Inc. (12%)
Morris Plains 250 Johnson Road	17.33	16.85	Electronic Data Systems Corp. (100%)
201 Littleton Road	21.27	21.05	Xerox Corporation (50%), Willis Corroon Corp. of New Jersey (20%), Bozell Worldwide Inc. (19%), CHEP USA (11%)
Morris Township 340 Mt. Kemble Avenue	14.29	14.29	AT&T Corporation (100%)
412 Mt. Kemble Avenue (8)	--	--	--
Parsippany 7 Campus Drive	16.53	16.52	Nabisco Inc. (100%)
8 Campus Drive	25.63	24.73	Prudential Insurance Co. (31%), Bay Networks Inc. (27%), MCI Telecommunications Corp. (18%), Ayco Company L.P. (13%)
2 Dryden Way	10.78	10.78	Bright Horizons Childrens Center (100%)
4 Gatehall Drive (7)	25.51	25.51	J.B. Hanauer & Company (20%), Royal Indemnity Company (13%), Toyota Motor Credit Corp. (12%)

2 Hilton Court	25.84	25.64	Deloitte & Touche USA LLP (64%), Northern (16%), Sankyo Parke Davis (11%)
Telecom Inc.			
600 Parsippany Road	16.49	15.61	Exario Networks Inc. (36%), Sharemax.com
(32%)			
1 Sylvan Way	23.29	20.61	Cendant Operations Inc. (99%)
5 Sylvan Way	23.25	22.85	Integrated Communications (41%), Experian Information
			Solution (15%), DRS Technologies Inc. (12%)
7 Sylvan Way	20.00	20.00	Nabisco Inc. (100%)
PASSAIC COUNTY, NEW JERSEY			
Clifton			
777 Passaic Avenue	14.28	12.82	Grosvenor Marketing Ltd. (10%)
Totowa			
999 Riverview Drive	18.09	16.87	Medical Logistics Inc. (36%), Telsource Corporation (19%),
			Humana Press (15%), Bankers Financial Corp.
(10%)			
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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
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Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)
			Leased as of 12/31/00 (%) (1)			

<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
Wayne						
201 Willowbrook Boulevard	1970	178,329	99.0	2,407	2,392	
0.50						

SOMERSET COUNTY, NEW JERSEY

Basking Ridge						
222 Mt. Airy Road	1986	49,000	100.0	745	692	
0.15						
233 Mt. Airy Road	1987	66,000	100.0	762	712	
0.16						
Bernards						
106 Allen Road (7)	2000	132,010	72.5	279	234	
0.06						
Bridgewater						
721 Route 202/206	1989	192,741	100.0	4,286	4,142	
0.88						

UNION COUNTY, NEW JERSEY

Clark						
100 Walnut Avenue	1985	182,555	97.5	4,568	4,001	
0.94						
Cranford						
6 Commerce Drive	1973	56,000	93.0	1,029	964	
0.21						
11 Commerce Drive (6)	1981	90,000	93.2	1,023	908	
0.21						
12 Commerce Drive	1967	72,260	96.3	604	603	
0.12						

20 Commerce Drive 0.84	1990	176,600	100.0	4,065	3,674
65 Jackson Drive 0.33	1984	82,778	100.0	1,600	1,213
New Providence 890 Mountain Road 0.46	1977	80,000	100.0	2,250	2,238

Total New Jersey Office 47.39		11,430,809	98.0	229,544	220,922
--	--	------------	------	---------	---------

DUTCHESS COUNTY, NEW YORK

Fishkill 300 South Lake Drive 0.45	1987	118,727	97.3	2,184	2,157
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<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	(4)	(6)	2000 Average Effective Rent Per Sq. Ft. (\$)	(5)	(6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
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<S> Wayne 201 Willowbrook Boulevard	13.63			13.55			The Grand Union Company (76%), Woodward-Clyde Consultants (23%)
---	-------	--	--	-------	--	--	---

SOMERSET COUNTY, NEW JERSEY

Basking Ridge 222 Mt. Airy Road	15.20			14.12			Avaya Inc. (100%)
233 Mt. Airy Road	11.55			10.79			Avaya Inc. (100%)
Bernards 106 Allen Road (7)	24.84(9)			20.83(9)			KPMG Consulting LLC (59%)
Bridgewater 721 Route 202/206	22.24			21.49			Allstate Insurance Company (37%), Norris, McLaughlin & Marcus, PA (30%)

UNION COUNTY, NEW JERSEY

Clark 100 Walnut Avenue	25.66			22.48			CAP Gemini America Inc. (54%), Equitable Life Assurance (10%), Mastercare Companies Inc. (10%)
Cranford 6 Commerce Drive	19.76			18.51			Kendle International Inc. (50%)
11 Commerce Drive (6)	12.20			10.82			Northeast Administrators (10%)
12 Commerce Drive	8.68			8.67			Dames & Moore (40%), Registrar & Transfer Company (36%)
20 Commerce Drive	23.02			20.80			Public Service Electric & Gas Company (26%), Quintiles Inc. (21%)
65 Jackson Drive	19.33			14.65			Kraft General Foods, Inc. (35%), Allstate Insurance Company (27%), Procter & Gamble Distribution Co., Inc. (18%), Provident Companies Inc. (14%)
New Providence 890 Mountain Road	28.13			27.98			Aspen Technology Inc. (52%), Dun & Bradstreet (27%), K Line America, Inc. (16%)

Total New Jersey Office	21.01			20.22			
-------------------------------	-------	--	--	-------	--	--	--

DUTCHESS COUNTY, NEW YORK

Fishkill 300 South Lake Drive	18.91			18.67			Allstate Insurance Company (16%)
--	-------	--	--	-------	--	--	----------------------------------

</TABLE>

Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
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Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		
			Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)

<S>	<C>	<C>	<C>	<C>	<C>
NASSAU COUNTY, NEW YORK					
North Hempstead					
600 Community Drive	1983	206,274	100.0	4,808	4,808
0.99					
111 East Shore Road	1980	55,575	100.0	1,518	1,514
0.31					
ROCKLAND COUNTY, NEW YORK					
Suffern					
400 Rella Boulevard	1988	180,000	99.8	3,631	3,463
0.75					
WESTCHESTER COUNTY, NEW YORK					
Elmsford					
100 Clearbrook Road (6)	1975	60,000	91.7	938	869
0.19					
101 Executive Boulevard	1971	50,000	79.3	801	772
0.17					
555 Taxter Road (7)	1986	170,554	100.0	2,457	2,457
0.51					
565 Taxter Road (7)	1988	170,554	86.6	2,052	2,047
0.42					
570 Taxter Road	1972	75,000	96.5	1,456	1,398
0.30					
Hawthorne					
30 Saw Mill River Road	1982	248,400	100.0	5,215	4,301
1.07					
1 Skyline Drive	1980	20,400	99.0	300	289
0.06					
2 Skyline Drive	1987	30,000	98.9	479	435
0.10					
7 Skyline Drive	1987	109,000	100.0	2,196	2,193
0.45					
17 Skyline Drive	1989	85,000	100.0	1,233	1,233
0.25					
Tarrytown					
200 White Plains Road	1982	89,000	88.1	1,734	1,581
0.36					
220 White Plains Road	1984	89,000	95.4	2,117	2,020
0.44					

<CAPTION>

Property Location	2000		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	2000 Average Base Rent Per Sq. Ft. (\$)	2000 Average Effective Rent Per Sq. Ft. (\$)	
	(4)	(6)	(6)

<S>	<C>	<C>	<C>
NASSAU COUNTY, NEW YORK			
North Hempstead			
600 Community Drive	23.31	23.31	CMP Media, Inc. (100%)
111 East Shore Road	27.31	27.24	Administrators For The Professions, Inc. (100%)
ROCKLAND COUNTY, NEW YORK			
Suffern			
400 Rella Boulevard	20.21	19.28	The Prudential Insurance Co. (21%), Provident F.A. (20%), Allstate Insurance Company (19%)
WESTCHESTER COUNTY, NEW YORK			
Elmsford			
100 Clearbrook Road (6)	17.05	15.79	MIM Corporation (18%), Amerihealth Inc. (13%)
101 Executive Boulevard	20.20	19.47	Pennysaver Group Inc. (23%), MCS Business Solutions Inc. (11%)
555 Taxter Road (7)	23.58	23.58	Fuji Photo Film USA Inc. (64%), Royal Indemnity Company (12%)
565 Taxter Road (7)	22.74	22.68	Nextel of New York Inc. (29%), KLM Royal Dutch Airlines (10%), Nationwide Mutual Insurance (10%)
570 Taxter Road	20.12	19.32	New York State United Teachers Association Wilder Balter Partners LLC (11%)
Hawthorne			
30 Saw Mill River Road	20.99	17.31	IBM Corporation (100%)
1 Skyline Drive	14.85	14.31	Boxx International Corp. (50%), Childtime Childcare Inc. (49%)
2 Skyline Drive	16.14	14.66	MW Samara (56%), Perini Construction (43%)
7 Skyline Drive	20.15	20.12	E.M. Industries Inc. (42%), Cortlandt Group Inc. (14%)
17 Skyline Drive	14.51	14.51	IBM Corporation (100%)
Tarrytown			
200 White Plains Road	22.11	20.16	Allmerica Financial (17%), Independent Health Associates Inc., (17%), NYS Dept. of Environmental Services (13%)
220 White Plains Road	24.93	23.79	Eagle Family Foods Inc. (17%), ATM Services Inc. (10%)

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>	<C>	<C>	<C>	<C>	<C>
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Percentage					
of Total 2000					
Office,					
Office/Flex,					
and Industrial/ Property					
Warehouse					
Location	Year	Net	Leased	2000	2000
Base Rent (%)	Built	Rentable	as of	Base	Effective
		Area	12/31/00	Rent	Rent
		(Sq. Ft.)	(%) (1)	(\$000's) (2) (6)	(\$000's) (3) (6)

<S>	<C>	<C>	<C>	<C>	<C>
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White Plains					
1 Barker Avenue	1975	68,000	99.0	1,605	1,568
0.33					

3 Barker Avenue 0.26	1983	65,300	93.3	1,251	1,217
50 Main Street 1.58	1985	309,000	99.6	7,641	7,216
11 Martine Avenue 0.93	1987	180,000	100.0	4,529	4,192
1 Water Street 0.22	1979	45,700	99.8	1,048	1,014
Yonkers 1 Executive Boulevard 0.49	1982	112,000	100.0	2,380	2,252
3 Executive Plaza 0.29	1987	58,000	100.0	1,418	1,371

 Total New York Office 2,595,484 97.5 52,991 50,367
 10.92

CHESTER COUNTY, PENNSYLVANIA

Berwyn 1000 Westlakes Drive 0.31	1989	60,696	93.6	1,485	1,476
1055 Westlakes Drive 0.48	1990	118,487	42.9	2,305	2,305
1205 Westlakes Drive 0.59	1988	130,265	99.8	2,875	2,836
1235 Westlakes Drive 0.67	1986	134,902	100.0	3,229	3,130

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft.			2000 Average Effective Rent Per Sq. Ft.			Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	(\$)	(4)	(6)	(\$)	(5)	(6)	
<S>	<C>			<C>			<C>
White Plains 1 Barker Avenue Realty Corp.	23.84			23.29			O'Connor McGuinn Conte (19%), United Skys (18%)
3 Barker Avenue TNS Intersearch	20.53			19.98			Bernard C. Harris Publishing Co. Inc. (56%), Corporation (10%)
50 Main Street Research	24.83			23.45			TMP Worldwide Inc. (15%), National Economic (10%)
11 Martine Avenue Fingar Donovan Reynolds Inc.	25.16			23.29			Salomon Smith Barney Inc. (12%), McCarthy Et Al (11%), David Worby (11%), Dean Witter (11%)
1 Water Street Insurance Co.	22.98			22.23			Trigen Energy Company (48%), Stewart Title (16%)
Yonkers 1 Executive Boulevard Realty Company	21.25			20.11			Wise Contact US Optical Corp. (12%), AVR (11%), Protective Tech International (11%),
York 3 Executive Plaza Life Insurance	24.45			23.64			International Agency Inc. (11%) Montefiore Medical Center (45%), Metropolitan (21%), Allstate Insurance Company (20%), City & Suburban Federal Savings Bank (14%)

 Total New York Office 22.08 21.05

 CHESTER COUNTY, PENNSYLVANIA

Berwyn				
1000 Westlakes Drive	26.14	25.98	Drinker Biddle & Reath (42%), PNC Bank, NA	
(38%)				
1055 Westlakes Drive	45.35	45.35	Regus Business Centre Corp. (34%)	
1205 Westlakes Drive	22.11	21.81	Provident Mutual Life Insurance Co. (35%),	
Oracle			Corporation (30%), International Rehab	
Assoc. (10%)				
1235 Westlakes Drive	23.94	23.20	Pepper Hamilton & Scheetz L.L.P. (22%),	
Ratner & Prestia			(16%), Turner Investment Partners (10%)	

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Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data
 for the Quarter Ended December 31, 2000

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Consolidated Property Listings

Office Properties
 (Continued)

<TABLE>
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Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Area (Sq. Ft.)	Percentage		2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)
			Leased as of 12/31/00 (%) (1)	2000 Rentable		

 <S> <C> <C> <C> <C> <C>

<C>
 DELAWARE COUNTY, PENNSYLVANIA

Lester						
100 Stevens Drive	1986	95,000	100.0	1,703	1,593	
0.35						
200 Stevens Drive	1987	208,000	100.0	4,227	4,011	
0.87						
300 Stevens Drive	1992	68,000	92.3	1,414	1,359	
0.29						

Media						
1400 Providence Road - Center I	1986	100,000	86.4	1,797	1,713	
0.37						
1400 Providence Road - Center II	1990	160,000	80.3	2,923	2,752	
0.60						

MONTGOMERY COUNTY, PENNSYLVANIA

Lower Providence						
1000 Madison Avenue	1990	100,700	100.0	1,803	1,769	
0.37						
Plymouth Meeting						
1150 Plymouth Meeting Mall	1970	167,748	91.8	2,766	2,718	
0.57						
Five Sentry Parkway East	1984	91,600	100.0	1,499	1,494	
0.31						
Five Sentry Parkway West	1984	38,400	100.0	689	688	
0.14						

 Total Pennsylvania Office

	1,473,798	90.8	28,715	27,844
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5.92

 FAIRFIELD COUNTY, CONNECTICUT

Greenwich 500 West Putnam Avenue	1973	121,250	97.5	2,941	2,845
0.61					
Norwalk 40 Richards Avenue	1985	145,487	96.8	3,077	2,927
0.63					
Shelton 1000 Bridgeport Avenue	1986	133,000	100.0	2,266	2,221
0.47					

Total Connecticut Office		399,737	98.1	8,284	7,993
1.71					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	2000 Average Effective Rent Per Sq. Ft. (\$)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (%)
<S>	<C>	<C>	<C>
DELAWARE COUNTY, PENNSYLVANIA			
Lester			
100 Stevens Drive	17.93	16.77	Keystone Mercy Health Plan (100%)
200 Stevens Drive	20.32	19.28	Keystone Mercy Health Plan (100%)
300 Stevens Drive	22.53	21.65	Bluestone Software Inc. (39%), Keystone Mercy Health Plan (33%)
Media			
1400 Providence Road - Center I Insurance Company (11%)	20.80	19.83	General Services Admin. (13%), Erie
1400 Providence Road - Center II	22.75	21.42	Barnett International (36%)
MONTGOMERY COUNTY, PENNSYLVANIA			
Lower Providence			
1000 Madison Avenue	17.90	17.57	Reality Online Inc. (42%), Banc One National (21%), Danka Corporation (14%), Seton Company (12%)
Plymouth Meeting			
1150 Plymouth Meeting Mall	17.96	17.65	Computer Learning Centers, Inc. (18%), Ken-Crest Services (18%), Ikea US General Partners Inc. (14%), Services (13%)
ECC Management			
Five Sentry Parkway East	16.36	16.31	Merck & Co. Inc. (77%), Selas Fluid Processing Corp. (23%)
Five Sentry Parkway West	17.94	17.92	Merck & Co. Inc. (70%), David Cutler Group (30%)
Total Pennsylvania Office	21.46	20.81	

 FAIRFIELD COUNTY, CONNECTICUT

Greenwich 500 West Putnam Avenue	24.88	24.07	Hachette Filipacchi Magazines (27%), McMahan Securities Co. LP (15%) Winklevoss Consultants Inc. (12%)
Norwalk 40 Richards Avenue	21.85	20.78	South Beach Beverage Co., LLC (14%), Media Horizons Inc. (11%), Programmed Solutions Inc. (10%)
Shelton 1000 Bridgeport Avenue	17.04	16.70	William Carter Company (23%), Weseley Development (22%), Toyota Motor Credit Corporation (11%), LandStar Gemini Inc. (11%)

Total Connecticut Office	21.13	20.39	
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</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
<CAPTION>

Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)

<S> <C> WASHINGTON, D.C	<C>	<C>	<C>	<C>	<C>
1201 Connecticut Avenue, NW 1.06	1940	169,549	100.0	5,129	5,100
1400 L Street, NW	1987	159,000	100.0	5,990	5,896
1.24					
1709 New York Avenue, NW	1972	166,000	100.0	7,227	7,076
1.49					

Total District of Columbia Office 3.79		494,549	100.0	18,346	18,072

PRINCE GEORGE'S COUNTY, MARYLAND					
Lanham					
4200 Parliament Place	1989	122,000	92.9	2,543	2,442
0.52					

Total Maryland Office		122,000	92.9	2,543	2,442
0.52					

BEXAR COUNTY, TEXAS					
San Antonio					
200 Concord Plaza Drive	1986	248,700	97.4	4,371	4,324
0.90					
84 N.E. Loop 410	1971	187,312	89.9	2,545	2,528
0.53					
1777 N.E. Loop 410	1986	256,137	83.0	3,718	3,631
0.76					
111 Soledad	1918	248,153	93.0	2,621	2,532
0.54					

COLLIN COUNTY, TEXAS					
Plano					
555 Republic Place	1986	97,889	85.0	1,421	1,346
0.29					
DALLAS COUNTY, TEXAS					
Dallas					
3030 LBJ Freeway (6)	1984	367,018	96.8	6,543	6,278
1.35					

3100 Monticello	1984	173,837	94.6	2,752	2,682
0.57					

8214 Westchester	1983	95,509	81.4	1,242	1,192
0.26					

<CAPTION>

Property Location	2000 Average Base Rent			2000 Average Effective Rent			Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	Per Sq. Ft. (\$)	(4)	(6)	Per Sq. Ft. (\$)	(5)	(6)	

<S>	<C>			<C>			<C>
WASHINGTON, D.C							
1201 Connecticut Avenue, NW	30.25			30.08			Zuckerman Spaeder Goldstein (29%), Leo A. (17%), RFE/RL Inc. (16%)
Daly Company							Winston & Strawn (68%)
1400 L Street, NW	37.67			37.08			Board of Gov/Federal Reserve (70%), United States of America -GSA (25%)
1709 New York Avenue, NW	43.54			42.63			
States of							

Total District of Columbia Office	37.10			36.54			

PRINCE GEORGE'S COUNTY, MARYLAND							
Lanham							
4200 Parliament Place	22.44			21.55			Group I Software Inc. (45%), Infinity (16%), State Farm Mutual Auto Ins. Co. (11%)
Broadcasting Company							

Total Maryland Office	22.44			21.55			

BEXAR COUNTY, TEXAS							
San Antonio							
200 Concord Plaza Drive	18.04			17.85			Merrill Lynch Pierce Fenner & Smith (12%)
84 N.E. Loop 410	15.11			15.01			Pacificare of Texas, Inc. (30%), KBL Cable, Inc. (26%), Kraft General Foods Inc. (25%)
1777 N.E. Loop 410	17.49			17.08			--
111 Soledad	11.36			10.97			SBC Communications, Inc. (38%)

COLLIN COUNTY, TEXAS							
Plano							
555 Republic Place	17.08			16.18			William F. Smith Enterprises (22%), Target Corporation (14%)
DALLAS COUNTY, TEXAS							
Dallas							
3030 LBJ Freeway (6)	18.42			17.67			Club Corporation of America (39%)
3100 Monticello	16.73			16.31			Insignia Commercial, Inc. (23%), Time Evans Group (12%), Heath Insurance Brokers, Tarragon Realty Adv. Inc. (11%), Summit Texas (10%)
Marketing Corporation/							
Inc. (11%),							
Global Partners							
8214 Westchester	15.98			15.33			Preston Business Center, Inc. (16%), Malone Company America, Inc. (14%), State Bank & Trust Co. (11%)
Mortgage							

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

<TABLE>
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Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)
			Leased as of 12/31/00 (%) (1)			
----- <S> <C> Irving 2300 Valley View 0.39	1985	142,634	97.4		1,903	1,786
Richardson 1122 Alma Road 0.13	1977	82,576	100.0		607	607
HARRIS COUNTY, TEXAS						
Houston 14511 Falling Creek 0.19	1982	70,999	98.8		924	886
5225 Katy Freeway 0.30	1983	112,213	97.1		1,468	1,338
5300 Memorial 0.47	1982	155,099	98.8		2,298	2,257
1717 St. James Place 0.28	1975	109,574	93.2		1,348	1,298
1770 St. James Place 0.26	1973	103,689	84.2		1,263	1,205
10497 Town & Country Way 0.36	1981	148,434	78.4		1,766	1,666
POTTER COUNTY, TEXAS						
Amarillo 6900 IH - 40 West (8) 0.04	1986	--	--		190	190
TARRANT COUNTY, TEXAS						
Euless 150 West Parkway 0.22	1984	74,429	91.0		1,062	1,030
TRAVIS COUNTY, TEXAS						
Austin 1250 Capital of Texas Hwy. South (8) 0.86	1985	--	--		4,164	4,106
----- Total Texas Office 8.70		2,674,202	92.1		42,206	40,882

MARICOPA COUNTY, ARIZONA						
Glendale 5551 West Talavi Boulevard 0.36	1991	181,596	100.0		1,730	1,722
Phoenix 19640 North 31st Street 0.31	1990	124,171	100.0		1,506	1,453

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$ (4) (6)		2000 Average Effective Rent Per Sq. Ft. (\$ (5) (6)		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)

<S>	<C>	<C>	<C>
Irving 2300 Valley View Computer Task Services (12%), US	13.70	12.86	Alltel Information Services, Inc. (18%), Group, Inc. (12%), Tricon Restaurant Personnel Inc. (12%)
Richardson 1122 Alma Road	7.35	7.35	MCI Telecommunications Corp. (100%)
HARRIS COUNTY, TEXAS			
Houston			
14511 Falling Creek	13.17	12.63	Nationwide Mutual Insurance Company (17%)
5225 Katy Freeway	13.47	12.28	State of Texas (17%)
5300 Memorial	15.00	14.73	Drypers Corporation (20%), Datavox, Inc. (20%), HCI
1717 St. James Place	13.20	12.71	Chemicals USA, Inc. (19%)
1770 St. James Place	14.47	13.80	MCX Corp (14%)
Inc. (10%)			Neosoft Inc. (10%), Houston Interweb Design
10497 Town & Country Way	15.18	14.32	Vastar Resources, Inc. (23%)
POTTER COUNTY, TEXAS			
Amarillo			
6900 IH - 40 West (8)	--	--	--
TARRANT COUNTY, TEXAS			
Euless			
150 West Parkway	15.68	15.21	Warrantech Automotive, Inc. (40%), Mike Bowman Realtors/ Century 21 Inc. (17%), Landmark Bank-Mid Cities (16%)
TRAVIS COUNTY, TEXAS			
Austin			
1250 Capital of Texas Hwy. South (8)	--	--	--

Total Texas Office	17.14	16.60	

MARICOPA COUNTY, ARIZONA			
Glendale			
5551 West Talavi Boulevard	9.53	9.48	Honeywell, Inc. (100%)
Phoenix			
19640 North 31st Street	12.13	11.70	American Express Travel Related Services Co., Inc. (100%)

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office Properties
(Continued)

<TABLE>
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Percentage
of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	Percentage 2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)

<S>	<C>	<C>	<C>	<C>	<C>
<C>					
Scottsdale					

9060 E. Via Linda Boulevard 0.50	1984	111,200	100.0	2,404	2,404

Total Arizona Office		416,967	100.0	5,640	5,579

ARAPAHOE COUNTY, COLORADO					
Aurora					
750 South Richfield Street	1997	108,240	100.0	2,911	2,911
0.60					
Denver					
400 South Colorado Boulevard ...	1983	125,415	97.8	2,182	2,108
0.45					
Englewood					
9359 East Nichols Avenue	1997	72,610	100.0	903	903
0.19					
5350 South Roslyn Street	1982	63,754	100.0	1,054	1,033
0.22					
BOULDER COUNTY, COLORADO					
Broomfield					
105 South Technology Court	1997	37,574	100.0	541	541
0.11					
303 South Technology Court-A ...	1997	34,454	100.0	396	396
0.08					
303 South Technology Court-B ...	1997	40,416	100.0	464	464
0.10					
Louisville					
248 Centennial Parkway	1996	39,266	100.0	508	507
0.10					
1172 Century Drive	1996	49,566	100.0	641	639
0.13					
285 Century Place	1997	69,145	100.0	1,087	1,087
0.22					
DENVER COUNTY, COLORADO					
Denver					
3600 South Yosemite	1974	133,743	100.0	1,287	1,287
0.27					
DOUGLAS COUNTY, COLORADO					
Englewood					
400 Inverness Drive	1997	111,608	99.9	2,777	2,759
0.57					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft.		2000 Average Effective Rent Per Sq. Ft.		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	(\$)	(4) (6)	(\$)	(5) (6)	

<S>	<C>		<C>		<C>
Scottsdale 9060 E. Via Linda Boulevard Inc. (37%)	21.62		21.62		Sentry Insurance (63%), PCS Health Systems Inc. (37%)

Total Arizona Office	13.53		13.38		

ARAPAHOE COUNTY, COLORADO					
Aurora					
750 South Richfield Street	26.89		26.89		T.R.W. Inc. (100%)
Denver					
400 South Colorado Boulevard ...	17.79		17.19		Community Health Plan (32%), State of Colorado (12%), Wells Fargo Bank West NA (11%), Senter (11%)
Goldfarb & Rice LLC					
Englewood					
9359 East Nichols Avenue	12.44		12.44		First Tennessee Bank NA (100%)
5350 South Roslyn Street	16.53		16.20		Alliance Metro Real Estate (19%), Business

Word Inc. (17%)

BOULDER COUNTY, COLORADO

Broomfield				
105 South Technology Court	14.40	14.40	Sun Microsystems Inc. (100%)	
303 South Technology Court-A ...	11.49	11.49	Sun Microsystems Inc. (100%)	
303 South Technology Court-B ...	11.48	11.48	Sun Microsystems Inc. (100%)	
Louisville				
248 Centennial Parkway	12.94	12.91	Walnut Brewery Inc. (59%), Aircell Inc. (28%)	
1172 Century Drive	12.93	12.89	Skyconnect Inc. (40%), Evolving Systems Inc. (22%),	
			MCI Systemhouse Corp. (22%), RX Kinetix Inc. (16%)	
285 Century Place	15.72	15.72	HBO & Company of Georgia (100%)	

DENVER COUNTY, COLORADO

Denver				
3600 South Yosemite	9.62	9.62	MDC Holding Inc. (100%)	

DOUGLAS COUNTY, COLORADO

Englewood				
400 Inverness Drive	24.91	24.75	Convergent Communications Inc. (26%), Ciber Inc. (22%),	
			Compuware Corp. (19%), Ani Colorado (16%)	
Inc./Alliance Int'l				

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listings

Office Properties
(Continued)

<TABLE>						
<CAPTION>						
Percentage						
of Total 2000						
Office,			Percentage			
Office/Flex,		Net	Leased	2000	2000	
and Industrial/ Property	Year	Rentable	as of	Base	Effective	
Warehouse	Built	Area	12/31/00	Rent	Rent	
Location		(Sq. Ft.)	(%) (1)	(\$000's) (2) (6)	(\$000's) (3) (6)	
Base Rent (%)						

<S>	<C>	<C>	<C>	<C>	<C>	
<C>						
67 Inverness Drive East	1996	54,280	100.0	680	677	
0.14						
384 Inverness Drive South	1985	51,523	100.0	833	809	
0.17						
5975 South Quebec Street	1996	102,877	99.8	2,373	2,336	
0.49						
Parker						
9777 Pyramid Court	1995	120,281	100.0	1,323	1,323	
0.27						
EL PASO COUNTY, COLORADO						
Colorado Springs						
8415 Explorer	1998	47,368	100.0	611	605	
0.13						
1975 Research Parkway	1997	115,250	100.0	1,683	1,604	
0.35						
2375 Telstar Drive	1998	47,369	100.0	612	605	
0.13						

JEFFERSON COUNTY, COLORADO

Lakewood

141 Union Boulevard 1985 63,600 98.9 1,111 1,047
0.23

Total Colorado Office 1,488,339 99.7 23,977 23,641
4.95

SAN FRANCISCO COUNTY, CALIFORNIA

San Francisco

795 Folsom Street 1977 183,445 100.0 6,170 5,426
1.27

760 Market Street 1908 267,446 98.0 8,140 7,965
1.68

Total California Office 450,891 98.8 14,310 13,391
2.95

HILLSBOROUGH COUNTY, FLORIDA

Tampa

501 Kennedy Boulevard 1982 297,429 90.8 3,657 3,419
0.75

Total Florida Office 297,429 90.8 3,657 3,419
0.75

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	2000 Average Effective Rent Per Sq. Ft. (\$)	2000 Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00
	(4) (6)	(5) (6)	(6)
<S>	<C>	<C>	<C>
67 Inverness Drive East Inc. (31%)	12.53	12.47	T-Netix Inc. (69%), Convergent Communications
384 Inverness Drive South States of (10%)	16.17	15.70	Quickpen International Corp. (37%), United America - GSA (19%), Worth Group Architects
5975 South Quebec Street Inc. (28%), Parker	23.11	22.75	Northern Telecom Inc. (43%), Silicon Graphics Qwest Communications Corp. (15%)
9777 Pyramid Court	11.00	11.00	Evolving System Inc. (100%)
EL PASO COUNTY, COLORADO			
Colorado Springs			
8415 Explorer Greiner Consultants	12.90	12.77	Enterprise Systems Group Inc. (52%), URS Inc. (39%)
1975 Research Parkway Concert Management	14.60	13.92	Bombardier Capital Florida Inc. (52%), Services (18%), General Dynamics Govt
Systems (17%)			
2375 Telstar Drive (39%), Aerotek	12.92	12.77	Narwhal Corporation (45%), Memorial Hospital Inc. (14%)
JEFFERSON COUNTY, COLORADO			
Lakewood			
141 Union Boulevard Estate - BH&G	17.66	16.65	Arbitration Forums Inc. (18%), Frontier Real (15%)

Total Colorado Office	16.15	15.92	

SAN FRANCISCO COUNTY, CALIFORNIA			
San Francisco			

795 Folsom Street	33.63	29.58	Move.com Operations Inc. (51%), AT&T Corp. (34%), Regus
760 Market Street	31.06	30.39	Business Centre Corp. (15%) R.H. Macy & Company, Inc. (19%)

Total California Office	32.12	30.06	

HILLSBOROUGH COUNTY, FLORIDA			
Tampa			
501 Kennedy Boulevard	13.54	12.66	Fowler, White, Gillen, Boggs, Villareal & Banker, PA (33%), Sykes Enterprises Inc. (22%)

Total Florida Office	13.54	12.66	

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listings

Office Properties
(Continued)

Percentage of Total 2000		Percentage					
Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)		Year	Net Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)	

<S>		<C>	<C>	<C>	<C>	<C>	
<C>							
POLK COUNTY, IOWA							
West Des Moines							
2600 Westown Parkway	1988	72,265	100.0	1,101	1,014		
0.23							

Total Iowa Office		72,265	100.0	1,101	1,014		
0.23							

DOUGLAS COUNTY, NEBRASKA							
Omaha							
210 South 16th Street (8)	1894	--	--	2,876	2,875		
0.59							

Total Nebraska Office		--	--	2,876	2,875		
0.59							

TOTAL OFFICE PROPERTIES		21,916,470	96.8	434,190	418,441		
89.59							

Moorestown 2 Commerce Drive	1986	49,000	100.0	363	363
0.07					
101 Commerce Drive	1988	64,700	100.0	336	296
0.07					
102 Commerce Drive	1987	38,400	87.5	185	184
0.04					
201 Commerce Drive	1986	38,400	100.0	196	191
0.04					
202 Commerce Drive	1988	51,200	100.0	268	268
0.06					
1 Executive Drive	1989	20,570	100.0	172	143
0.04					
2 Executive Drive (7)	1988	60,800	100.0	352	343
0.07					
101 Executive Drive	1990	29,355	80.0	140	119
0.03					
102 Executive Drive	1990	64,000	90.0	351	308
0.07					
225 Executive Drive	1990	50,600	86.2	333	312
0.07					
97 Foster Road	1982	43,200	100.0	186	186
0.04					
1507 Lancer Drive	1995	32,700	100.0	139	130
0.03					
1510 Lancer Drive	1998	88,000	100.0	370	370
0.08					
1256 North Church Street	1984	63,495	49.9	194	165
0.04					
840 North Lenola Road	1995	38,300	100.0	266	265
0.05					

<CAPTION>

Property Location	2000 Average Base Rent		2000 Average Effective Rent		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	Per Sq. Ft. (\$)	(4) (6)	Per Sq. Ft. (\$)	(5) (6)	

<S>	<C>		<C>		<C>
BURLINGTON COUNTY, NEW JERSEY					
Burlington					
3 Terri Lane	8.00		7.73		Tempel Steel Company (18%), ATC Group
Services Inc. (10%),					General Service Administrators (10%)
5 Terri Lane	5.96		5.83		United Rentals Inc. (22%), Lykes Dispensing
Systems Inc.					(20%), West Electronics Inc. (12%)
Moorestown					
2 Commerce Drive	7.41		7.41		Computer Sciences Corporation (100%)
101 Commerce Drive	5.19		4.57		Beckett Corporation (100%)
102 Commerce Drive	5.51		5.48		Nelson Associates (25%), American Banknote
Card Svcs.					(13%), D&A Eastern Fasteners Inc. (13%),
Moorestown					
RGP					
201 Commerce Drive	5.10		4.97		Impressions Inc. (13%)
Realty Corp.					Flow Thru Metals Inc. (25%), Franchise Stores
					(25%), RE/Com Group (25%), Tropicana
Products Inc. (25%)					
202 Commerce Drive	5.23		5.23		Standard Register Co. (100%)
1 Executive Drive	8.36		6.95		Bechtel Infrastructure Corp. (48%), T.T.I.
(18%)					
2 Executive Drive (7)	7.47		7.28		CSI Computer Specialists Inc. (32%), Total
Product Supply					Inc. (18%), On-Campus Marketing Concepts
(16%),					Nia Zia D/B/A Alpha Academy (10%)
101 Executive Drive	5.96		5.07		Bayada Nurses Inc. (36%), Foundations Inc.
(15%), ABC					

Corp. (10%)			Financial (10%), Bechtel Infrastructure
102 Executive Drive	6.09	5.35	Comtrex Systems Corp. (29%), Kencom
Communications &			Svcs. (21%), PDLJB Corporation (20%),
Schermerhorn Bros.			Co. (20%)
225 Executive Drive	7.63	7.15	Eastern Research Inc. (77%)
97 Foster Road	4.31	4.31	Consumer Response Company Inc. (50%), Pioneer
and			Company Inc. (33%), Colornet Inc. (17%)
1507 Lancer Drive	4.25	3.98	Tad's Delivery Service Inc. (100%)
1510 Lancer Drive	4.20	4.20	Tad's Delivery Service Inc. (100%)
1256 North Church Street	6.12	5.21	James C. Anderson Associates (30%), Ketec
Inc. (20%)			
840 North Lenola Road	6.95	6.92	Millar Elevator Service Co. (31%), Omega
Storage Inc. (31%)			
Integration			Technology Service Solutions (25%), Computer
			Services (13%)

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)

<S>	<C>	<C>	<C>	<C>	<C>
844 North Lenola Road	1995	28,670	100.0	213	213
0.04					
915 North Lenola Road (7)	1998	52,488	100.0	131	131
0.03					
30 Twosome Drive	1997	39,675	100.0	224	224
0.05					
40 Twosome Drive	1996	40,265	93.4	165	165
0.03					
50 Twosome Drive	1997	34,075	100.0	262	262
0.05					
West Deptford					
1451 Metropolitan Drive	1996	21,600	100.0	148	148
0.03					
MERCER COUNTY, NEW JERSEY					
Hamilton Township					
100 Horizon Drive	1989	13,275	100.0	46	43
0.01					
200 Horizon Drive	1991	45,770	100.0	454	439
0.09					
300 Horizon Drive	1989	69,780	100.0	703	690

500 Horizon Drive	1990	41,205	57.8	259	231
0.05					

MONMOUTH COUNTY, NEW JERSEY

Wall Township					
1325 Campus Parkway	1988	35,000	100.0	370	354
0.08					
1340 Campus Parkway	1992	72,502	100.0	813	709
0.17					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	(4)	(6)	2000 Average Effective Rent Per Sq. Ft. (\$)	(5)	(6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)

<S>	<C>			<C>			<C>
844 North Lenola Road	7.43			7.43			Lockheed Martin Corp. (41%), Curbell Inc.
(33%), James J.							Martin Inc. (25%)
915 North Lenola Road (7)	5.33			5.33			Premier Percussion USA Inc. (37%), Don-Mar of
Connecticut,							LLC (23%), Riley Sales Inc. (18%), United
States Postal							Service (13%)
30 Twosome Drive	5.65			5.65			Hartman Cards Inc. (28%), Sagot Office
Interiors Inc. (24%),							Aramark Sports Entertainment (14%), The
Closet Factory							(12%), C&L Packaging Inc. (12%), Mosler
Inc. (10%)							Neighborcare - TCI Inc. (49%), Marconi
40 Twosome Drive	4.39			4.39			(30%), Bellstar Inc. (14%)
Communications Inc.							Wells Fargo Alarm Services (44%), Sussex
50 Twosome Drive	7.69			7.69			(42%), McCarthy Associates Inc. (14%)
Wine Merchants							
West Deptford							
1451 Metropolitan Drive	6.85			6.85			Garlock Bearings Inc. (100%)
MERCER COUNTY, NEW JERSEY							
Hamilton Township							
100 Horizon Drive	3.47			3.24			PSEG Energy Technologies Inc. (100%)
200 Horizon Drive	9.92			9.59			O.H.M. Remediation Services Corp. (100%)
300 Horizon Drive	10.07			9.89			State of New Jersey/DEP (50%), Lucent
Technologies Inc.							(26%), Ward North America (14%), Stephen
Gould of							Pennsylvania (10%)
500 Horizon Drive	10.87			9.70			Lakeview Child Center Inc. (19%), New Jersey
Builders							Assoc. (14%), Diedre Moire Corp. (11%)
MONMOUTH COUNTY, NEW JERSEY							
Wall Township							
1325 Campus Parkway	10.57			10.11			Cisco Systems Inc. (100%)
1340 Campus Parkway	11.21			9.78			Groundwater & Environmental Services Inc.
(33%), GEAC							Computers Inc. (22%), State Farm Mutual
Insurance (17%),							Association For Retarded Citizens (11%),
Digital Lightwave,							Inc. (11%)

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)
--	---------------	--------------------------------------	--	---	--

<S>	<C>	<C>	<C>	<C>	<C>
<C>					
1345 Campus Parkway 0.15	1995	76,300	00.0	710	706
1433 Highway 34 0.11	1985	69,020	00.0	557	479
1320 Wyckoff Avenue 0.03	1986	20,336	00.0	132	125
1324 Wyckoff Avenue 0.04	1987	21,168	00.0	183	147
PASSAIC COUNTY, NEW JERSEY					
Totowa					
1 Center Court 0.03	1999	38,961	84.0	136	111
2 Center Court 0.07	1998	30,600	99.3	348	237
11 Commerce Way 0.11	1989	47,025	00.0	513	447
20 Commerce Way 0.09	1992	42,540	00.0	446	442
29 Commerce Way 0.10	1990	48,930	00.0	504	450
40 Commerce Way 0.11	1987	50,576	85.7	534	439
45 Commerce Way 0.10	1992	51,207	00.0	496	452
60 Commerce Way 0.09	1988	50,333	00.0	457	387
80 Commerce Way 0.06	1996	22,500	00.0	282	176
100 Commerce Way 0.06	1996	24,600	00.0	308	192
120 Commerce Way 0.02	1994	9,024	00.0	86	81
140 Commerce Way 0.05	1994	26,881	99.5	256	245

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$ (4) (6)	2000 Average Effective Rent Per Sq. Ft. (\$ (5) (6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
----------------------	--	--	--

<S>	<C>	<C>	<C>
1345 Campus Parkway (23%), De Vine	9.31	9.25	Depot America, Inc. (37%), Quadramed Corp. Corp. (10%)
1433 Highway 34 Technologies	8.07	6.94	State Farm Mutual Insurance Co. (48%), CACI Inc. (18%), Depot America (12%), New Jersey Natural Gas Co (11%)
1320 Wyckoff Avenue 1324 Wyckoff Avenue Fulfillment	6.49 8.65	6.15 6.94	The County of Monmouth (100%) Blackhawk Management Corp. (53%), Systems (25%), Supply Saver, Inc. (22%)
PASSAIC COUNTY, NEW JERSEY			
Totowa			
1 Center Court Nanao	4.16	3.39	Rock-Tenn Converting Company (46%), Eizo Technologies Inc. (38%)
2 Center Court (33%), Alpine	11.45	7.80	Nomadic Display (36%), Electro Rent Corp. Electronics of America (30%)
11 Commerce Way Kopp & Services (11%),	10.91	9.51	Coram Alternative Site Services (56%), D.A. Associates Inc. (22%), Olsten Health Ericsson Inc. (11%)
20 Commerce Way Inc. F/K/A (14%)	10.48	10.39	Emersub LXXXVII Inc. (41%), Lodan Totowa Emersub (21%), Dish Network Service Corp.
29 Commerce Way Patterson Dental (22%), Williams	10.30	9.20	Sandvik Sorting Systems, Inc. (44%), Supply Inc. (23%), Fujitec America Inc. Communications LLC (11%)
40 Commerce Way Testing Services Inc.	12.32	10.13	Thomson Electron Tubes (43%), Intertek (29%), System 3R USA Inc. (14%)
45 Commerce Way (21%)	9.69	8.83	Ericsson Inc. (52%), Woodward Clyde Consultants (27%), Oakwood Corporate Housing
60 Commerce Way (27%), Dolan & Telecom Ltd. (14%),	9.08	7.69	Ericsson Inc. (29%), Jen Mar Graphics Inc. Traynor Building Prod (16%), Prestige HW Exhibits (14%)
80 Commerce Way Services (37%),	12.53	7.82	Learning Stop LLC (40%), Idexx Veterinary Inter-American Safety Council (12%)
100 Commerce Way Systems Inc. (34%),	12.52	7.80	Pharmerica Inc. (34%), Minolta Business CCH Incorporated (32%)
120 Commerce Way 140 Commerce Way Image Systems	9.53 9.57	8.98 9.16	Senior Care Centers of America (100%) Universal Hospital Services (29%), Advanced Inc. (20%), MSR Publications Inc. (19%), (11%), Alpha Testing (10%), Showa Tool USA,
Holder Group Inc. Inc. (10%) </TABLE>			

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

Percentage
of Total 2000

Office,
Office/Flex,

Percentage

Net Leased 2000 2000

and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Rentable Area (Sq. Ft.)	as of 12/31/00 (%) (1)	Base Rent (\$000's) (2) (6)	Effective Rent (\$000's) (3) (6)
<S>	<C>	<C>	<C>	<C>	<C>

Total New Jersey Office/Flex 2.95		1,996,081	94.1	14,336	13,096
--------------------------------------	--	-----------	------	--------	--------

WESTCHESTER COUNTY, NEW YORK

Elmsford 11 Clearbrook Road..... 0.07	1974	31,800	100.0	316	310
75 Clearbrook Road..... 0.17	1990	32,720	100.0	816	816
150 Clearbrook Road..... 0.21	1975	74,900	93.8	1,029	998
175 Clearbrook Road..... 0.30	1973	98,900	98.5	1,450	1,405
200 Clearbrook Road..... 0.25	1974	94,000	99.8	1,208	1,139
250 Clearbrook Road..... 0.27	1973	155,000	94.5	1,331	1,256
50 Executive Boulevard..... 0.08	1969	45,200	97.2	382	373
77 Executive Boulevard..... 0.03	1977	13,000	55.4	130	128
85 Executive Boulevard..... 0.08	1968	31,000	99.4	396	388
300 Executive Boulevard..... 0.12	1970	60,000	99.7	597	577
350 Executive Boulevard..... 0.05	1970	15,400	98.8	252	252
399 Executive Boulevard..... 0.20	1962	80,000	100.0	968	931
400 Executive Boulevard..... 0.13	1970	42,200	100.0	645	583
500 Executive Boulevard..... 0.13	1970	41,600	100.0	614	587
525 Executive Boulevard..... 0.18	1972	61,700	100.0	888	864

<CAPTION>

Property Location <S>	2000 Average Base Rent Per Sq. Ft. (\$ (4) (6) <C>	2000 Average Effective Rent Per Sq. Ft. (\$ (5) (6) <C>	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6) <C>
Total New Jersey Office/Flex	7.77	7.11	

WESTCHESTER COUNTY, NEW YORK

Elmsford 11 Clearbrook Road..... Jungle Gym Inc.	9.94	9.75	Creative Medical Supplies (28%), Eastern (27%), MCS Marketing Group Inc. (24%), Treetops Inc. (21%)
75 Clearbrook Road.....	24.94	24.94	Evening Out Inc. (100%)
150 Clearbrook Road..... Systems N.A.	14.65	14.21	Sportive Ventures I LLC (24%), Philips Medical

Security			(18%), Transwestern Publications (12%), ADT Services Inc. (11%)
175 Clearbrook Road.....	14.88	14.42	Nextel of New York Inc. (35%), Hypres Inc. Inc. (10%)
(15%), Perk-Up			
200 Clearbrook Road.....	12.88	12.14	Brunschwig & Fils Inc. (39%), Proftech Corp
(20%)			
250 Clearbrook Road.....	9.09	8.57	AFP Imaging Corp (31%), The Artina Group Inc. Plus Inc. (13%), Conri Services Inc. (10%),
(14%), Prints			
Merrill-Sharpe			Ltd (10%)
50 Executive Boulevard.....	8.69	8.49	MMO Music Group (74%), Medcon Financial (22%)
Services Inc.			
77 Executive Boulevard.....	18.05	17.77	Bright Horizons Children Center (55%)
85 Executive Boulevard.....	12.85	12.59	VREX Inc (49%), Westhab Inc. (21%), Wald Inc. (13%), Saturn II Systems Inc. (11%)
Optics Laboratory			Princeton Ski Outlet Corp. (57%), Varta LMG International Inc. (12%)
300 Executive Boulevard.....	9.98	9.65	Copytex Corp. (99%)
Batteries Inc. (31%),			American Banknote Holographic (73%), Wine (15%), Brandon of Westchester (12%)
350 Executive Boulevard.....	16.56	16.56	Baker Engineering NY, Inc. (39%), Ultra
399 Executive Boulevard.....	12.10	11.64	Original Consume (36%), Dover Elevator Co. Corp. (16%), Olympia Sports Inc. (13%),
Enthusiast Inc.			
400 Executive Boulevard.....	15.28	13.82	Systems N.A. (13%)
Fabrics Inc. (25%)			Vie De France Yamazaki Inc. (59%), New York Inc. (21%)
500 Executive Boulevard.....	14.76	14.11	
(16%), Angelica			
Philips Medical			
525 Executive Boulevard.....	14.39	14.00	
Blood Center			

</TABLE>

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property List

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

Percentage
of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage			
			Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)	
1 Westchester Plaza.....	1967	25,000	100.0	301	286	
0.06						
2 Westchester Plaza.....	1968	25,000	100.0	447	436	
0.09						
3 Westchester Plaza.....	1969	93,500	100.0	1,142	1,126	
0.24						
4 Westchester Plaza.....	1969	44,700	99.8	629	604	
0.13						
5 Westchester Plaza.....	1969	20,000	100.0	304	295	

6 Westchester Plaza..... 0.06	1968	20,000	100.0	296	278
7 Westchester Plaza..... 0.13	1972	46,200	100.0	649	641
8 Westchester Plaza..... 0.18	1971	67,200	97.2	881	776
Hawthorne 200 Saw Mill River Road..... 0.13	1965	51,100	100.0	626	599
4 Skyline Drive..... 0.26	1987	80,600	99.6	1,267	1,155
8 Skyline Drive..... 0.18	1985	50,000	98.9	854	717
10 Skyline Drive..... 0.06	1985	20,000	100.0	283	262
11 Skyline Drive..... 0.14	1989	45,000	100.0	689	641
12 Skyline Drive..... 0.17	1999	46,850	100.0	806	646
15 Skyline Drive..... 0.21	1989	55,000	100.0	1,005	912

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft.		2000 Average Effective Rent Per Sq. Ft.		Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)
	(\$)	(4)	(6)	(\$)	

<S>	<C>		<C>		<C>
1 Westchester Plaza..... (20%),	12.04		11.44		British Apparel (40%), Thin Film Concepts Inc. RS Knapp (20%), JT Lynne Representatives
(20%)					
2 Westchester Plaza..... Tronics (11%)	17.88		17.44		Board of Cooperative Education (80%), Kin-
3 Westchester Plaza..... Esperya USA Inc.	12.21		12.04		Reveo Inc. (51%), Kangol Headwear (28%), (12%)
4 Westchester Plaza..... (34%), Arslys	14.10		13.54		Metropolitan Life Insurance (38%), EEV Inc. Innotech Corp. (13%)
5 Westchester Plaza..... Industries	15.20		14.75		Fujitsu Network Communications (38%), Rokonet USA Inc. (25%), UA Plumbers Education Fund
(25%),					Furniture Etc. Inc. (12%)
6 Westchester Plaza..... Corporation (28%),	14.80		13.90		Pinkerton Systems Integration (28%), Xerox Game Parts Inc. (24%), Girard Rubber Co.
(12%)					
7 Westchester Plaza..... Corp. (22%)	14.05		13.87		Emigrant Savings Bank (69%), Fire End Croker
8 Westchester Plaza..... Chemicals Corp.	13.49		11.88		Mamiya America Corp. (24%), Ciba Specialty (17%), Kubra Data Transfer Ltd. (15%)
Hawthorne 200 Saw Mill River Road..... Inc. (18%),	12.25		11.72		Walter DeGruyter Inc. (21%), Abscoa Industries TJ Quatroni Plumbing and Heat (17%),
Cablevision Lightpath (10%)					Inc. (12%), SI International Instruments Inc.
4 Skyline Drive.....	15.78		14.39		Alstom USA Inc. (27%), Evonyx Inc. (23%)
8 Skyline Drive.....	17.27		14.50		Clientsoft Inc. (70%), Evonyx Inc. (29%)
10 Skyline Drive..... Systems Int'l	14.15		13.10		Bi-Tronic Inc/LCA Sales Corp. (51%), Phoenix (32%), ENSR Corp. (17%)
11 Skyline Drive..... Tools Inc.	15.31		14.24		Cube Computer Corp. (76%), Agathon Machine

12 Skyline Drive..... Inc. (32%), Savin	17.20	13.79	(12%) Creative Visual Enterprises (38%), Medelec Corporation (30%)
15 Skyline Drive..... Technology Assoc.	18.27	16.58	Tellabs Operations Inc. (47%), Emisphere (23%), Minolta Business Solutions (16%), Inc. (14%)
Acorda Therapeutics			

</TABLE>

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

Percentage

of Total 2000

Office, Office/Flex, and Industrial/ Property Warehouse Location Base Rent (%)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage			
			Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	2000 Effective Rent (\$000's) (3) (6)	
Yonkers 100 Corporate Boulevard..... 0.29	1987	78,000	98.2	1,399	1,338	
200 Corporate Boulevard South..... 0.28	1990	84,000	99.8	1,380	1,350	
4 Executive Plaza..... 0.21	1986	80,000	98.7	1,025	973	
6 Executive Plaza..... 0.23	1987	80,000	100.0	1,110	1,093	
1 Odell Plaza..... 0.26	1980	106,000	93.7	1,256	1,221	
5 Odell Plaza..... 0.11	1983	38,400	99.6	536	528	
7 Odell Plaza..... 0.13	1984	42,600	99.6	648	634	
Total New York Office/Flex 5.88		2,076,570	98.3	28,555	27,118	

FAIRFIELD COUNTY, CONNECTICUT

Stamford 419 West Avenue..... 0.31	1986	88,000	94.0	1,486	1,460	
500 West Avenue..... 0.09	1988	25,000	100.0	422	384	

550 West Avenue..... 0.16	1990	54,000	100.0	785	663
600 West Avenue..... 0.15	1999	66,000	100.0	722	685
650 West Avenue 0.11	1998	40,000	100.0	555	441

Total Connecticut Office/Flex 0.82		273,000	98.1	3,970	3,633

TOTAL OFFICE/FLEX PROPERTIES 9.65		4,345,651	96.4	46,861	43,847
=====					

<CAPTION>

Property Location	2000 Average Base Rent Per Sq. Ft. (\$)	(4)	(6)	2000 Average Effective Rent Per Sq. Ft. (\$)	(5)	(6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)

<S>	<C>		<C>		<C>		
Yonkers 100 Corporate Boulevard..... Energy Trading (12%), Otis Elevator	18.26			17.47	Montefiore Medical Center (28%), Semptra Corp. (13%), Minami International Corp. Company (11%), Genzyme Genetics Corp. (11%)		
200 Corporate Boulevard South..... (23%), Micromold Products	16.46			16.10	Belmay Inc. (32%), Montefiore Medical Center Advanced Viral Research Corp. (20%), Inc. (10%)		
4 Executive Plaza..... Giftware Inc.	12.98			12.32	Wise Contact US Optical Corp. (32%), E&B (22%), TT Systems LLC (10%)		
6 Executive Plaza..... Inc. (12%), Empire Managed Care	13.88			13.66	Cablevision Systems Corp. (40%), CSC Holdings Yonkers Savings & Loan Assoc. (11%), Inc. (10%)		
1 Odell Plaza..... Dynamics Group LLC	12.65			12.29	Sportive Ventures 2 LLC (19%), Market (11%)		
5 Odell Plaza..... Inc. (34%),	14.01			13.81	Voyetra Technologies Inc. (44%), Photo File Pharmerica Inc. (22%)		
7 Odell Plaza..... (24%), Bright	15.27			14.94	US Postal Service (41%), TT Systems Company Horizons Childrens Center (16%)		

Total New York Office/Flex	13.99			13.28			

FAIRFIELD COUNTY, CONNECTICUT							
Stamford							
419 West Avenue.....	17.96			17.65	Fuji Medical Systems USA Inc. (80%)		
500 West Avenue..... Trackers Inc. (26%), M Cohen	16.88			15.36	Peppers and Rogers Group/Mark (35%), Lead (28%), Convergent Communications Inc. and Sons Inc. (11%)		
550 West Avenue..... (CT) Inc. (32%)	14.54			12.28	Lifecodes Corp. (68%), Davidoff of Geneva		
600 West Avenue.....	10.94			10.38	Clarence House Imports, Ltd (100%)		
650 West Avenue	13.88			11.03	Davidoff of Geneva (CT) Inc. (100%)		

Total Connecticut Office/Flex	14.83			13.57			

TOTAL OFFICE/FLEX PROPERTIES	11.25			10.53			
=====							

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Consolidated Property Listing
Industrial/Warehouse Properties

<TABLE>
<CAPTION>

2000 Effective Property Rent Location (3) (6)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage Leased as of 12/31/00 (%) (1)	2000 Base Rent (\$000's) (2) (6)	(\$000's) (3)

<S>	<C>	<C>	<C>	<C>	<C>
WESTCHESTER COUNTY, NEW YORK					
Elmsford					
1 Warehouse Lane.....	1957	6,600	100.0	57	
56					
2 Warehouse Lane.....	1957	10,900	100.0	119	
113					
3 Warehouse Lane.....	1957	77,200	100.0	290	
279					
4 Warehouse Lane.....	1957	195,500	97.4	1,936	
1,890					
5 Warehouse Lane.....	1957	75,100	97.1	774	
706					
6 Warehouse Lane.....	1982	22,100	100.0	513	
511					

Total Industrial/Warehouse Properties		387,400	98.1	3,689	
3,555					

TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES		26,649,521	96.8	484,740	
465,843					

<CAPTION>

Property Location	Percentage of Total 2000 Office, Office/Flex, and Industrial/ Warehouse Base Rent (%)	2000 Average Base Rent Per Sq. Ft. (\$ (4) (6)	2000 Average Effective Rent Per Sq. Ft. (\$ (5) (6)	Tenants Leasing 10% or More of Net Rentable Area Per Property as of 12/31/00 (6)

<S>	<C>	<C>	<C>	<C>
WESTCHESTER COUNTY, NEW YORK				
Elmsford				
1 Warehouse Lane.....	0.01	8.64	8.48	JP Trucking Service Center
Inc. (100%)				
2 Warehouse Lane.....	0.02	10.92	10.37	RJ Bruno Roofing Inc.
(55%), Teleport				
(41%)				Communications Group
3 Warehouse Lane.....	0.06	3.76	3.61	United Parcel Service
(100%)				
4 Warehouse Lane.....	0.40	10.17	9.93	San Mar Laboratories Inc.
(63%),				

Co. Inc. (14%) 5 Warehouse Lane..... America (48%), (16%), E & H Tire (11%) 6 Warehouse Lane..... (100%)	0.16	10.61	9.68	Westinghouse Air Brake Great Spring Waters of Chamart Exclusives Inc. Buying Service Inc. Conway Central Express

Total Industrial/Warehouse Properties	0.76	9.70	9.35	

TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES	100.0	19.14	18.40	
=====				

</TABLE>

- (1) Based on all leases in effect as of December 31, 2000.
- (2) Total base rent for 2000, determined in accordance with generally accepted accounting principles ("GAAP"). Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenant's proportionate share of and/or increases in real estate taxes and certain operating costs, as defined, and the pass through of charges for electrical usage.
- (3) Total base rent for 2000 minus total 2000 amortization of tenant improvements, leasing commissions and other concessions and costs, determined in accordance with GAAP.
- (4) Base rent for 2000 divided by net rentable square feet leased at December 31, 2000. For those properties acquired or placed in service during 2000, amounts are annualized, as per Note 7.
- (5) Effective rent for 2000 divided by net rentable square feet leased at December 31, 2000. For those properties acquired or placed in service during 2000, amounts are annualized, as per Note 7.
- (6) Excludes space leased by the Company.
- (7) As this property was acquired or placed in service by the Company during 2000, the amounts represented in 2000 base rent and 2000 effective rent reflect only that portion of the year during which the Company owned or placed the property in service. Accordingly, these amounts may not be indicative of the property's full year results. For comparison purposes, the amounts represented in 2000 average base rent per sq. ft. and 2000 average effective rent per sq. ft. for this property have been calculated by taking 2000 base rent and 2000 effective rent for such property and annualizing these partial-year results, dividing such annualized amounts by the net rentable square feet leased at December 31, 2000. These annualized per square foot amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entirety of 2000.
- (8) The property was sold by the Company in 2000.
- (9) Calculation based on square feet in service as of December 31, 2000.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Significant Tenants

The following table sets forth a schedule of the Company's 20 largest tenants for the Consolidated Properties as of December 31, 2000, based upon annualized base rents:

<TABLE>
<CAPTION>

of	Year of	Annualized	Percentage of	Square	Percentage
Company	Lease	Base Rental	Company	Feet	Total
(%)	Expiration	Revenue (\$)	Annualized Base	Leased	Leased Sq. Ft.
		(1)	Rental Revenue (%)		
<S>	<C>	<C>	<C>	<C>	<C>
<C>					

AT&T Wireless Services 2007 (2)	2	8,527,197	1.8	395,955	1.6
Donaldson, Lufkin & Jenrette Securities Corp. 2011	1	8,316,096	1.7	271,953	1.1
Keystone Mercy Health Plan 2015 (3)	3	7,429,219	1.6	325,843	1.3
AT&T Corporation 2009 (4)	2	7,268,746	1.5	450,278	1.8
Prentice-Hall Inc. 2014	1	6,744,495	1.4	474,801	1.9
IBM Corporation 2007 (5)	3	6,390,275	1.3	361,688	1.4
Toys 'R' Us - NJ, Inc. 2012	1	5,342,672	1.1	242,518	1.0
Waterhouse Securities, Inc. 2015	1	5,253,555	1.1	184,222	0.7
Nabisco Inc. 2005 (6)	3	5,183,132	1.1	310,243	1.2
American Institute of Certified Public Accountants 2012	1	4,981,357	1.0	249,768	1.0
Allstate Insurance Company 2009 (7)	9	4,727,383	1.0	224,321	0.9
Board of Gov./Federal Reserve 2009 (8)	1	4,705,391	1.0	117,008	0.5
Winston & Strawn 2003	1	4,381,770	0.9	108,100	0.4
Dean Witter Trust Company 2008	1	4,319,507	0.9	221,019	0.9
CMP Media Inc. 2014	1	4,206,598	0.9	206,274	0.8
KPMG Peat Marwick, LLP 2007 (9)	2	3,824,080	0.8	161,760	0.6
Move.com Operations, Inc. 2006	1	3,796,680	0.8	94,917	0.4
Regus Business Centre Corp. 2011 (10)	3	3,680,880	0.8	107,805	0.4
Bank of Tokyo - Mitsubishi Ltd. 2009	1	3,378,924	0.7	137,076	0.5
Bankers Trust Harborside Inc. 2003	1	3,272,500	0.7	385,000	1.5

Totals 105,730,457 22.1 5,030,549 19.9
=====

</TABLE>

- (1) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
- (2) 12,150 square feet expire September 2004; 345,799 square feet expire March 2007; 38,006 square feet expire June 2007.
- (3) 22,694 square feet expire January 2003; 303,149 square feet expire April 2015.
- (4) 63,278 square feet expire May 2004; 387,000 square feet expire January 2009.
- (5) 28,289 square feet expire January 2002; 85,000 square feet expire December 2005; 248,399 square feet expire December 2007.
- (6) 9,865 square feet expire September 2001; 300,378 square feet expire December 2005.
- (7) 18,882 square feet expire April 2003; 4,398 square feet expire January 2004; 36,305 square feet expire January 2005; 23,024 square feet expire October 2005; 22,444 square feet expire July 2006; 6,108 square feet expire August 2006; 70,517 square feet expire June 2007; 31,143 square feet expire April 2008; 11,500 square feet expire April 2009.
- (8) 94,719 square feet expire May 2005; 22,289 square feet expire July 2009.
- (9) 104,556 square feet expire September 2002; 57,204 square feet expire July 2007.
- (10) 28,000 square feet expire August 2010; 38,930 square feet expire April 2011; 40,875 square feet expire August 2011.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

All Consolidated Properties

The following table sets forth a schedule of the lease expirations for the total of the Company's office, office/flex, industrial/warehouse and stand-alone retail properties, included in the Consolidated Properties, beginning January 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Percentage Of Annual Base Rent Under Year Of Expiring Leases (%)	Number Of Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases (\$) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)
<S>	<C>	<C>	<C>	<C>	<C>
2001..... 9.2	531	2,639,934	10.4	43,613,737	16.52
2002..... 11.8	515	3,150,437	12.4	56,082,268	17.80
2003..... 14.2	506	3,831,520	15.1	67,498,472	17.62
2004..... 9.5	350	2,378,899	9.4	45,239,146	19.02
2005..... 13.2	346	3,167,520	12.5	62,884,809	19.85
2006..... 8.1	163	1,899,748	7.5	38,795,616	20.42
2007..... 6.8	72	1,565,437	6.2	32,235,634	20.59
2008..... 4.1	51	1,149,547	4.5	19,628,343	17.07
2009..... 4.5	39	1,113,494	4.4	21,644,393	19.44
2010..... 4.8	77	1,167,775	4.6	23,066,952	19.75
2011..... 4.7	27	1,010,078	4.0	22,213,067	21.99
2012 and thereafter 9.1	40	2,301,556	9.0	43,724,798	19.00
Totals/Weighted Average 100.0	2,717	25,375,945 (4)	100.0	476,627,235	18.78

</TABLE>

- (1) Includes office, office/flex, industrial/warehouse and stand-alone retail property tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
- (2) Excludes all unleased space as of December 31, 2000.
- (3) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
- (4) Reconciliation to Company's total net rentable square footage is as follows:

<TABLE>
<CAPTION>

Square Feet Percentage

of Total

	<C>	<C>
Square footage leased to commercial tenants	25,375,945	95.2%
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	426,862	1.6
Square footage unleased	864,014	3.2
<hr/>		
Total net rentable square footage (does not include residential, land lease, retail or not-in-service properties)	26,666,821	100.0%

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2000

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Schedule of Lease Expirations

Office Properties

The following table sets forth a schedule of the lease expirations for the office properties beginning January 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Percentage Of Annual Base Rent Under Year Of Expiring Leases (%)	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases (\$) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)
8.7	436	1,996,939	9.6	36,827,326	18.44
11.2	410	2,318,146	11.1	47,490,669	20.49
14.3	422	3,152,850	15.2	60,794,043	19.28
9.2	293	1,814,213	8.7	38,785,904	21.38
13.4	290	2,676,685	12.9	56,812,992	21.23
7.9	137	1,554,837	7.5	33,508,335	21.55
7.1	64	1,430,006	6.9	30,260,900	21.16
4.3	45	964,500	4.6	18,204,342	18.87
4.6	26	971,232	4.7	19,654,067	20.24
4.3	53	855,944	4.1	18,361,508	21.45
5.1	24	949,167	4.6	21,495,631	22.65

2012 and thereafter 9.9	35	2,115,868	10.1	41,494,249	19.61

Totals/Weighted Average 100.0	2,235	20,800,387	100.0	423,689,966	20.37
=====					

</TABLE>

- (1) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.
(2) Excludes all unleased space as of December 31, 2000.
(3) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

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Schedule of Lease Expirations

Office/Flex Properties

The following table sets forth a schedule of the lease expirations for the office/flex properties beginning January 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Percentage Of Annual Base Rent Under Year Of Expiring Expiration Leases(%)	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases (\$) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)
<S> <C>	<C>	<C>	<C>	<C>	<C>
2001..... 13.7	89	632,213	15.1	6,677,238	10.56
2002..... 16.6	103	785,851	18.8	8,090,847	10.30
2003..... 12.7	80	580,696	13.9	6,203,311	10.68
2004..... 8.1	46	355,266	8.5	3,957,742	11.14
2005..... 12.1	53	477,681	11.4	5,889,941	12.33
2006..... 10.8	26	344,911	8.3	5,287,281	15.33
2007..... 4.0	8	135,431	3.2	1,974,734	14.58
2008..... 2.9	6	185,047	4.4	1,424,001	7.70
2009..... 3.9	12	130,462	3.1	1,884,126	14.44
2010..... 9.6	24	311,831	7.5	4,705,444	15.09

2011..... 1.5	3	60,911	1.5	717,436	11.78
2012 and thereafter 4.1	4	177,688	4.3	1,965,549	11.06

Totals/Weighted Average 100.0	454	4,177,988	100.0	48,777,650	11.67
=====					

</TABLE>

- (1) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month office/flex tenants. Some tenants have multiple leases.
- (2) Excludes all unleased space as of December 31, 2000.
- (3) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

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Schedule of Lease Expirations
Industrial/Warehouse Properties

The following table sets forth a schedule of the lease expirations for the industrial/warehouse properties beginning January 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Percentage Of Annual Base Rent Under Year Of Expiring Expiration Leases (%)	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases (\$) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)
<S> <C>	<C>	<C>	<C>	<C>	<C>
2001..... 3.0	6	10,782	2.8	109,173	10.13
2002..... 13.5	2	46,440	12.2	500,752	10.78
2003..... 13.5	4	97,974	25.8	501,118	5.11
2004..... 62.2	10	200,120	52.6	2,300,500	11.50
2005..... 4.9	3	13,154	3.5	181,876	13.83
2009..... 2.9	1	11,800	3.1	106,200	9.00

Totals/Weighted Average 100.0	26	380,270	100.0	3,699,619	9.73
=====					

</TABLE>

- (1) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
- (2) Excludes all unleased space as of December 31, 2000.
- (3) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rent revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

Stand-Alone Retail Properties

The following table sets forth a schedule of the lease expirations for the stand-alone retail properties beginning January 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Percentage Of Annual Base Rent Under Year Of Expiration Leases (%)	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases (\$)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)
<S>	<C>	<C>	<C>	<C>	<C>
2004..... 42.4	1	9,300	53.8	195,000	20.97
2012 57.6	1	8,000	46.2	265,000	33.12
Totals/Weighted Average 100.0	2	17,300	100.0	460,000	26.59

</TABLE>

- (1) Includes stand-alone retail property tenants only.
- (2) Annualized base rental revenue is based on actual December 2000 billings times 12. For leases whose rent commences after January 1, 2001, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

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