

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: May 10, 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 First Quarter 2001 Supplemental Operating and Financial Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended March 31, 2001, 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: May 10, 2001

By: /s/ BARRY LEFKOWITZ

Barry Lefkowitz
Executive Vice President &
Chief Financial Officer

EXHIBIT INDEX

Exhibit Document

[LOGO]
MACK-CALI
Realty Corporation

FIRST QUARTER 2001

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.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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I. COMPANY BACKGROUND

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Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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 \$3.6 billion at March 31, 2001. 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 268 properties, primarily class A office and office/flex buildings, totaling approximately 28.6 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 9.1 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 trading on the New York Stock Exchange under the ticker symbol 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 March 31, 2001)

Corporate Headquarters	Cranford, New Jersey
Fiscal Year End	12/31
Total Properties	268
Total Square Feet	28.6 million square feet
Geographic Diversity	11 states and the District of Columbia
New Jersey Presence	13.9 million square feet
Northeast Presence	22.0 million square feet
Common Shares and Units Outstanding	71.3 million
Dividend-- Quarter/Annualized	\$0.61/\$2.44
Dividend Yield	9.0%

Total Market Capitalization \$3.6 billion
Insider Ownership 17.5%
Senior Debt Rating BBB (S&P and Fitch);
Baa3 (Moody's)

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Board of Directors

William L. Mack, Chairman of the Board

John J. Cali, Chairman Emeritus	Earle I. Mack
Brendan T. Byrne	Alan G. Philibosian
John R. Cali	Irvin D. Reid
Nathan Gantcher	Vincent Tese
Martin D. Gruss	Robert F. Weinberg
Mitchell E. Hersh	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
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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

II. FINANCIAL HIGHLIGHTS

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II. Financial Highlights

Quarterly Summary

FFO, after adjustment for straight-lining of rents and non-recurring charges, for the quarter ended March 31, 2001 amounted to \$63.7 million, or \$0.89 per share, versus \$66.1 million, or \$0.90 per share, for the quarter ended March 31, 2000, a per share decrease of 1.1 percent. Included in first quarter 2000 FFO was a gain on sale of land of \$2.2 million, or \$0.03 per share. Excluding such gain, FFO per share for first quarter 2001 increased by 2.3 percent over the same period in 2000.

Cash available for distribution (CAD) for the first quarter 2001 equaled \$55.5 million, or \$0.78 per share, versus \$55.4 million, or \$0.76 per share, for the same quarter last year, an increase of 2.6 percent on a per share basis. Excluding the first quarter 2000 gain on sale of land, CAD per share for first quarter 2001 increased by 6.8 percent.

Total revenues for the first quarter 2001 increased 2.4 percent to \$146.5 million from \$143.0 million for the same quarter last year.

Income from operations before minority interest in Operating Partnership for the first quarter 2001 equaled \$43.5 million, or \$0.61 per share, versus \$43.3 million, or \$0.59 per share, for the same quarter last year, a per share increase of 3.4 percent. Income from operations before minority interest in Operating Partnership excludes realized and unrealized gain/loss on disposition 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 56,961,704 shares of common stock, 7,957,525 common operating partnership units and 220,340 \$1,000-face-value preferred operating partnership units outstanding at quarter 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 71,278,248 shares/common units outstanding at March 31, 2001.

As of March 31, 2001, the Company had total indebtedness of approximately \$1.66 billion, with a weighted average annual interest rate of 7.32 percent. Mack-Cali's total market capitalization was \$3.6 billion at March 31, 2001. The Company had a debt-to-undepreciated assets ratio of 41.4 percent. The Company had an interest coverage ratio of 3.4 times for the quarter ended March 31, 2001.

The Company continues to focus its efforts on its strategy of selling assets in its non-core markets and using the proceeds to enhance its presence in the Northeast and Mid-Atlantic regions.

Property Sales

Progress continued during the quarter on the Company's disposition program. The Company is currently in active contract negotiations on several of its Southwest properties, primarily those located in Houston and San Antonio.

The Company continued its marketing efforts for the sale of its Dallas and Colorado portfolios. Insignia/ESG Capital Advisors, Inc. has been named as the exclusive agent for the disposition of the Dallas portfolio. Cushman and Wakefield has been retained to sell the Colorado assets.

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In April, the Company sold the north pier at its Harborside Financial Center in Jersey City, New Jersey for \$3.8 million and a residual economic interest in the project to EQR-Lincoln North Pier L.L.C. EQR-Lincoln plans to build a 300-unit luxury residential complex on the north pier.

Acquisitions

During the quarter, the Company acquired two fully leased office/flex properties located in Moorestown, New Jersey for approximately \$7.1 million. The two buildings, 31 Twosome Drive and 41 Twosome Drive, total 127,250 square feet.

In April, the Company acquired two additional class A office buildings located in the Mack-Cali Business Campus in Parsippany, New Jersey for approximately \$48 million. Maple Plaza I and II, located at 4 and 6 Campus Drive, total 295,800 square feet. The properties are 92.6 percent leased to leading tenants such as Nabisco, Prudential Insurance and ExxonMobil.

Development

During the first quarter, the Company successfully completed and delivered the following properties:

- -- The 220,000 square-foot class A office property at 105 Eisenhower Parkway in Roseland, New Jersey. Arthur Andersen, a long-time Mack-Cali tenant, has leased 50 percent of the building.
- -- The 185,254 square-foot, Class A office property located in the Denver Tech Center in Denver, Colorado. The building is 62 percent leased to URS Greiner Woodward Clyde.

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 Class A office building, which is completely pre-leased to Charles Schwab & Company, Inc., will be the site of its newly expanded East Coast regional headquarters, and is expected to be completed in late 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 due to be completed by the end of 2002. The Company has signed leases for approximately 174,000 square feet with exciting prospects for more than the remaining space in the building.
- -- Hyatt Regency South Pier Hotel is a 350-room luxury hotel that is being built on the south pier of Harborside through a joint venture with Hyatt. Completion of this project is anticipated in the third quarter 2002.

Additionally, continuing its commitment to accommodating tenants' expansion requirements, the Company constructed a 31,000 square-foot addition to its 206,274 square-foot office building at 600 Community Drive in Manhasset, New York for the benefit of CMP Media, Inc., which occupies the entire building.

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Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Financing Activities

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

Since the September 2000 increased authorization to the Company's Share Repurchase Program to \$150 million, the Company has purchased 2.2 million shares of its outstanding common stock at an aggregate cost of approximately \$59.1 million.

Leasing Information

Mack-Cali's consolidated in-service portfolio was 96.4 percent leased at March 31, 2001, compared to 96.8 percent at December 31, 2000.

For the quarter ended March 31, 2001, the Company executed 163 leases totaling 791,629 square feet, consisting of 619,182 square feet of office space, 169,447

square feet of office/flex space and 3,000 square feet of industrial/warehouse space. Of these totals, 244,606 square feet were for new leases and 547,023 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions included:

- -- Group 1 Software, a marketing and software company established in 1981, signed expansion and extension leases through 2015 for headquarters space totaling 68,573 square feet at the East Point office property in Lanham, Maryland.
- -- Trigen Energy Corporation, an energy management firm, signed a new 10-year lease for 36,789 square feet for its headquarters at 3 Barker Avenue in White Plains, New York.
- -- Fujitsu Network Communications, a designer and manufacturer of fiber-optic transmission and broadband switching platforms and a subsidiary of Fujitsu Limited, leased the entire 15,220 square-foot building at 350 Executive Boulevard in Elmsford, New York for seven years.
- -- Turner Investment Partners, an investment advisory firm, signed new and renewal leases for 33,767 square feet for its company headquarters at Westlakes Office Park in Berwyn, Pennsylvania for an average of five years.
- -- A.C. Nielsen Company, a market research, information and analysis firm, signed a new lease for 23,400 square feet of space for six years at 650 From Road in Paramus, New Jersey.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Key Financial Data

As of or for the three months ended

<TABLE> <CAPTION>	3/31/01	12/31/00	9/30/00	6/30/00
3/31/00				
<S>	<C>	<C>	<C>	<C>
Shares and Units:				
Common Shares Outstanding 58,489,135	56,961,704	56,980,893	58,698,648	58,782,808
Common Units Outstanding (a) 14,734,548	14,316,544	14,322,744	14,431,329	14,515,086
Combined Shares and Units 73,223,683	71,278,248	71,303,637	73,129,977	73,297,894
Weighted Average- Basic (b) 66,428,219	64,767,293	65,772,459	66,728,711	66,626,649
Weighted Average- Diluted (c) 73,191,200	71,353,163	72,440,367	73,353,028	73,283,803
Common Share Price (\$'s):				
At the end of the period 25.5000	27.0000	28.5625	28.1875	25.6875
High during period 26.6250	28.5000	28.8750	28.6250	28.4375
Low during period 22.7500	25.4900	25.7500	25.0625	24.4375
Market Capitalization: (\$'s in thousands except ratios)				
Market Value of Equity (d) 1,951,701	1,924,513	2,038,535	2,063,276	1,882,840
Total Debt 1,528,503	1,662,184	1,628,512	1,534,327	1,487,277
Total Market Capitalization 3,480,204	3,586,697	3,667,047	3,597,603	3,370,117
Total Debt/ Total Market Capitalization	46.34%	44.41%	42.65%	44.13%
43.92%				

Financials:

(\$'s in thousands except ratios and per share amounts)				
Total Assets	3,681,059	3,676,977	3,646,162	3,628,104
3,650,756				
Gross Book Value of Real Estate Assets	3,711,631	3,704,354	3,673,913	3,654,866
3,692,714				
Total Liabilities	1,803,524	1,774,239	1,693,230	1,654,629
1,665,703				
Total Minority Interests	444,848	449,448	453,164	455,645
539,214				
Total Stockholders' Equity	1,432,687	1,453,290	1,499,768	1,517,830
1,445,839				
Total Revenues	146,506	143,903	143,382	145,889
142,979				
Capitalized Interest	3,350	4,042	3,293	2,335
1,854				
Scheduled Principal Payments	756	772	685	723
880				
Interest Coverage Ratio	3.38	3.50	3.65	3.71
3.66				
Fixed Charge Coverage Ratio	2.63	2.62	2.79	2.71
2.75				
Funds from Operations (e)	63,723	64,535	64,984	66,433
66,119				
FFO per Share--diluted (e)	0.89	0.89	0.89	0.91
0.90				
Cash Avail. For Distribution (f)	55,485	51,248	53,591	54,119
55,363				
CAD per Share--diluted (f)	0.78	0.71	0.73	0.74
0.76				
Dividends Declared per Share	0.61	0.61	0.61	0.58
0.58				
FFO Payout Ratio--diluted (e)	68.30%	68.47%	68.86%	63.98%
64.20%				
CAD Payout Ratio--diluted (f)	78.45%	86.23%	83.49%	78.54%
76.68%				
Portfolio Size:				
Properties	268	267	268	266
266				
Total Square Footage	28,644,723	28,215,060	28,532,779	28,411,314
28,990,497				
Sq. Ft. Leased at End of Period (g)	96.4%	96.8%	96.7%	96.9%
96.7%				

</TABLE>

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- (a) Includes preferred units on a converted basis into common units.
 - (b) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.
 - (c) 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).
 - (d) Includes preferred units on a converted basis into common units and minority interests in partially-owned properties.
 - (e) 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.
 - (f) 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.
 - (g) Reflects square feet leased at the Company's consolidated in-service portfolio, excluding in-service development properties in lease-up.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Same Store Results and Analysis
(dollars in thousands)

<TABLE>
<CAPTION>

For the three months ended
March 31

Change	2001	2000	Change	%
<S>	<C>	<C>	<C>	
<C>				
Property Revenues	\$134,465	\$128,900	\$5,565	
4.3				
Less: Straight-line rent adjustment	(3,130)	(2,353)	(777)	
33.0				
Total Property Revenues	131,335	126,547	4,788	
3.8				
(excluding straight-line rent adjustment)				
Real Estate Taxes	14,362	14,022	340	
2.4				
Utilities	11,163	10,061	1,102	
11.0				
Operating Services	16,436	15,991	445	
2.8				
Total Property Expenses:	41,961	40,074	1,887	
4.7				
Net Operating Income	\$ 89,374	\$ 86,473	\$2,901	
3.4				
Percentage Leased at Period End	96.6%	96.6%		
Total Properties:	248			
Total Square Footage:	25,624,265			

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Unconsolidated Joint Ventures Summary
(dollars in thousands)

Breakdown of Unconsolidated Joint Ventures

<TABLE>
<CAPTION>

Company's	Property	Number of Buildings	Location	Percent Leased	Square Feet
Effective Joint Venture Name Ownership %					
<S>	<C>	<C>	<C>	<C>	<C>
<C>					
Office Properties:					
Pru-Beta 3	Nine Campus Drive	1	Parsippany, NJ	100.0%	156,495
50.0%					
HPMC	Continental Grand II	1	El Segundo, CA	100.0%	239,085
50.0%					
HPMC	Lava Ridge	3	Roseville, CA	95.6%	183,200
50.0%					
HPMC	Stadium Gateway	1	Anaheim, CA	32.0%	261,554
32.5%					
G&G Martco	Convention Plaza	1	San Francisco, CA	100.0%	305,618
50.0%					
Ashford Loop Associates, LP	1001 South Dairy Ashford	1	Houston, TX	98.8%	130,000
20.0%					
Ashford Loop Associates, LP	2100 West Loop South	1	Houston, TX	91.8%	168,000
20.0%					

Office/Flex Properties: Ramland Realty Associates, 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	59.7%	471,379
American Financial Exchange L.L.C. 50.0%	Parking Lot (a)	--	Jersey City, NJ	n/a	n/a

</TABLE>

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

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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 March 31, 2001 and December 31, 2000:

<TABLE>
<CAPTION>

	March 31, 2001				
	Pru-Beta 3	HPMC	Martco	American Financial Exchange	Ramland Realty
Ashford Loop					
<S> <C>	<C>	<C>	<C>	<C>	<C>
Assets:					
Rental property, net \$37,788	\$20,568	\$65,607	\$ 10,359	\$31,724	\$18,730
Other assets 535	1,756	29,266	3,020	3,076	4,513
Total assets \$38,323	\$22,324	\$94,873	\$ 13,379	\$34,800	\$23,243
Liabilities and partners'/members' capital:					
Mortgages and loans payable \$ --	\$ --	\$54,401	\$ 50,000	\$ --	\$16,492
Other liabilities 499	122	2,362	1,691	10,312	213
Partners'/members' capital 37,824	22,202	38,110	(38,312)	24,488	6,538
Total liabilities and partners'/members' capital \$38,323	\$22,324	\$94,873	\$ 13,379	\$34,800	\$23,243
Company's net investment in unconsolidated joint ventures \$ 7,913	\$15,502	\$36,727	\$ 3,809	\$25,500	\$ 2,841

<CAPTION>

March 31, 2001

MC-SJP Morris Harborside Combined

	ARCap	Realty	South Pier	Total
<S>	<C>	<C>	<C>	<C>
Assets:				
Rental property, net	\$ --	\$17,271	\$22,270	\$224,317
Other assets	426,230	96	--	468,492
Total assets	\$426,230	\$17,367	\$22,270	\$692,809
Liabilities and partners'/members' capital:				
Mortgages and loans payable	\$210,000	\$16,028	\$7,762	\$354,683
Other liabilities	755	--	4,353	20,307
Partners'/members' capital	215,475	1,339	10,155	317,819
Total liabilities and partners'/members' capital	\$426,230	\$17,367	\$22,270	\$692,809
Company's net investment in unconsolidated joint ventures	\$ 19,759	\$ 173	\$ 5,165	\$117,389

</TABLE>

<TABLE>
<CAPTION>

	December 31, 2000				
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty
Ashford Loop					
<S>	<C>	<C>	<C>	<C>	<C>
Assets:					
Rental property, net	\$20,810	\$ 78,119	\$ 10,589	\$12,546	\$18,947
Other assets	2,737	27,082	2,508	11,851	4,755
Total assets	\$23,547	\$105,201	\$ 13,097	\$24,397	\$23,702
Liabilities and partners'/members' capital:					
Mortgages and loans payable	\$ --	\$ 63,486	\$ 50,000	\$ --	\$16,666
Other liabilities	160	5,035	1,368	9,400	522
Partners'/members' capital	23,387	36,680	(38,271)	14,997	6,514
Total liabilities and partners'/members' capital	\$23,547	\$105,201	\$ 13,097	\$24,397	\$23,702
Company's net investment in unconsolidated joint ventures	\$16,110	\$ 35,079	\$ 3,973	\$15,809	\$ 2,782

<CAPTION>

	December 31, 2000			
	ARCap	MC-SJP Morris Realty	Harborside South Pier	Combined Total
<S>	<C>	<C>	<C>	<C>
Assets:				
Rental property, net	\$ --	--	--	\$178,676
Other assets	310,342	--	--	360,124
Total assets	\$310,342	--	--	\$538,800

Liabilities and partners'/members' capital:				
Mortgages and loans payable	\$129,562	--	--	\$259,714
Other liabilities	3,750	--	--	21,240
Partners'/members' capital	177,030	--	--	257,846

Total liabilities and partners'/members' capital	\$310,342	--	--	\$538,800

Company's net investment				
in unconsolidated joint ventures	\$ 19,811	--	--	\$101,438

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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 ended March 31, 2001 and 2000:

<TABLE>
<CAPTION>

Three Months Ended March 31, 2001						
				American G&G Financial		Ramland
		Pru-Beta 3	HPMC	Martco	Exchange	Realty
Ashford						
Loop	ARCap					

<S>		<C>	<C>	<C>	<C>	<C>
<C>						
Total revenues		\$1,254	\$ 5,512	\$2,722	\$221	\$ 969
\$ 19,354						\$1,575
Operating and other expenses		(413)	(729)	(806)	(34)	(344)
(718)	(1,841)					
Depreciation and amortization		(294)	(1,823)	(389)	(15)	(246)
(231)	--					
Interest expense		--	(1,376)	(985)	--	(355)
-	(3,014)					-

Net income		\$ 547	\$ 1,584	\$ 542	\$172	\$ 24
626	\$ 14,499					\$

Company's equity in earnings						
of unconsolidated						
joint ventures						
\$ 500		\$ 258	\$ 2,152	\$ 171	\$172	\$ 59
						\$ 97

<CAPTION>

Three Months Ended March 31, 2001				
		MC-SJP Morris Realty	Harborside South Pier	Combined Total
<S>		<C>	<C>	<C>
<C>				
Total revenues		--	--	\$31,607
Operating and other expenses		--	--	(4,885)
Depreciation and amortization		--	--	(2,998)
Interest expense		--	--	(5,730)

Net income		--	--	\$17,994

Company's equity in earnings				
of unconsolidated				
joint ventures				
		--	--	\$ 3,409

</TABLE>

<TABLE>
<CAPTION>

Three Months Ended March 31, 2000

Ashford		Pru-Beta 3	HPM	Martco	American G&G Financial Exchange	Ramland Realty	
Loop	ARCap						
<S>		<C>	<C>	<C>	<C>	<C>	<C>
Total revenues		\$1,234	\$ 1,056	\$2,712	\$250	\$ 978	\$1,363
\$ 6,544							
Operating and other expenses		(418)	(174)	(760)	(31)	(317)	
(630)	(571)						
Depreciation and amortization		(306)	(341)	(426)	(13)	(241)	
(193)	--						
Interest expense		--	(327)	(875)	--	(369)	-
-	(769)						
Net income		\$ 510	\$ 214	\$ 651	\$206	\$ 51	\$
540	\$ 5,204						
Company's equity in earnings of unconsolidated joint ventures							
121	\$ 400	\$ 216	\$ --	\$ 169	\$206	\$ 25	\$

<CAPTION>

Three Months Ended March 31, 2000

	MC-SJP Morris Realty	Harborside South Pier	Combined Total
<S>	<C>	<C>	<C>
Total revenues	--	--	\$ 14,137
Operating and other expenses	--	--	(2,901)
Depreciation and amortization	--	--	(1,520)
Interest expense	--	--	(2,340)
Net income	--	--	\$ 7,376
Company's equity in earnings of unconsolidated joint ventures			
	--	--	\$ 1,137

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Select Financial Ratios

Ratios Computed For Industry Comparisons:	2001	March 31, 2000
Financial Position Ratios:		
Total Debt/ Total Book Capitalization Ratio (Book value) (%)	45.16%	41.87%
Total Debt/ Total Market Capitalization Ratio (Market value) (%)	46.34%	43.92%
Total Debt/ Total Undepreciated Assets (%)	41.43%	38.91%

Secured Debt/ Total Undepreciated Assets (%)	11.98%	13.48%
--	--------	--------

	Three Months Ended March 31,	
	2001	2000
Operational Ratios:		
Interest Coverage Ratio (Funds from Operations+Interest Expense)/Interest Expense (x)	3.38	3.66
Debt Service Coverage Ratio (Funds from Operations + Interest Expense)/(Interest Expense + Principal Amort.) (x)	3.29	3.55
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest+Pref. Div.+Prin. Amort.+Ground Lease Payments) (x)	2.63	2.75
FFO Payout Ratio (Dividends Declared/Funds from Operations (%))	68.30%	64.20%
CAD Payout Ratio (Dividends Declared/ Cash Available for Distribution (%))	78.45%	76.68%

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Debt Analysis
(as of March 31, 2001)

Debt Breakdown
(dollars in thousands)

<TABLE>
<CAPTION>

	Balance	% of Total	Weighted Average Interest Rate	Weighted Average Maturity in Years
<S>	<C>	<C>	<C>	<C>
Fixed Rate Secured Debt	\$ 448,529	26.98%	7.26%	4.33
Fixed Rate Unsecured Notes	1,096,477	65.97%	7.51%	6.25
Variable Rate Secured Debt	32,178	1.94%	5.61%	7.83
Variable Rate Unsecured Debt	85,000	5.11%	5.81%	2.23
Totals/Weighted Average:	\$1,662,184	100.00%	7.32%	5.56

</TABLE>

Future Repayments
(dollars in thousands)

<TABLE>
<CAPTION>

Interest Rate of Period (a)	Scheduled Amortization	Maturities	Total	Weighted Average Future Repayments
	<S>	<C>	<C>	<C>
April through December 2001	\$ 2,323	\$ 4,211	\$ 6,534	8.28%
2002	3,260	0	3,260	10.27%
2003	3,407	277,094	280,501	6.85%

2004	2,247	309,863	312,110	7.34%
2005	1,420	253,178	254,598	7.14%
2006	(186)	150,000	149,814	7.12%
2007	(350)	9,364	9,014	7.02%
2008	(408)	0	(408)	7.67%
2009	(222)	332,178	331,956	7.30%
2010	(173)	15,000	14,827	7.95%
2011	(22)	300,000	299,978	7.92%

Totals/Weighted Average: \$11,296 \$1,650,888 \$1,662,184 7.32%

</TABLE>

(a) Assumes weighted average LIBOR at March 31, 2001 of 5.01 percent in calculating revolving credit facility and other variable rate debt interest rates.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Debt Maturities
(dollars in thousands)

<TABLE>
<CAPTION>

	2001	2002	2003	2004	2005	2006	2007
2008							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
Secured Debt:							
101 & 225 Executive Dr Mack-Cali	\$2,115						
Morris Plains	2,096						
Mack-Cali Willowbrook 400 Chestnut Ridge			\$ 6,811	\$ 9,863			
Mack-Cali Centre VI Prudential Portfolio					\$ 35,000	150,000	
Mack-Cali Bridgewater I					23,000		
Mack-Cali Woodbridge II					17,500		
Mack-Cali Short Hills 500 West Putnam Ave					22,089	5,589	
Harborside Financial Center- Plaza 1						\$ 74,642	
Harborside Financial Center- Plazas 2 & 3						75,358	
Mack-Cali Airport							\$9,364
Kemble Plaza I							
Total Secured Debt:	\$4,211	--	\$ 6,811	\$ 9,863	\$253,178	\$150,000	\$9,364

Unsecured Debt:							
Unsecured credit facility			\$85,000				
7.180% unsecured notes due 12/03			185,283				
7.000% unsecured notes due 3/04				\$300,000			
7.250% unsecured notes due 3/09							
7.835% unsecured notes due 12/10							
7.750% unsecured notes due 2/11							

Total Unsecured Debt: -- -- \$270,283 \$300,000 -- -- --

Total Debt:	\$4,211	--	\$277,094	\$309,863	\$253,178	\$150,000	\$9,364
-------------	---------	----	-----------	-----------	-----------	-----------	---------

<CAPTION>

	2009	2010	2011	TOTALS
Secured Debt:				
101 & 225 Executive Dr Mack-Cali				\$ 2,115
Morris Plains				2,096
Mack-Cali Willowbrook				6,811
400 Chestnut Ridge				9,863
Mack-Cali Centre VI				35,000
Prudential Portfolio Mack-Cali				150,000
Bridgewater I Mack-Cali				23,000
Woodbridge II				17,500
Mack-Cali Short Hills				22,089
500 West Putnam Ave				5,589
Harborside Financial Center- Plaza 1				74,642
Harborside Financial Center- Plazas 2 & 3				75,358
Mack-Cali Airport				9,364
Kemble Plaza I	\$ 32,178			32,178
Total Secured Debt:	\$ 32,178	--		\$ 465,605

Unsecured Debt:				
Unsecured credit facility				\$ 85,000
7.180% unsecured notes due 12/03				185,283
7.000% unsecured notes due 3/04				300,000
7.250% unsecured notes due 3/09	\$300,000			300,000
7.835% unsecured notes due 12/10		\$15,000		15,000
7.750% unsecured notes due 2/11			\$300,000	300,000
Total Unsecured Debt:	\$300,000	\$15,000	\$300,000	\$1,185,283

Total Debt:	\$332,178	\$15,000	\$300,000	\$1,650,888
-------------	-----------	----------	-----------	-------------

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Debt Detail
(dollars in thousands)

<TABLE>
<CAPTION>

at			Effective	Principal Balance
			Interest	March 31, December
31, Date of	Property Name	Lender	Rate	2001
2000	Maturity			
<S>	<C>		<C>	<C>

<C>

Senior Unsecured Notes: (a)				
7.180% Senior Unsecured Notes	n/a	7.23%	\$ 185,283	\$
185,283 12/31/03				
7.000% Senior Unsecured Notes	n/a	7.27%	299,764	
299,744 03/15/04				
7.250% Senior Unsecured Notes	n/a	7.49%	298,131	
298,072 03/15/09				
7.835% Senior Unsecured Notes	n/a	7.95%	15,000	
15,000 12/15/10				
7.750% Senior Unsecured Notes	n/a	7.93%	298,299	
-- 02/15/11				

Total Senior Unsecured Notes: \$1,096,477 \$
798,099

Revolving Credit Facilities:				
2000 Unsecured Facility (b)	24 Lenders	LIBOR+ 80 basis points	\$ 85,000	\$
348,840 06/22/03				
Prudential Facility (c)	Prudential Securities	LIBOR+110 basis points	--	
-- 06/29/01				

Total Revolving Credit Facilities: \$ 85,000 \$
348,840

Property Mortgages:				
101 & 225 Executive Drive	Sun Life Assurance Co.	6.27%	\$ 2,148	\$
2,198 06/01/01				
Mack-Cali Morris Plains	Corestates Bank	7.51%	2,151	
2,169 12/31/01				
Mack-Cali Willowbrook	CIGNA	8.67%	9,251	
9,460 10/01/03				
400 Chestnut Ridge	Prudential Insurance Co.	9.44%	13,361	
13,588 07/01/04				
Mack-Cali Centre VI	Principal Life Insurance Co.	6.87%	35,000	
35,000 04/01/05				
Various (d)	Prudential Insurance Co.	7.10%	150,000	
150,000 05/15/05				
Mack-Cali Bridgewater I	New York Life Ins. Co.	7.00%	23,000	
23,000 09/10/05				
Mack-Cali Woodbridge II	New York Life Ins. Co.	7.50%	17,500	
17,500 09/10/05				
Mack-Cali Short Hills	Prudential Insurance Co.	7.74%	25,743	
25,911 10/01/05				
500 West Putnam Avenue	New York Life Ins. Co.	6.52%	9,875	
10,069 10/10/05				
Harborside - Plaza 1	U.S. West Pension Trust	5.61%	55,247	
54,370 01/01/06				
Harborside - Plazas 2 and 3	Northwestern/Principal	7.32%	94,753	
95,630 01/01/06				
Mack-Cali Airport	Allstate Life Insurance Co.	7.05%	10,500	
10,500 04/01/07				
Kemble Plaza I	Mitsubishi Tr & Bk Co.	LIBOR+0.65%	32,178	
32,178 01/31/09				

Total Property Mortgages: \$ 480,707 \$
481,573

Total Debt: \$1,662,184
\$1,628,512
=====

</TABLE>

- (a) Interest rate for unsecured notes reflects effective rate of debt, including cost of terminated treasury lock agreements (if any), offering and other transaction costs and the discount on the notes, as applicable.
- (b) Total borrowing capacity under this facility is \$800.0 million.
- (c) Total borrowing capacity under this facility is \$100.0 million.
- (d) The Company has the option to convert the mortgage loan, which is secured by 11 properties, to unsecured debt.

III. FINANCIAL STATEMENTS

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

III. FINANCIAL STATEMENTS

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

=====

<TABLE>
<CAPTION>

	Three Months Ended March 31,	
	2001	2000
Revenues		
<S>	<C>	<C>
Base rents	\$125,376	\$121,598
Escalations and recoveries from tenants	14,762	16,668
Parking and other	2,346	3,322
Equity in earnings of unconsolidated joint ventures	3,409	1,137
Interest income	613	254
Total revenues	146,506	142,979
Expenses		
Real estate taxes	15,287	14,704
Utilities	11,956	10,379
Operating services	17,879	17,742
General and administrative	6,010	6,113
Depreciation and amortization	23,484	22,182
Interest expense	28,365	26,426
Total expenses	102,981	97,546
Income from operations before minority interests	43,525	45,433
Minority interest in partially-owned properties	--	(2,090)
Income from operations before minority interest in Operating Partnership	43,525	43,343
Minority interest in Operating Partnership (a)	(8,751)	(8,701)
Income from operations	34,774	34,642
Realized and unrealized (loss)/gain on disposition of rental property (b)	(18,036)	1,973
Net income	\$ 16,738	\$ 36,615
Per Share Data:		
Income from operations-basic	\$ 0.61	\$ 0.59
Net income-basic	\$ 0.29	\$ 0.63
Income from operations-diluted	\$ 0.61	\$ 0.59
Net income-diluted	\$ 0.29	\$ 0.62
Dividends declared per common share	\$ 0.61	\$ 0.58
Basic weighted average shares outstanding	56,807	58,295
Diluted weighted average shares outstanding	64,994	73,191

</TABLE>

- (a) Excludes effect of minority interest's share of realized and unrealized (loss)/gain on disposition of rental property.
(b) Net of minority interest's share of \$2,527 in 2001 and \$275 in 2000.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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

Assets	March 31, 2001	December 31, 2000

Rental property		
Land and leasehold interests	\$ 475,923	\$ 542,841
Buildings and improvements	2,615,080	2,934,383
Tenant improvements	108,466	106,208
Furniture, fixtures and equipment	6,732	6,445
	-----	-----
	3,206,201	3,589,877
Less - accumulated depreciation and amortization	(294,786)	(302,932)
	-----	-----
Rental property held for sale, net	2,911,415	3,286,945
	-----	-----
	469,320	107,458
	-----	-----
Net investment in rental property	3,380,735	3,394,403
Cash and cash equivalents	11,720	13,179
Investments in unconsolidated joint ventures	117,389	101,438
Unbilled rents receivable, net	54,274	50,499
Deferred charges and other assets, net	100,197	102,655
Restricted cash	7,521	6,557
Accounts receivable, net of allowance for doubtful accounts of \$838 and \$552	9,223	8,246
	-----	-----
Total assets	\$3,681,059	\$3,676,977
=====		
Liabilities and Stockholders' Equity		

Senior unsecured notes	\$1,096,477	\$798,099
Revolving credit facilities	85,000	348,840
Mortgages and loans payable	480,707	481,573
Dividends and distributions payable	43,483	43,496
Accounts payable and accrued expenses	52,392	53,608
Rents received in advance and security deposits	35,347	31,146
Accrued interest payable	10,118	17,477
	-----	-----
Total liabilities	1,803,524	1,774,239

Minority interests:		
Operating Partnership	444,848	447,523
Partially-owned properties	--	1,925
	-----	-----
Total minority interests	444,848	449,448

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, 56,961,704 and 56,980,893 shares outstanding	570	570
Additional paid-in capital	1,512,330	1,513,037
Dividends in excess of net earnings	(75,161)	(57,149)
Unamortized stock compensation	(5,052)	(3,168)
	-----	-----
Total stockholders' equity	1,432,687	1,453,290

Total liabilities and stockholders' equity	\$3,681,059	\$3,676,977
=====		

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

Total Stockholders' Equity	Common Stock Shares	Par Value	Additional Paid-In Capital	Dividends in Excess of Net Earnings	Unamortized Stock Compensation
Balance at January 1, 2001	56,981	\$570	\$1,513,037	\$(57,149)	\$(3,168)
\$1,453,290					
Net income	--	--	--	16,738	--
16,738					
Dividends	--	--	--	(34,750)	--
(34,750)					
Redemption of common units for shares of common stock	6	--	166	--	--
166					
Proceeds from stock options exercised	20	--	508	--	--
508					
Deferred compensation plan for directors	--	--	39	--	--
39					
Issuance of Restricted Stock Awards	94	1	2,526	--	(2,527)
--					
Amortization of stock compensation	--	--	--	--	301
301					
Adjustment to fair value of restricted stock	--	--	(142)	--	142
--					
Cancellation of Restricted Stock Awards	(7)	--	(200)	--	200
--					
Repurchase of common stock	(132)	(1)	(3,604)	--	--
(3,605)					
Balance at March 31, 2001	56,962	\$570	\$1,512,330	\$(75,161)	\$(5,052)
\$1,432,687					

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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

	Three Months Ended March 31,	
	2001	2000
Income from operations before minority interest in Operating Partnership	\$43,525	\$43,343
Add: Real estate depreciation and amortization (a)	24,003	22,718
Gain on sale of land	0	2,248
Deduct: Adj. to rental income for straight-lining of rents (b)	(3,805)	(2,190)
Funds from operations (c), after adjustment for straight-lining of rents and non-recurring charges	\$63,723	\$66,119
Deduct: Non-incremental revenue generating capital expenditures:		

Capital expenditures	(913)	(847)
Tenant improvements and leasing commissions	(7,325)	(9,909)

Cash available for distribution	\$55,485	\$55,363
=====		
Basic weighted average shares/units outstanding (d)	64,767	66,428
Diluted weighted average shares/units outstanding (e)	71,353	73,191
Per Share/Unit - Basic(f):		
Funds from operations	\$0.92	\$0.94
Cash available for distribution	\$0.80	\$0.78
Per Share/Unit - Diluted:		
Funds from operations	\$0.89	\$0.90
Cash available for distribution	\$0.78	\$0.76
Dividend per common share	\$0.61	\$0.58
Dividend payout ratios:		
Funds from operations-diluted	68.30%	64.20%
Cash available for distribution-diluted	78.45%	76.68%

-
- (a) Includes the Company's share from unconsolidated joint ventures of \$721 and \$734 for the three months ended March 31, 2001 and 2000, respectively.
 - (b) Includes the Company's share from unconsolidated joint ventures of \$35 and \$57 for the three months ended March 31, 2001 and 2000, respectively.
 - (c) 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.
 - (d) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.
 - (e) 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).
 - (f) Amounts calculated after deduction for distributions to preferred unitholders of \$3,879 and \$3,869 for the three months ended March 31, 2001 and 2000, respectively.

=====

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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 March 31,	
	2001	2000

Basic weighted average shares:	56,807	58,295
Add: Weighted average common units	7,960	8,133

Basic weighted average shares/units:	64,767	66,428
Add: Weighted average preferred units (after conversion to common units)	6,359	6,618
Stock options	227	145

Diluted weighted average shares/units:	71,353	73,191
=====		

=====

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

IV. VALUE CREATION PIPELINE

Operating Property Acquisitions
(dollars in thousands)

For the Three Months Ended March 31, 2001

<TABLE>
<CAPTION>

Acquisition Investment by Date	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet	Company
(a)					
<S>	<C>	<C>	<C>	<C>	<C>
Office/Flex 02/14/01 7,155	31 & 41 Twosome Drive (b)	Moorestown, Burlington County, NJ	2	127,250	\$
Total Operating Property Acquisitions:			2	127,250	\$

=====
=====

</TABLE>

For the Year Ended December 31, 2000

<TABLE>
<CAPTION>

Acquisition Investment by Date	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet	Company
(c)					
<S>	<C>	<C>	<C>	<C>	<C>
Office 5/23/00 \$42,980 6/14/00 42,381	555 & 565 Taxter Road	Elmsford, Westchester County, NY	2	341,108	
	Four Gatehall Drive	Parsippany, Morris County, NJ	1	248,480	
Total Office Property Acquisitions:			3	589,588	
Office/Flex 3/24/00 4,007 7/14/00 2,542	Two Executive Drive (b)	Moorestown, Burlington County, NJ	1	60,800	\$
	915 North Lenola Road (b)	Moorestown, Burlington County, NJ	1	52,488	
Total Office/Flex Property Acquisitions:			2	113,288	\$
Total Operating Property Acquisitions:			5	702,876	

=====
=====

</TABLE>

See footnotes to the above schedules on page 29.

Properties Placed in Service
(dollars in thousands)

For the Three Months Ended March 31, 2001

<TABLE>
<CAPTION>

Date Placed in Service	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet	Investment by Company (d)
<S>	<C>	<C>	<C>	<C>	<C>
Office					
01/15/01	105 Eisenhower Parkway	Roseland, Essex County, NJ	1	220,000	\$41,781
03/01/01	8181 East Tufts Avenue	Denver, Denver County, CO	1	185,254	33,381
Total Properties Placed in Service:			2	405,254	\$75,162

</TABLE>

For the Year Ended December 31, 2000

<TABLE>
<CAPTION>

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

</TABLE>

- (a) Transactions were funded primarily from net proceeds received in the sale of a rental property, as well as the Company's cash reserves.
- (b) The properties were acquired through the exercise of a purchase option obtained in the initial acquisition of the McGarvey portfolio in January 1998.
- (c) Transactions were funded primarily from net proceeds received in the sale or sales of rental property.
- (d) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities, and amounts presented are as of March 31, 2001.
- (e) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities, and amounts presented are as of December 31, 2000.
- (f) Project includes seven-story, 1,100-car parking garage.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Acquisition Property Profile

Property Name: 31 Twosome Drive
Product Type: Office/Flex Building

Location: Moorestown, Burlington County, New Jersey
Description: Class A, one-story office/flex building
Size: 84,200 square feet
Year Constructed: 1998
Closing Date: February 14, 2001
Acquisition Cost: \$4.1 million
Funding Source: Proceeds from sale of office property
Percentage Leased: 100.0%
Number of Tenants: 2
Tenants: Cort Furniture Rental Corp. (46,880 square feet)
Prism Color Corp. (37,320 square feet)

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Acquisition Property Profile

=====

Property Name: 41 Twosome Drive
Product Type: Office/Flex Building
Location: Moorestown, Burlington County, New Jersey
Description: Class A, one-story office/flex building
Size: 43,050 square feet
Year Constructed: 1998
Closing Date: February 14, 2001
Acquisition Cost: \$3.0 million
Funding Source: Available cash
Percentage Leased: 100.0%
Number of Tenants: 7
Tenants: Momentum Systems Limited (9,600 square feet)
KIT Industries, Inc. (9,600 square feet)
Williams Communications (4,800 square feet)
S&S Specialty Products (4,800 square feet)
Dia-Nielson USA, Inc. (4,800 square feet)
Harrington Robb Company (4,800 square feet)
Collegiate Tradition, Inc. (4,650 square feet)

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Summary of Construction Projects
(dollars in thousands)

<TABLE>
<CAPTION>

Total				Estimated Placed in	Number of	Square	Costs Incurred
Estimated Project Costs	Current % Leased	Location	Type of Space	Service Date	Build- ings	Feet	Through 3/31/01
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
Majority Owned:							
Harborside Plaza 5		Jersey City, NJ	Office	2002-3Q	1	980,000	\$32,788
\$260,000	17.8%						
Sub-total:					1	980,000	\$32,788
\$260,000	17.8%						
Unconsolidated Joint Ventures:							
Stadium Gateway (a)		Anaheim, CA	Office	2001-3Q	1	261,554	\$2,680
\$5,600	32.0%						
Pacific Plaza Phase I & II (b)		Daly City, CA	Office/Retail	2001-3Q	2	471,379	9,188
9,188	59.7%						
Hyatt Regency South Pier (c)		Jersey City, NJ	Hotel	2002-3Q	1	280,000	5,165
14,000	n/a						
Harborside Plaza 10 (d)		Jersey City, NJ	Office	2002-3Q	1	575,000	25,841
36,000	100.0%						
Sub-total:					5	1,587,933	\$42,874
\$64,788	71.9%						
Grand-total:					6	2,567,933	\$75,662
\$324,788	51.2%						

</TABLE>

- (a) 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.
- (b) 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.
- (c) 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.
- (d) 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.

Summary of Development Properties in Lease-Up
(dollars in thousands)

<TABLE>
<CAPTION>

Total				Placed in	Number of	Square	Costs Incurred
Estimated Project Costs	Current % Leased	Location	Type of Space	Service Date	Build- ings	Feet	Through 3/31/01
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
105 Eisenhower Parkway		Roseland, NJ	Office	01/15/01	1	220,000	\$41,781
\$43,600	50.9%						

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

Totals:			5	1,759,009	\$293,611
\$208,258	\$85,353				

</TABLE>

(a) 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.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

V. PORTFOLIO/ LEASING STATISTICS

Leasing Statistics
(For the three months ended March 31, 2001)

Consolidated In-Service Portfolio (a)

SUMMARY OF SPACE LEASED

<TABLE>
<CAPTION>

Pct.	Pct.	Sq. Ft. Leased 12/31/00	Leased Sq. Ft. Acquired/ Sold (b)	LEASING ACTIVITY			Sq. Ft. Leased 3/31/01
				Expiring/ Adjustment Sq. Ft. (c)	Incoming Sq. Ft.	Net Leasing Activity	
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>						
NORTHEAST							

Northern NJ 97.8% 98.3%	9,168,667	--		(167,892)	127,047	(40,845)		9,127,822
Central NJ 96.6% 96.7%	2,689,076	--		(68,732)	67,116	(1,616)		2,687,460
Westchester Co., NY 97.1% 97.7%	4,411,621	--		(213,655)	187,740	(25,915)		4,385,706
Sub. Philadelphia, PA/NJ 91.0% 91.6%	2,557,156	127,250		(202,331)	172,348	(29,983)		2,654,423
Fairfield, CT 96.5% 98.1%	659,804	--		(31,385)	21,065	(10,320)		649,484
Washington, DC/MD 99.5% 98.6%	607,942	--		(63,060)	68,573	5,513		613,455
Rockland Co/Long Island, NY 98.6% 99.3%	556,918	31,000		(28,713)	23,959	(4,754)		583,164

Total Northeast 96.6% 97.1%	20,651,184	158,250		(775,768)	667,848	(107,920)		20,701,514

SOUTHWEST/WEST/OTHER								
Texas 92.2% 92.1%	2,462,200	--		(105,785)	108,729	2,944		2,465,144
Colorado 99.6% 99.7%	1,484,500	--		(11,563)	9,539	(2,024)		1,482,476
San Francisco, CA 97.5% 98.8%	445,490	--		(8,641)	2,686	(5,955)		439,535
Arizona 100.0% 100.0%	416,967	--		--	--	--		416,967
Other 92.6% 92.6%	342,466	--		(2,827)	2,827	--		342,466

Total Southwest/West/Other 95.3% 95.4%	5,151,623	--		(128,816)	123,781	(5,035)		5,146,588

Company Totals 96.4% 96.8%	25,802,807	158,250		(904,584)	791,629	(112,955)		25,848,102

</TABLE>

RECONCILIATION OF CONSOLIDATED IN-SERVICE PORTFOLIO

Total sq. ft. as of December 31, 2000	26,666,821
Total sq. ft. of properties added this period	158,250
Total sq. ft. as of March 31, 2001	26,825,071

- (a) Consolidated In-Service Portfolio excludes in-service development properties in lease-up, aggregating 405,254 square feet.
- (b) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (c) Represents the square footage of leases expiring or scheduled to expire for which new leases or renewals were signed during the period, plus internal administrative adjustments.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Leasing Statistics
(For the three months ended March 31, 2001)
Consolidated In-Service Portfolio (continued)

DETAIL OF TRANSACTION ACTIVITY

<TABLE>
<CAPTION>

Detail by Region/Market:

Leasing					Sq. Ft.	Wtd.	Wtd.
Costs Per		# of		Sq. Ft.	Renewed And	Avg.	Avg.
Sq. Ft. Per		Trans-	Total	New	Other	Term	Base
Region/Market	Property Type	actions	Sq. Ft.	Leases	Retained (a)	(Yrs.)	Rent (b)
Year (c)							

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ	Office	16	118,080	75,605	42,475	6.1	\$27.15
\$2.41	Office/Flex	2	8,967	6,240	2,727	7.1	\$15.67
\$0.23	Central NJ	7	26,501	4,125	22,376	3.5	\$25.58
\$2.11	Office/Flex	5	40,615	-	40,615	4.7	\$16.12
\$0.28	Westchester Co., NY	28	113,615	51,028	62,587	6.2	\$25.26
\$1.88	Office/Flex	15	71,125	16,720	54,405	4.0	\$17.33
\$1.51	Industrial/Warehouse	1	3,000	3,000	-	1.0	\$12.00
\$0.45	Sub. Philadelphia, PA/NJ	19	125,608	48,097	77,511	4.6	\$27.96
\$2.50	Office/Flex	7	46,740	7,740	39,000	3.5	\$ 8.39
\$0.97	Fairfield, CT	4	19,065	-	19,065	1.5	\$23.99
\$0.20	Office/Flex	1	2,000	-	2,000	2.0	\$21.50
\$0.20	Washington, DC/MD	3	68,573	-	68,573	11.5	\$26.15
\$2.09	Rockland Co/Long Island, NY	5	23,959	4,579	19,380	5.3	\$24.16
\$1.62							

Total Northeast		113	667,848	217,134	450,714	5.6	\$23.35
\$1.97							

SOUTHWEST/WEST/OTHER

Texas	Office	36	108,729	24,819	83,910	2.9	\$20.65
\$1.87	Colorado	5	9,539	1,789	7,750	3.9	\$23.97
\$1.36	San Francisco, CA	8	2,686	864	1,822	2.2	\$52.22
\$2.58	Other	1	2,827	-	2,827	3.0	\$17.45
\$0.45							

Total Southwest/West/Other		50	123,781	27,472	96,309	3.0	\$21.52
\$1.84							

Company Totals		163	791,629	244,606	547,023	5.2	\$23.06
\$1.96							

Detail by Property Type:

	Office	132	619,182	210,906	408,276	5.5	\$25.45
\$2.14	Office/Flex	30	169,447	30,700	138,747	4.2	\$14.54
\$1.00	Industrial/Warehouse	1	3,000	3,000	-	1.0	\$12.00
\$0.45							

Company Totals		163	791,629	244,606	547,023	5.2	\$23.06
\$1.96							

Tenant Retention: Leases Retained 60.4%
 Sq. Ft. Retained 60.6%

</TABLE>

- (a) "Other Retained" transactions include existing tenants' expansions and relocations within the building.
- (b) For office/flex properties, equals triple net rent plus common area costs and real estate taxes.
- (c) Represents estimated workletter costs of \$4,763,138 and commissions of \$3,093,380 committed, but not necessarily expended, during period for second generation space aggregating 775,142 square feet.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Leasing Statistics
 (For the three months ended March 31, 2001)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

<TABLE>
 <CAPTION>

LEASING ACTIVITY									
State	Sq. Ft. Leased 12/31/00	Leased Acquired/ Sold (a)	Expiring/ Adjustment Sq. Ft. (b)	Incoming Sq. Ft.	Net Leasing Activity	Sq. Ft. Leased 3/31/01	Pct. Leased 3/31/01	Pct. Leased 12/31/00	
New Jersey	154,749	-	-	1,746	1,746	156,495	100.0%	100.0%	
New York	187,000	-	-	-	-	187,000	80.6%	80.6%	
California	841,984	(133,841)	-	11,781	11,781	719,924	98.9%	86.2%	
Texas	281,016	-	1,583	-	1,583	282,599	94.8%	94.3%	
Totals	1,464,749	(133,841)	1,583	13,527	15,110	1,346,018	95.2%	94.6%	

</TABLE>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2000	1,548,239
Total sq. ft. of properties sold this period	(133,841)
Total sq. ft. as of March 31, 2001	1,414,398

DETAIL OF TRANSACTION ACTIVITY

<TABLE>
 <CAPTION>

State	# of Transactions	Total Sq. Ft.	Sq. Ft. New Leases	Sq. Ft. Renewed/Other Retained (c)	Wtd. Avg. Term (Yrs.)	Wtd. Avg. Base Rent	Leasing Costs Per Sq. Ft. Per Year (d)
New Jersey	1	1,746	-	1,746	3.0	\$15.29	\$0.27
California	2	11,781	6,263	5,518	5.0	\$22.20	\$5.93
Totals	3	13,527	6,263	7,264	4.5	\$21.31	\$5.02

</TABLE>

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (b) Represents the square footage of leases expiring or scheduled to expire for which new leases or renewals were signed during the period, plus internal administrative adjustments.
- (c) "Other Retained" transactions include existing tenants' expansions and relocations within the building.
- (d) Represents estimated workletter costs of \$133,100 and commissions of \$31,673 committed, but not necessarily expended, during the period for second generation space aggregating 7,264 square feet.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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>

Market (MSA)	Annualized Base Rental Revenue (\$)		Percentage of Company Annualized Base Rental Revenue (%)		Total Property Size Rentable Area	Percentage of Rentable Area (%)
	(a)	(b)				
-						
<S>	<C>		<C>		<C>	<C>
Bergen-Passaic, NJ	83,473,024		17.2		4,530,091	16.6
New York, NY (Westchester-Rockland Counties)	80,635,974		16.6		4,696,178	17.2
Newark, NJ (Essex-Morris-Union Counties)	74,541,950		15.3		3,664,598	13.4
Jersey City, NJ	42,545,047		8.7		2,094,470	7.7
Philadelphia, PA-NJ	38,654,403		8.0		2,837,596	10.4
Denver, CO	20,411,485		4.2		1,193,185	4.4
Washington, DC-MD-VA	19,446,509		4.0		616,549	2.3
Middlesex-Somerset-Hunterdon, NJ	15,705,665		3.2		791,051	2.9
Dallas, TX	15,462,112		3.2		959,463	3.5
Trenton, NJ (Mercer County)	13,576,283		2.8		672,365	2.5
San Francisco, CA	12,470,689		2.6		450,891	1.7
San Antonio, TX	12,066,928		2.5		940,302	3.5
Stamford-Norwalk, CT	9,354,073		1.9		527,250	1.9
Houston, TX	9,245,307		1.9		700,008	2.6
Monmouth-Ocean, NJ	7,453,950		1.5		577,423	2.1
Nassau-Suffolk, NY	6,373,398		1.3		292,849	1.1
Phoenix-Mesa, AZ	5,646,402		1.2		416,967	1.5
Tampa-St. Petersburg-Clearwater, FL	3,875,086		0.8		297,429	1.1
Boulder-Longmont, CO	3,600,741		0.8		270,421	1.0
Bridgeport, CT	3,153,067		0.6		145,487	0.5
Colorado Springs, CO	2,870,577		0.6		209,987	0.8
Dutchess County, NY	2,132,849		0.4		118,727	0.4
Atlantic-Cape May, NJ	1,377,626		0.3		80,344	0.3
Des Moines, IA	1,165,872		0.2		72,265	0.3
Fort Worth-Arlington, TX	1,042,318		0.2		74,429	0.3
-						
Totals	486,281,335		100.0		27,230,325	100.0

</TABLE>

- (a) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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 generally accepted accounting principles ("GAAP") results, historical results may differ from those set forth above.
- (b) 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.

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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:

<TABLE>
<CAPTION>

Industry Classification (a)	Annualized Base Rental Revenue (\$)	(b) (c)	Percentage of Company Annualized Base Rental Revenue (%)	Square Feet Leased	Percentage of Total Company Leased Sq. Ft. (%)
-					
<S>	<C>		<C>	<C>	<C>
Securities, Commodity Contracts & Other Financial	55,288,535		11.3	2,356,687	9.1
Manufacturing	43,201,132		8.9	2,611,682	10.2
Computer System Design Svcs.	34,485,390		7.1	1,798,913	7.0
Telecommunications	32,541,343		6.7	1,862,811	7.3
Insurance Carriers & Related Activities	30,635,426		6.3	1,571,110	6.1
Legal Services	28,509,412		5.9	1,266,403	4.9
Health Care & Social Assistance	21,535,637		4.4	1,104,959	4.3
Credit Intermediation & Related Activities	20,114,243		4.1	1,174,768	4.6
Accounting/Tax Prep.	18,412,719		3.8	802,051	3.1
Other Professional	17,776,096		3.7	976,983	3.8
Wholesale Trade	17,642,729		3.6	1,299,268	5.1
Retail Trade	16,788,614		3.5	953,134	3.7
Information Services	13,662,842		2.8	636,710	2.5
Publishing Industries	13,315,346		2.7	592,035	2.3
Arts, Entertainment & Recreation	11,044,348		2.3	742,004	2.9
Real Estate & Rental & Leasing	10,601,522		2.2	526,804	2.1
Public Administration	10,327,100		2.1	353,692	1.4
Other Services (except Public Administration)	9,109,321		1.9	683,092	2.7
Advertising/Related Services	8,647,362		1.8	402,397	1.6
Scientific Research/Development	8,567,851		1.8	489,173	1.9
Architectural/Engineering	8,529,140		1.8	426,580	1.7
Management/Scientific	8,000,592		1.6	380,232	1.5
Management of Companies & Finance	6,860,503		1.4	350,510	1.4
Transportation	6,499,978		1.3	454,918	1.8
Data Processing Services	6,222,325		1.3	279,620	1.1
Construction	4,523,478		0.9	252,825	1.0
Educational Services	3,776,157		0.8	209,966	0.8
Admin. & Support, Waste Mgt. & Remediation Svc.	3,761,748		0.8	271,852	1.1
Utilities	3,569,992		0.7	170,399	0.7
Specialized Design Services	3,508,316		0.7	165,267	0.6
Other	8,822,138		1.8	466,247	1.7
-					
Totals	486,281,335		100.0	25,633,092	100.0

</TABLE>

- (a) 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.
- (b) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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.
- (c) 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 March 31, 2001

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Consolidated Portfolio Analysis (a)
(as of March 31, 2001)

Breakdown by Number of Properties

PROPERTY TYPE:

+<TABLE>
<CAPTION>

Stand-

Multi-

TOTALS	% of	% of	Office/	% of	Industrial/	% of	Alone	% of	Family	% of	Land	% of
STATE	Office	Total	Flex	Total	Warehouse	Total	Retail	Total	Residential	Total	Leases	Total
By State	Total											
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	69	26.6%	47	18.1%	--	--	--	--	1	0.4%	1	0.4%
118	45.5%											
New York	23	8.9%	37	14.3%	6	2.3%	2	0.8%	1	0.4%	2	0.8%
71	27.5%											
Pennsylvania	13	5.0%	--	--	--	--	--	--	--	--	--	--
13	5.0%											
Connecticut	3	1.2%	5	1.9%	--	--	--	--	--	--	--	--
8	3.1%											
Wash., D.C./												
Maryland	4	1.5%	--	--	--	--	--	--	--	--	--	--
4	1.5%											
Sub-total												
Northeast:	112	43.2%	89	34.3%	6	2.3%	2	0.8%	2	0.8%	3	1.2%
214	82.6%											
Texas	17	6.5%	--	--	--	--	--	--	--	--	--	--
17	6.5%											
Arizona	3	1.2%	--	--	--	--	--	--	--	--	--	--
3	1.2%											
California	2	0.8%	--	--	--	--	--	--	--	--	--	--
2	0.8%											
Colorado	21	8.1%	--	--	--	--	--	--	--	--	--	--
21	8.1%											
Florida/ Iowa	2	0.8%	--	--	--	--	--	--	--	--	--	--
2	0.8%											
TOTALS												
By Type:	157	60.6%	89	34.3%	6	2.3%	2	0.8%	2	0.8%	3	1.2%
259	100.0%											

</TABLE>

(a) Excludes 9 properties, aggregating approximately 1.4 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Consolidated Portfolio Analysis(a)
(as of March 31, 2001)

Breakdown by Square Footage

PROPERTY TYPE:

<TABLE>
<CAPTION>

STATE	Office	% of	Office/	% of	Industrial/	% of	Stand- Alone	% of	TOTALS	% of
		Total	Office/Flex	Total	Warehouse	Total	Retail	Total	By State	Total
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	11,650,809	42.8%	2,123,331	7.8%	--	--	--	--	13,774,140	50.6%
New York	2,626,484	9.6%	2,076,570	7.6%	387,400	1.4%	17,300	0.1%	5,107,754	18.7%
Pennsylvania	1,473,798	5.4%	--	--	--	--	--	--	1,473,798	5.4%
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	16,767,377	61.6%	4,472,901	16.4%	387,400	1.4%	17,300	0.1%	21,644,978	79.5%
Texas	2,674,202	9.8%	--	--	--	--	--	--	2,674,202	9.8%

Arizona	416,967	1.5%	--	--	--	--	--	--	416,967	1.5%
California	450,891	1.7%	--	--	--	--	--	--	450,891	1.7%
Colorado	1,673,593	6.1%	--	--	--	--	--	--	1,673,593	6.1%
Florida/Iowa	369,694	1.4%	--	--	--	--	--	--	369,694	1.4%

TOTALS										
By Type:	22,352,724	82.1%	4,472,901	16.4%	387,400	1.4%	17,300	0.1%	27,230,325	100.0%
=====										

</TABLE>

(a) Excludes 9 properties, aggregating approximately 1.4 million square feet, which are not consolidated by the Company.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Consolidated Portfolio Analysis (a)
(Year ended March 31, 2001)

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

PROPERTY TYPE:

=====													
=====													
=====													
=====													
=====													
TOTALS	% of	% of	Office/	% of	Indust./	Stand-	% of	Multi-	% of	Land	% of		
STATE	Office	Total	Flex	Total	Ware-	Alone	Total	Family	Total	Leases	Total	By	
State	Total				house			Residential					

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>												
New Jersey	234,242	47.0%	15,715	3.1%	--	--	--	2,900	0.6%	261	0.1%		
253,118	50.8%												
New York	56,244	11.3%	28,880	5.8%	3,712	0.7%	528	0.1%	2,566	0.5%	246	0.0%	
92,176	18.4%												
Pennsylvania	29,155	5.8%	--	--	--	--	--	--	--	--	--	--	--
29,155	5.8%												
Connecticut	8,558	1.7%	4,084	0.8%	--	--	--	--	--	--	--	--	--
12,642	2.5%												
Wash., D.C./													
Maryland	21,036	4.2%	--	--	--	--	--	--	--	--	--	--	--
21,036	4.2%												

Sub-total													
Northeast:	349,235	70.0%	48,679	9.7%	3,712	0.7%	528	0.1%	5,466	1.1%	507	0.1%	
408,127	81.7%												

Texas	38,340	7.7%	--	--	--	--	--	--	--	--	--	--	--
38,340	7.7%												
Arizona	5,693	1.1%	--	--	--	--	--	--	--	--	--	--	--
5,693	1.1%												
California	14,730	3.0%	--	--	--	--	--	--	--	--	--	--	--
14,730	3.0%												
Colorado	27,191	5.5%	--	--	--	--	--	--	--	--	--	--	--
27,191	5.5%												
Florida/Iowa	4,830	1.0%	--	--	--	--	--	--	--	--	--	--	--
4,830	1.0%												

TOTALS													
By Type:	440,019	88.3%	48,679	9.7%	3,712	0.7%	528	0.1%	5,466	1.1%	507	0.1%	
498,911	100.0%												
=====													

</TABLE>

(a) Excludes 9 properties, aggregating approximately 1.4 million square feet, which are not consolidated by the Company.

(b) Total base rent for the twelve months ended March 31, 2001, 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. For those properties acquired or placed in service during the twelve months ended March 31, 2001, amounts are annualized. These annualized amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entire twelve months ended March 31, 2001.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Consolidated Portfolio Analysis (a)
(as of March 31, 2001)

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	97.8%	92.5%	--	--	97.0%
New York	96.6%	97.9%	98.0%	100.0%	97.2%
Pennsylvania	89.9%	--	--	--	89.9%
Connecticut	95.5%	98.1%	--	--	96.6%
Washington, D.C./ Maryland	99.5%	--	--	--	99.5%
Sub-total Northeast	96.9%	95.4%	98.0%	100.0%	96.6%
Texas	92.2%	--	--	--	92.2%
Arizona	100.0%	--	--	--	100.0%
California	97.5%	--	--	--	97.5%
Colorado	99.6%	--	--	--	99.6%
Florida/Iowa	92.6%	--	--	--	92.6%
WEIGHTED AVG. By Type:	95.8%	95.4%	98.0%	100.0%	96.4%

</TABLE>

(a) Excludes 9 properties, aggregating approximately 1.4 million square feet, which are not consolidated by the Company, as well as multi-family residential and land lease properties. Also excludes two in-service development properties in lease-up, aggregating 405,254 square feet.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing

Office Properties

<TABLE>
<CAPTION>

Property Location	Year Built	Net Rentable Area (Sq. Ft.)	Percentage Leased as of 3/31/01 (%) (a)	2001 Base Rent (\$000) (b)	2001 Office/Flex and Industrial/Warehouse Base Rent (%) (c)	Percentage of Total 2001 Office, Office/Flex and Industrial/Warehouse Base Rent (%) (d)	2001 Average Base Rent Per Sq. Ft. (\$) (e)
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY							

Egg Harbor							
100 Decadon Drive.....	1987	40,422	82.1	733	0.15	22.09	
200 Decadon Drive.....	1991	39,922	100.0	737	0.15	18.46	
BERGEN COUNTY, NEW JERSEY							
Fair Lawn							
17-17 Route 208 North.....	1987	143,000	88.3	3,513	0.71	27.82	
Fort Lee							
One Bridge Plaza.....	1981	200,000	93.5	4,986	1.01	26.66	
2115 Linwood Avenue.....	1981	68,000	99.7	1,495	0.30	22.05	
Little Ferry							
200 Riser Road.....	1974	286,628	100.0	1,890	0.38	6.59	
Montvale							
95 Chestnut Ridge Road.....	1975	47,700	100.0	569	0.12	11.93	
135 Chestnut Ridge Road.....	1981	66,150	99.7	1,054	0.21	15.98	
Paramus							
15 East Midland Avenue.....	1988	259,823	100.0	6,731	1.37	25.91	
461 From Road.....	1988	253,554	99.8	6,040	1.23	23.87	
650 From Road.....	1978	348,510	94.2	6,665	1.35	20.30	
140 Ridgewood Avenue	1981	239,680	100.0	5,283	1.07	22.04	
61 South Paramus Avenue.....	1985	269,191	100.0	6,197	1.26	23.02	
Rochelle Park							
120 Passaic Street.....	1972	52,000	99.6	1,217	0.25	23.50	
365 West Passaic Street.....	1976	212,578	95.7	4,048	0.82	19.90	
Saddle River							
1 Lake Street.....	1973/94	474,801	100.0	7,462	1.52	15.72	
Upper Saddle River							
10 Mountainview Road.....	1986	192,000	100.0	3,984	0.81	20.75	
Woodcliff Lake							
400 Chestnut Ridge Road.....	1982	89,200	100.0	2,124	0.43	23.81	
470 Chestnut Ridge Road.....	1987	52,500	100.0	1,192	0.24	22.70	
530 Chestnut Ridge Road.....	1986	57,204	100.0	1,166	0.24	20.38	
50 Tice Boulevard.....	1984	235,000	99.4	4,881	0.99	20.90	
300 Tice Boulevard.....	1991	230,000	99.4	4,950	1.01	21.65	
BURLINGTON COUNTY, NEW JERSEY							
Moorestown							
224 Strawbridge Drive.....	1984	74,000	100.0	1,430	0.29	19.32	
228 Strawbridge Drive.....	1984	74,000	100.0	1,434	0.29	19.38	
ESSEX COUNTY, NEW JERSEY							
Millburn							
150 J.F. Kennedy Parkway.....	1980	247,476	100.0	6,363	1.29	25.71	
Roseland							
101 Eisenhower Parkway.....	1980	237,000	73.0	4,095	0.83	23.67	
103 Eisenhower Parkway.....	1985	151,545	98.9	3,351	0.68	22.36	

</TABLE>

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing

Office Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average Base Rent Property	Year	Area	Percentage		2001 Base Rent	Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse
			Net Rentable	Leased as of 3/31/01		

Per Sq. Ft. Location (\$ (c) (d)	Built	(Sq. Ft.)	(%) (a)	(\$000) (b) (c)	Base Rent (%)
<S>	<C>	<C>	<C>	<C>	<C>
<C>					
105 Eisenhower Parkway (e) 31.52	2001	220,000	50.9	3,530	0.72
HUDSON COUNTY, NEW JERSEY					
Jersey City					
Harborside Financial Center Plaza 1..... 8.45	1983	400,000	99.0	3,346	0.68
Harborside Financial Center Plaza 2..... 24.49	1990	761,200	100.0	18,644	3.79
Harborside Financial Center Plaza 3..... 24.49	1990	725,600	100.0	17,771	3.61
Harborside Financial Center Plaza 4-A (e)..... 39.12 (f)	2000	207,670	88.7	4,108	0.83
MERCER COUNTY, NEW JERSEY					
Princeton					
103 Carnegie Center..... 24.00	1984	96,000	100.0	2,304	0.47
100 Overlook Center 22.41	1988	149,600	90.4	3,031	0.62
5 Vaughn Drive..... 23.71	1987	98,500	100.0	2,335	0.47
MIDDLESEX COUNTY, NEW JERSEY					
East Brunswick					
377 Summerhill Road..... 9.33	1977	40,000	100.0	373	0.08
Plainsboro					
500 College Road East..... 21.52	1984	158,235	100.0	3,405	0.69
South Brunswick					
3 Independence Way..... 19.43	1983	111,300	100.0	2,163	0.44
Woodbridge					
581 Main Street..... 23.72	1991	200,000	100.0	4,743	0.96
MONMOUTH COUNTY, NEW JERSEY					
Neptune					
3600 Route 66..... 13.39	1989	180,000	100.0	2,410	0.49
Wall Township					
1305 Campus Parkway..... 20.90	1988	23,350	92.4	451	0.09
1350 Campus Parkway..... 17.72	1990	79,747	99.9	1,412	0.29
MORRIS COUNTY, NEW JERSEY					
Florham Park					
325 Columbia Turnpike..... 25.08	1987	168,144	100.0	4,217	0.86
Morris Plains					
250 Johnson Road..... 19.01	1977	75,000	100.0	1,426	0.29
201 Littleton Road..... 22.16	1979	88,369	100.0	1,958	0.40
Morris Township					
340 Mt. Kemble Avenue..... 14.29	1985	387,000	100.0	5,530	1.12
Parsippany					
7 Campus Drive..... 15.71	1982	154,395	100.0	2,425	0.49
8 Campus Drive..... 26.34	1987	215,265	100.0	5,670	1.15
2 Dryden Way..... 10.78	1990	6,216	100.0	67	0.01

4 Gatehall Drive (e) 23.80	1988	248,480	96.9	5,731	1.16
2 Hilton Court 26.17	1991	181,592	100.0	4,752	0.97
600 Parsippany Road 19.06	1978	96,000	100.0	1,830	0.37
1 Sylvan Way 23.31	1989	150,557	100.0	3,510	0.71

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing
Office Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse		Base Per Sq. (\$) (c)
			Leased as of 3/31/01 (%) (a)	2001 Base Rent (b) (c)	Base Rent (%)		
Rent Property Ft. Location (d)							

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
5 Sylvan Way 24.05	1989	151,383	100.0	3,641		0.74	
7 Sylvan Way 20.00	1987	145,983	100.0	2,920		0.59	
PASSAIC COUNTY, NEW JERSEY							
Clifton							
777 Passaic Avenue 15.14	1983	75,000	91.7	1,041		0.21	
Totowa							
999 Riverview Drive 18.09	1988	56,066	100.0	1,014		0.21	
Wayne							
201 Willowbrook Boulevard 13.43	1970	178,329	99.0	2,371		0.48	
SOMERSET COUNTY, NEW JERSEY							
Basking Ridge							
222 Mt. Airy Road 15.20	1986	49,000	100.0	745		0.15	
233 Mt. Airy Road 8.67	1987	66,000	100.0	572		0.12	
Bernards							
106 Allen Road (e) 24.59 (f)	2000	132,010	72.5	1,108		0.22	
Bridgewater							
721 Route 202/206 22.77	1989	192,741	100.0	4,389		0.89	
UNION COUNTY, NEW JERSEY							
Clark							
100 Walnut Avenue 26.46	1985	182,555	97.5	4,709		0.96	
Cranford							
6 Commerce Drive	1973	56,000	93.0	1,024		0.21	

19.66					
11 Commerce Drive (c).....	1981	90,000	93.2	1,031	0.21
12.29					
12 Commerce Drive.....	1967	72,260	96.3	590	0.12
8.48					
20 Commerce Drive.....	1990	176,600	100.0	4,164	0.85
23.58					
65 Jackson Drive.....	1984	82,778	100.0	1,638	0.33
19.79					
New Providence					
890 Mountain Road.....	1977	80,000	100.0	2,553	0.52
31.91					

Total New Jersey Office 11,650,809 97.8 (g) 234,242 47.57
20.55

DUTCHESS COUNTY, NEW YORK

Fishkill					
300 South Lake Drive.....	1987	118,727	92.9	2,187	0.44
19.83					

NASSAU COUNTY, NEW YORK

North Hempstead					
600 Community Drive.....	1983	237,274	100.0	5,030	1.02
21.20					
111 East Shore Road.....	1980	55,575	100.0	1,518	0.31
27.30					

ROCKLAND COUNTY, NEW YORK

Suffern					
400 Rella Boulevard.....	1988	180,000	100.0	3,592	0.73
19.96					

</TABLE>

=====

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing

Office Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average Base Rent Property Per Sq. Ft. Location (\$)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse Base Rent (%)	
			Leased as of 3/31/01 (%) (a)	2001 Base Rent (\$000) (b)	(c)	(c)
(S)	<C>	<C>	<C>	<C>	<C>	<C>
<C>						

WESTCHESTER COUNTY, NEW YORK

Elmsford					
100 Clearbrook Road (c).....	1975	60,000	91.7	946	0.19
17.19					
101 Executive Boulevard.....	1971	50,000	86.2	795	0.16
18.45					
555 Taxter Road (e).....	1986	170,554	100.0	4,057	0.82
23.79					
565 Taxter Road (e).....	1988	170,554	86.6	3,453	0.70
24.19					

570 Taxter Road..... 20.78	1972	75,000	96.5	1,504	0.31
Hawthorne					
30 Saw Mill River Road..... 20.24	1982	248,400	100.0	5,027	1.02
1 Skyline Drive..... 16.79	1980	20,400	99.0	339	0.07
2 Skyline Drive..... 16.14	1987	30,000	98.9	479	0.10
7 Skyline Drive..... 20.28	1987	109,000	100.0	2,211	0.45
17 Skyline Drive..... 14.86	1989	85,000	100.0	1,263	0.26
Tarrytown					
200 White Plains Road..... 24.95	1982	89,000	77.0	1,710	0.35
220 White Plains Road..... 26.04	1984	89,000	90.0	2,086	0.42
White Plains					
1 Barker Avenue..... 24.39	1975	68,000	97.2	1,612	0.33
3 Barker Avenue..... 20.86	1983	65,300	93.3	1,271	0.26
50 Main Street..... 25.14	1985	309,000	100.0	7,768	1.58
11 Martine Avenue..... 25.26	1987	180,000	99.1	4,505	0.91
1 Water Street..... 23.29	1979	45,700	99.8	1,062	0.22
Yonkers					
1 Executive Boulevard..... 21.54	1982	112,000	100.0	2,413	0.49
3 Executive Plaza..... 24.41	1987	58,000	100.0	1,416	0.29

Total New York Office 22.16		2,626,484	96.6	56,244	11.43
--------------------------------	--	-----------	------	--------	-------

CHESTER COUNTY, PENNSYLVANIA

Berwyn					
1000 Westlakes Drive..... 26.49	1989	60,696	93.6	1,505	0.31
1055 Westlakes Drive..... 43.28	1990	118,487	34.5	1,769	0.36
1205 Westlakes Drive..... 22.06	1988	130,265	97.6	2,805	0.57
1235 Westlakes Drive..... 24.28	1986	134,902	100.0	3,276	0.67

DELAWARE COUNTY, PENNSYLVANIA

Lester					
100 Stevens Drive..... 23.82	1986	95,000	100.0	2,263	0.46
200 Stevens Drive..... 22.02	1987	208,000	100.0	4,581	0.93
300 Stevens Drive..... 22.50	1992	68,000	99.2	1,518	0.31

Media					
1400 Providence Road - Center I..... 20.02	1986	100,000	88.8	1,778	0.36
1400 Providence Road - Center II..... 21.91	1990	160,000	81.8	2,868	0.58

</TABLE>

Office Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		2001 Base Rent (c)	Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse Base Rent (%)
			Leased as of 3/31/01 (%) (a)	(\$000) (b)		

MONTGOMERY COUNTY, PENNSYLVANIA						
Lower Providence 1000 Madison Avenue..... 20.86	1990	100,700	86.4		1,815	0.37
Plymouth Meeting 1150 Plymouth Meeting Mall..... 17.48	1970	167,748	93.8		2,751	0.56
Five Sentry Parkway East..... 16.38	1984	91,600	100.0		1,500	0.30
Five Sentry Parkway West..... 18.91	1984	38,400	100.0		726	0.15

Total Pennsylvania Office 22.02		1,473,798	89.9		29,155	5.93

FAIRFIELD COUNTY, CONNECTICUT						
Greenwich 500 West Putnam Avenue..... 26.56	1973	121,250	93.6		3,014	0.61
Norwalk 40 Richards Avenue..... 23.63	1985	145,487	93.0		3,197	0.65
Shelton 1000 Bridgeport Avenue..... 17.65	1986	133,000	100.0		2,347	0.48

Total Connecticut Office 22.42		399,737	95.5		8,558	1.74

WASHINGTON, D.C.						
1201 Connecticut Avenue, NW..... 31.61	1940	169,549	100.0		5,359	1.09
1400 L Street, NW..... 38.31	1987	159,000	100.0		6,092	1.24
1709 New York Avenue, NW..... 43.13	1972	166,000	100.0		7,160	1.45

Total District of Columbia Office 37.63		494,549	100.0		18,611	3.78

PRINCE GEORGE'S COUNTY, MARYLAND						
Lanham 4200 Parliament Place..... 20.40	1989	122,000	97.5		2,425	0.49

 Total Maryland Office 122,000 97.5 2,425 0.49
 20.40

BEXAR COUNTY, TEXAS

San Antonio
 200 Concord Plaza Drive..... 1986 248,700 96.6 4,451 0.90
 18.53
 84 N.E. Loop 410..... 1971 187,312 89.9 2,592 0.53
 15.39
 1777 N.E. Loop 410..... 1986 256,137 86.1 3,701 0.75
 16.78
 111 Soledad..... 1918 248,153 92.3 2,618 0.53
 11.43

COLLIN COUNTY, TEXAS

Plano
 555 Republic Place..... 1986 97,889 86.3 1,373 0.28
 16.25
 </TABLE>

=====
 Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing
 Office Properties
 (Continued)

<TABLE>
 <CAPTION>

Property Location	Year Built	Net Rentable Area (Sq. Ft.)	Percentage Leased as of 3/31/01 (%) (a)	2001 Base Rent (\$000) (b)	Percentage of Total 2001 Office, Office/Flex and Industrial/Warehouse Base Rent (%) (c)	2001 Average Base Rent Per Sq. Ft. (\$) (c) (d)

--- <S>						
DALLAS COUNTY, TEXAS						
Dallas						
3030 LBJ Freeway (c)	1984	367,018	96.4	6,669	1.35	18.85
3100 Monticello	1984	173,837	94.6	2,804	0.57	17.05
8214 Westchester	1983	95,509	75.8	1,234	0.25	17.05
Irving						
2300 Valley View	1985	142,634	97.4	2,134	0.43	15.36
Richardson						
1122 Alma Road	1977	82,576	100.0	607	0.12	7.35
HARRIS COUNTY, TEXAS						
Houston						
14511 Falling Creek	1982	70,999	100.0	721	0.15	10.16
5225 Katy Freeway	1983	112,213	96.1	1,548	0.31	14.36
5300 Memorial	1982	155,099	99.2	2,398	0.49	15.59
1717 St. James Place	1975	109,574	95.4	1,392	0.28	13.32
1770 St. James Place	1973	103,689	87.8	1,309	0.27	14.38
10497 Town & Country Way	1981	148,434	77.2	1,727	0.35	15.07
TARRANT COUNTY, TEXAS						
Euless						
150 West Parkway	1984	74,429	91.0	1,062	0.22	15.68

Total Texas Office		2,674,202	92.2	38,340	7.78	15.55

MARICOPA COUNTY, ARIZONA

Glendale						
5551 West Talavi Boulevard.....	1991	181,596	100.0	1,729	0.35	9.52
Phoenix						
19640 North 31st Street.....	1990	124,171	100.0	1,552	0.32	12.50
Scottsdale						
9060 E. Via Linda Boulevard.....	1984	111,200	100.0	2,412	0.49	21.69

Total Arizona Office		416,967	100.0	5,693	1.16	13.65

ARAPAHOE COUNTY, COLORADO

Aurora						
750 South Richfield Street.....	1997	108,240	100.0	2,911	0.59	26.89

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing
Office Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average Base Rent Property Per Sq. Ft. Location (\$)(c)(d)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		2001 Base Rent (b)(c)	Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse Base Rent (%)
			Leased As of 3/31/01 (%) (a)	(\$000)		

<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
Denver						
400 South Colorado Boulevard.....	1983	125,415	97.8	2,222	0.45	
18.12						
Englewood						
9359 East Nichols Avenue.....	1997	72,610	100.0	903	0.18	
12.44						
5350 South Roslyn Street.....	1982	63,754	97.7	1,075	0.22	
17.26						
BOULDER COUNTY, COLORADO						
Broomfield						
105 South Technology Court.....	1997	37,574	100.0	542	0.11	
14.42						
303 South Technology Court-A.....	1997	34,454	100.0	397	0.08	
11.52						
303 South Technology Court-B.....	1997	40,416	100.0	465	0.09	
11.51						
Louisville						
248 Centennial Parkway.....	1996	39,266	100.0	501	0.10	
12.76						
1172 Century Drive.....	1996	49,566	100.0	633	0.13	
12.77						
285 Century Place.....	1997	69,145	100.0	1,087	0.22	
15.72						

DENVER COUNTY, COLORADO

Denver					
3600 South Yosemite.....	1974	133,743	100.0	1,286	0.26
9.62					

DOUGLAS COUNTY, COLORADO

Englewood					
8181 East Tufts Avenue (e).....	2001	185,254	66.9	2,979	0.60
24.04					
400 Inverness Drive.....	1997	111,608	99.9	2,792	0.57
25.04					
67 Inverness Drive East.....	1996	54,280	100.0	684	0.14
12.60					
384 Inverness Drive South.....	1985	51,523	97.6	838	0.17
16.66					
5975 South Quebec Street.....	1996	102,877	99.8	2,405	0.48
23.42					
Parker					
9777 Mount Pyramid Court.....	1995	120,281	100.0	1,323	0.27
11.00					

EL PASO COUNTY, COLORADO

Colorado Springs					
8415 Explorer.....	1998	47,368	100.0	622	0.12
13.13					
1975 Research Parkway.....	1997	115,250	100.0	1,796	0.36
15.58					
2375 Telstar Drive.....	1998	47,369	100.0	621	0.12
13.11					

JEFFERSON COUNTY, COLORADO

Lakewood					
141 Union Boulevard.....	1985	63,600	100.0	1,109	0.23
17.44					

Total Colorado Office		1,673,593	99.6(g)	27,191	5.49
16.31					

SAN FRANCISCO COUNTY, CALIFORNIA

San Francisco					
795 Folsom Street.....	1977	183,445	100.0	6,388	1.30
34.82					
760 Market Street.....	1908	267,446	95.8	8,342	1.69
32.56					

Total California Office		450,891	97.5	14,730	2.99
33.50					

</TABLE>

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Property Listing
 Office Properties
 (Continued)

<TABLE>
 <CAPTION>

	Percentage			Percentage
2001	Net	Leased	2001	of Total 2001 Office, Office/Flex
Average				

Base Rent Property Sq. Ft. Location (c) (d)	Year Built	Rentable Area (Sq. Ft.)	As of 3/31/01 (%) (a)	(\$000)	Base Rent (b) (c)	and Industrial/ Warehouse Base Rent (%)	Per (\$)

<S>	<C>	<C>	<C>		<C>	<C>	
HILLSBOROUGH COUNTY, FLORIDA							
Tampa 501 Kennedy Boulevard..... 13.85	1982	297,429	90.8		3,740	0.76	

Total Florida Office 13.85		297,429	90.8		3,740	0.76	

POLK COUNTY, IOWA							
West Des Moines 2600 Westown Parkway..... 15.08	1988	72,265	100.0		1,090	0.22	

Total Iowa Office 15.08		72,265	100.0		1,090	0.22	

TOTAL OFFICE PROPERTIES 20.54		22,352,724	95.8 (g)		440,019	89.34	
=====							

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing
Office/Flex Properties

<TABLE>
<CAPTION>

2001 Average Rent Property Sq. Ft. Location (c) (d)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		2001 Base Rent (b) (c)	Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse Base Rent (%)	Base Per (\$)
			Leased as of 3/31/01 (%) (a)	(\$000)			

<S>	<C>	<C>	<C>		<C>	<C>	
BURLINGTON COUNTY, NEW JERSEY							
Burlington 3 Terri Lane..... 7.68	1991	64,500	68.8		341	0.07	
5 Terri Lane..... 6.46	1992	74,555	88.6		427	0.09	
Moorestown 2 Commerce Drive..... 7.41	1986	49,000	100.0		363	0.07	
101 Commerce Drive.....	1988	64,700	100.0		336	0.07	

Location (d)	Built	(Sq. Ft.)	(%) (a)	(\$000) (b)	(c)	Base Rent (%)	(\$)	(c)

<S>	<C>	<C>	<C>	<C>	<C>	<C>		
MONMOUTH COUNTY, NEW JERSEY								
Wall Township								
1325 Campus Parkway.....	1988	35,000	100.0		460		0.09	
13.14								
1340 Campus Parkway.....	1992	72,502	100.0		830		0.17	
11.45								
1345 Campus Parkway.....	1995	76,300	100.0		712		0.14	
9.33								
1433 Highway 34.....	1985	69,020	91.0		624		0.13	
9.92								
1320 Wyckoff Avenue.....	1986	20,336	100.0		176		0.04	
8.65								
1324 Wyckoff Avenue.....	1987	21,168	100.0		202		0.04	
9.54								
PASSAIC COUNTY, NEW JERSEY								
Totowa								
1 Center Court.....	1999	38,961	100.0		143		0.03	
3.67								
2 Center Court.....	1998	30,600	99.3		348		0.07	
11.45								
11 Commerce Way.....	1989	47,025	100.0		519		0.11	
11.04								
20 Commerce Way.....	1992	42,540	100.0		442		0.09	
10.39								
29 Commerce Way.....	1990	48,930	56.5		457		0.09	
16.53								
40 Commerce Way.....	1987	50,576	85.7		516		0.10	
11.90								
45 Commerce Way.....	1992	51,207	100.0		498		0.10	
9.73								
60 Commerce Way.....	1988	50,333	100.0		483		0.10	
9.60								
80 Commerce Way.....	1996	22,500	100.0		284		0.06	
12.62								
100 Commerce Way.....	1996	24,600	100.0		311		0.06	
12.64								
120 Commerce Way.....	1994	9,024	100.0		87		0.02	
9.64								
140 Commerce Way.....	1994	26,881	99.5		259		0.05	
9.68								

Total New Jersey Office/Flex		2,123,331	92.5		15,715		3.21	
8.00								

WESTCHESTER COUNTY, NEW YORK								
Elmsford								
11 Clearbrook Road.....	1974	31,800	100.0		333		0.07	
10.47								
75 Clearbrook Road.....	1990	32,720	100.0		815		0.17	
24.91								
150 Clearbrook Road.....	1975	74,900	100.0		1,026		0.21	
13.70								
175 Clearbrook Road.....	1973	98,900	98.5		1,458		0.30	
14.97								
200 Clearbrook Road.....	1974	94,000	99.8		1,208		0.25	
12.88								
250 Clearbrook Road.....	1973	155,000	94.5		1,328		0.27	
9.07								
50 Executive Boulevard.....	1969	45,200	75.8		361		0.07	
10.54								
77 Executive Boulevard.....	1977	13,000	55.4		130		0.03	
18.05								
85 Executive Boulevard.....	1968	31,000	99.4		415		0.08	
13.47								
300 Executive Boulevard.....	1970	60,000	99.7		607		0.12	
10.15								
350 Executive Boulevard.....	1970	15,400	98.8		283		0.06	
18.60								
399 Executive Boulevard.....	1962	80,000	100.0		968		0.20	
12.10								
400 Executive Boulevard.....	1970	42,200	100.0		651		0.13	

15.43						
500 Executive Boulevard.....	1970	41,600	100.0	621		0.13
14.93						
525 Executive Boulevard.....	1972	61,700	100.0	912		0.19
14.78						
1 Westchester Plaza.....	1967	25,000	100.0	304		0.06
12.16						

</TABLE>

=====

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Property Listing

Office/Flex Properties
(Continued)

<TABLE>
<CAPTION>

2001 Average Rent Property Sq. Ft. Location (c) (d)	Year Built	Net Rentable Area (Sq. Ft.)	Percentage		Percentage of Total 2001 Office, Office/Flex and Industrial/ Warehouse Base Rent (%)		Base Per (\$)
			Leased as of 3/31/01 (%) (a)	2001 Base Rent (b) (c)	Base	Base	
<S>	<C>	<C>	<C>	<C>	<C>	<C>	
<C>							
2 Westchester Plaza.....	1968	25,000	100.0	447		0.09	
17.88							
3 Westchester Plaza.....	1969	93,500	100.0	1,238		0.25	
13.24							
4 Westchester Plaza.....	1969	44,700	99.8	629		0.13	
14.10							
5 Westchester Plaza.....	1969	20,000	100.0	304		0.06	
15.20							
6 Westchester Plaza.....	1968	20,000	100.0	301		0.06	
15.05							
7 Westchester Plaza.....	1972	46,200	100.0	649		0.13	
14.05							
8 Westchester Plaza.....	1971	67,200	97.2	896		0.18	
13.72							
Hawthorne							
200 Saw Mill River Road.....	1965	51,100	100.0	633		0.13	
12.39							
4 Skyline Drive.....	1987	80,600	100.0	1,276		0.26	
15.83							
8 Skyline Drive.....	1985	50,000	98.9	897		0.18	
18.14							
10 Skyline Drive.....	1985	20,000	100.0	284		0.06	
14.20							
11 Skyline Drive.....	1989	45,000	100.0	690		0.15	
15.33							
12 Skyline Drive.....	1999	46,850	100.0	806		0.16	
17.20							
15 Skyline Drive.....	1989	55,000	98.2	1,009		0.20	
18.35							
Yonkers							
100 Corporate Boulevard.....	1987	78,000	99.2	1,399		0.28	
18.26							
200 Corporate Boulevard South.....	1990	84,000	99.8	1,380		0.28	
16.46							
4 Executive Plaza.....	1986	80,000	98.7	1,051		0.21	
13.31							
6 Executive Plaza.....	1987	80,000	100.0	1,153		0.23	
14.41							
1 Odell Plaza.....	1980	106,000	90.9	1,220		0.25	
12.66							
5 Odell Plaza.....	1983	38,400	99.6	548		0.11	
14.33							

7 Odell Plaza.....	1984	42,600	99.6	650	0.13
15.32					

Total New York Office/Flex		2,076,570	97.9	28,880	5.87
14.20					

FAIRFIELD COUNTY, CONNECTICUT

Stamford					
419 West Avenue.....	1986	88,000	94.0	1,469	0.30
17.76					
500 West Avenue.....	1988	25,000	100.0	449	0.09
17.96					
550 West Avenue.....	1990	54,000	100.0	785	0.16
14.54					
600 West Avenue.....	1999	66,000	100.0	826	0.17
12.52					
650 West Avenue.....	1998	40,000	100.0	555	0.11
13.88					

Total Connecticut Office/Flex		273,000	98.1	4,084	0.83
15.25					

TOTAL OFFICE/FLEX PROPERTIES		4,472,901	95.4	48,679	9.91
11.41					

</TABLE>

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Property Listing
 Industrial Warehouse Properties

<TABLE>
 <CAPTION>

Percentage				of Total			
2001				2001			
Office,	2001	Net	Leased	2001			
Office/Flex	Average	Rentable	as of	Base	and		
Industrial/ Property	Base Rent	Area	3/31/01	Rent	Base Rent		
Warehouse	Per Sq. Ft.	(Sq. Ft.)	(%) (a)	(\$000) (b) (c)			
Location	Year	Built					
(%) (\$ (c) (d)							

Elmsford					
1 Warehouse Lane.....	1957	6,600	100.0	59	
0.01 8.94					
2 Warehouse Lane.....	1957	10,900	96.3	136	
0.03 12.96					
3 Warehouse Lane.....	1957	77,200	100.0	290	
0.06 3.76					
4 Warehouse Lane.....	1957	195,500	97.4	1,935	
0.39 10.16					
5 Warehouse Lane.....	1957	75,100	97.1	779	
0.16 10.68					
6 Warehouse Lane.....	1982	22,100	100.0	513	
0.10 23.21					

Total Industrial/Warehouse Properties	387,400	98.0	3,712
0.75	9.78		

TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES	27,213,025	96.4 (g)	492,410
100.0	18.78		

</TABLE>

- (a) Based on all leases in effect as of March 31, 2001.
- (b) Total base rent for 12 months ended March 31, 2001, determined in accordance with 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.
- (c) Excludes space leased by the Company.
- (d) Base rent for the 12 months ended March 31, 2001 divided by net rentable square feet leased at March 31, 2001. For those properties acquired or placed in service during the 12 months ended March 31, 2001, amounts are annualized.
- (e) As this property was acquired or placed in service by the Company during the 12 months ended March 31, 2001, the amounts represented for base rent are annualized. These annualized amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entire 12 months ended March 31, 2001.
- (f) Calculation based on square feet in service as of March 31, 2001.
- (g) Weighted average percent leased excludes in-service development properties in lease-up.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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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 March 31, 2001, based upon annualized base rents:

<TABLE>
<CAPTION>

Year of Lease Expiration	Number of Properties	Annualized Base Rental Revenue (\$)	Percentage of Annualized Base Rental Revenue (%)	Square Feet Leased	Percentage Total Company Leased Sq. Ft. (%)
AT&T Wireless Services 2007 (b)	2	8,527,197	1.8	395,955	1.5
Donaldson, Lufkin & Jenrette Securities Corp. 2011	1	8,316,096	1.7	271,953	1.1
Keystone Mercy Health Plan 2015 (c)	3	7,429,219	1.5	325,843	1.3
AT&T Corporation 2009 (d)	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 (e)	3	6,390,275	1.3	361,688	1.4
Toys 'R' Us - NJ, Inc. 2012	1	5,342,672	1.1	242,518	0.9
Waterhouse Securities, Inc. 2015	1	5,253,555	1.1	184,222	0.7
Nabisco Inc. 2005 (f)	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
Board of Gov./Federal Reserve 2009 (g)	1	4,727,680	1.0	117,008	0.4
Allstate Insurance Company 2009 (h)	9	4,710,187	1.0	224,321	0.9
Winston & Strawn 2003	1	4,390,930	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 (i)	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 (j)	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		105,744,710	22.0	5,030,549	19.6
=====					

</TABLE>

- (a) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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.
- (b) 12,150 square feet expire September 2004; 345,799 square feet expire March 2007; 38,006 square feet expire June 2007.
- (c) 22,694 square feet expire January 2003; 303,149 square feet expire April 2015.
- (d) 63,278 square feet expire May 2004; 387,000 square feet expire January 2009.
- (e) 28,289 square feet expire January 2002; 85,000 square feet expire December 2005; 248,399 square feet expire December 2007.
- (f) 9,865 square feet expire September 2001; 300,378 square feet expire December 2005.
- (g) 94,719 square feet expire May 2005; 22,289 square feet expire July 2009.
- (h) 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.
- (i) 104,556 square feet expire September 2002; 57,204 square feet expire July 2007.
- (j) 28,000 square feet expire January 2011; 38,930 square feet expire April 2011; 40,875 square feet expire September 2011.

=====
Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

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Schedule of Lease Expirations

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 April 1, 2001, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

Of	Net Rentable Area Subject	Percentage Of Total Leased Square Feet Represented By	Annualized Base Rental Revenue Under	Average Annual Rent Per Net Rentable Square Foot Represented By	Percentage Annual Rent
Year Of	Number Of Leases	To Expiring Leases	Expiring	Expiring	By Expiring

Expiring Expiration (%)	Expiring (a)	(Sq. Ft.)	Leases (%) (b)	Leases (\$) (c)	Leases (\$)	Leases
<S>	<C>	<C>	<C>	<C>	<C>	<C>
2001 7.4	399	2,078,385	8.1	36,020,501	17.33	
2002 11.5	526	3,153,436	12.3	56,083,565	17.78	
2003 14.2	515	3,884,129	15.2	68,968,069	17.76	
2004 9.4	373	2,416,506	9.4	45,623,716	18.88	
2005 12.7	345	3,123,930	12.2	61,676,816	19.74	
2006 9.1	214	2,236,124	8.7	44,187,936	19.76	
2007 6.7	79	1,637,558	6.4	32,793,874	20.03	
2008 4.4	60	1,266,557	4.9	21,587,914	17.04	
2009 4.5	41	1,118,396	4.4	21,773,368	19.47	
2010 4.5	76	1,116,607	4.4	21,742,346	19.47	
2011 5.4	33	1,057,118	4.1	26,120,252	24.71	
2012 and thereafter 10.2	45	2,544,346	9.9	49,702,978	19.53	
Totals/Weighted Average 100.0	2,706	25,633,092 (d)	100.0	486,281,335	18.97	

</TABLE>

- (a) 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.
- (b) Excludes all unleased space as of March 31, 2001.
- (c) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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.
- (d) Reconciliation to Company's total net rentable square footage is as follows:

	Square Feet

Square footage leased to commercial tenants	25,633,092
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	450,823
Square footage unleased	1,146,410

Total net rentable square footage (does not include residential, land lease, retail or not-in-service properties)	27,230,325
	=====

Office Properties

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

<TABLE>
<CAPTION>

Of Base Under Year Of Expiring Expiration (%)	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (b)	Annualized Base Rental Revenue Under Expiring Leases (\$) (c)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Annual Rent Leases
2001 7.2	334	1,629,111	7.8	31,208,173	19.16	
2002 10.9	418	2,294,504	10.9	47,093,171	20.52	
2003 14.3	425	3,170,009	15.1	62,009,791	19.56	
2004 8.9	305	1,790,675	8.5	38,477,746	21.49	
2005 12.8	285	2,594,893	12.4	55,390,894	21.35	
2006 8.8	180	1,820,994	8.7	38,219,459	20.99	
2007 7.1	71	1,502,127	7.2	30,819,140	20.52	
2008 4.5	52	1,019,410	4.9	19,655,970	19.28	
2009 4.6	28	974,873	4.6	19,773,792	20.28	
2010 4.1	53	834,776	4.0	17,571,848	21.05	
2011 5.8	29	988,177	4.7	25,218,846	25.52	
2012 and thereafter 11.0	40	2,358,658	11.2	47,472,429	20.13	
Totals/Weighted Average 100.0	2,220	20,978,207	100.0	432,911,259	20.64	

</TABLE>

- (a) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of March 31, 2001.
- (c) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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.

Schedule of Lease Expirations

Office/Flex Properties

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

<TABLE>
<CAPTION>

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (b)	Annualized Base Rental Revenue Under Expiring Leases (\$) (c)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)

<S>	<C>	<C>	<C>	<C>	<C>	<C>
2001	61	441,942	10.4	4,746,280	10.74	9.6
2002	105	809,492	19.0	8,453,642	10.44	17.2
2003	86	616,146	14.5	6,455,535	10.48	13.1
2004	57	416,411	9.8	4,650,470	11.17	9.5
2005	57	515,883	12.1	6,104,046	11.83	12.4
2006	34	415,130	9.7	5,968,477	14.38	12.1
2007 4.0	8	135,431	3.2	1,974,734	14.58	
2008 3.9	8	247,147	5.8	1,931,944	7.82	
2009	12	131,723	3.1	1,893,376	14.37	3.9
2010	23	281,831	6.6	4,170,498	14.80	8.5
2011 1.8	4	68,941	1.6	901,406	13.08	
2012 and thereafter	4	177,688	4.2	1,965,549	11.06	4.0

Totals/Weighted Average	459	4,257,765	100.0	49,215,957	11.56	100.0
=====						

</TABLE>

- (a) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month office/flex tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of March 31, 2001.
- (c) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2001

Schedule of Lease Expirations

Industrial/Warehouse Properties

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

<TABLE>
<CAPTION>

Average Annual

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (b)	Annualized Base Rental Revenue Under Expiring Leases (\$) (c)	Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
2001	4	7,332	1.9	66,048	9.01	1.8
2002	3	49,440	13.0	536,752	10.86	14.5
2003	4	97,974	25.8	502,743	5.13	13.6
2004	10	200,120	52.7	2,300,500	11.50	62.3
2005	3	13,154	3.5	181,876	13.83	4.9
2009	1	11,800	3.1	106,200	9.00	2.9
Totals/Weighted Average	25	379,820	100.0	3,694,119	9.73	100.0

</TABLE>

- (a) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of March 31, 2001.
- (c) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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, the historical results may differ from those set forth above.

Schedule of Lease Expirations

Stand-Alone Retail Properties

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

<TABLE>
<CAPTION>

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

</TABLE>

- (a) Includes stand-alone retail property tenants only.
- (b) Annualized base rental revenue is based on actual March 2001 billings times 12. For leases whose rent commences after April 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.