

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: August 8, 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 Second Quarter 2001 Supplemental Operating and  
Financial Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended June 30, 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 Current 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, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

MACK-CALI REALTY CORPORATION

Date: August 8, 2001

By: /s/ BARRY LEFKOWITZ

-----  
Barry Lefkowitz  
Executive Vice President &  
Chief Financial Officer

<Page>

EXHIBIT INDEX

Exhibit	Document
- - - - -	- - - - -
99.1	Second Quarter 2001 Supplemental Operating and Financial Data

MACK-CALI  
REALTY CORPORATION

SECOND 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 June 30, 2001

INDEX

<Table>  
<Caption>

PAGE/S  
-----

	PAGE/S
	-----
<S>	<C>
I. COMPANY BACKGROUND	
o About the Company/Other Corporate Data.....	5
o Board of Directors/Executive Officers.....	6
o Equity Research Coverage/Company Contact Information.....	7
II. FINANCIAL HIGHLIGHTS	
o Quarterly Summary.....	9
o Property Sales/Acquisitions.....	10
o Development/Financing Activities.....	11
o Leasing Information.....	11-12
o Key Financial Data.....	13
o Same-Store Results and Analysis.....	14
o Unconsolidated Joint Ventures Summary.....	15-18
o Select Financial Ratios.....	19
o Debt Analysis:	
o Debt Breakdown/Future Repayments.....	20
o Debt Maturities.....	21
o Debt Detail.....	22
III. FINANCIAL STATEMENTS	
o Consolidated Statements of Operations.....	24
o Consolidated Balance Sheets.....	25
o Consolidated Statement of Changes in Stockholders' Equity.....	26
o Statements of Funds from Operations and Cash Available for Distribution.....	27
o Reconciliation of Basic-to-Diluted Shares/Units.....	28
IV. VALUE CREATION PIPELINE	
o Operating Property Acquisitions .....	30
o Properties Placed in Service.....	31
o Acquisition Property Profiles.....	32-36
o Summary of Construction Projects/Summary of Development Properties in Lease-Up.....	37
o Summary of Land Parcels.....	38
o Rental Property Sales.....	39
V. PORTFOLIO/ LEASING STATISTICS	
o Leasing Statistics.....	41-46
o Market Diversification (25 MSA's).....	47
o Industry Diversification (Top 30 Tenant Industries).....	48
o Consolidated Portfolio Analyses:	
BREAKDOWNS BY:	
(a) Number of Properties.....	49
(b) Square Footage.....	50
(c) Base Rental Revenue.....	51
(d) Percentage Leased.....	52
o Consolidated Property Listing (by Property Type).....	53-64
o Significant Tenants (Top 20 Tenants).....	65
o Schedules of Lease Expirations (by Property Type).....	66-69

</Table>

<Page>

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.

=====  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

I. COMPANY BACKGROUND

=====  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

I. COMPANY BACKGROUND

ABOUT THE COMPANY

Mack-Cali Realty Corporation (NYSE: CLI) is one of the largest real estate investment trusts (REITs) in the United States with a total market capitalization of \$3.7 billion at June 30, 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 269 properties, primarily class A office and office/flex buildings, totaling approximately 28.5 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 9.3 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 listed 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.

SUMMARY  
(AS OF JUNE 30, 2001)

Corporate Headquarters	Cranford, New Jersey
Fiscal Year End	12/31
Total Properties	269
Total Square Feet	28.5 million square feet

Geographic Diversity	11 states and the District of Columbia
New Jersey Presence	14.4 million square feet
Northeast Presence	22.5 million square feet
Common Shares and Units Outstanding	70.6 million
Dividend-- Quarter/Annualized	\$0.61/\$2.44
Dividend Yield	8.6%
Total Market Capitalization	\$3.7 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 June 30, 2001

5

<Page>

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 June 30, 2001

6

<Page>

EQUITY RESEARCH COVERAGE

BANC OF AMERICA MONTGOMERY Lee T. Schalop/ Alexis Hughes (212) 847-5677/ (212) 847-5705	GREEN STREET ADVISORS James Sullivan (949) 640-8780
BEAR, STEARNS & CO., INC. Ross Smotrich (212) 272-8046	LEHMAN BROTHERS David Shulman/ Stuart Axelrod (212) 526-3413/ (212) 526-3410
CS FIRST BOSTON Lawrence Raiman (212) 538-2380	MERRILL LYNCH Rahul Bhattacharjee/ Steve Sakwa (212) 449-1920/ (212) 449-0335
DEUTSCHE BANC ALEX. BROWN Louis Taylor (212) 469-4912	MORGAN STANLEY DEAN WITTER Gregory Whyte (212) 761-6331
FIRST UNION Christopher Haley (443) 263-6773	PRUDENTIAL SECURITIES James Sullivan/Michael Marron (212) 778-2515/ (212) 778-1724
FRIEDMAN, BILLINGS, RAMSEY & CO. David Loeb	SALOMON SMITH BARNEY Jonathan Litt/ Gary Boston

GOLDMAN SACHS  
Jim Kammert  
(212) 855-0670

COMPANY CONTACT INFORMATION

Mack-Cali Realty Corporation  
Investor Relations Department  
11 Commerce Drive  
Cranford, New Jersey 07016-3599  
PHONE: (908) 272-8000      WEB:      WWW.MACK-CALI.COM  
  
FAX:      (908) 272-6755      E-MAIL: INVESTORRELATIONS@MACK-CALI.COM

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

II. FINANCIAL HIGHLIGHTS

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

II. FINANCIAL HIGHLIGHTS

QUARTERLY SUMMARY

Funds from operations (FFO), after adjustment for straight-lining of rents and non-recurring charges, for the quarter ended June 30, 2001 amounted to \$66.2 million, or \$0.93 per share, versus \$66.4 million, or \$0.91 per share, for the quarter ended June 30, 2000, a per share increase of 2.2 percent. For the six months ended June 30, 2001, FFO, after adjustment for straight-lining of rents and non-recurring charges, amounted to \$129.9 million, or \$1.82 per share, versus \$132.6 million, or \$1.81 per share, for the same period last year, a per share increase of 1.0 percent. In the second quarter 2000, the Company incurred non-recurring charges relating to contractual obligations to departing employees of \$9.2 million, or \$0.13 per share, which has been excluded from FFO for the period.

Cash available for distribution (CAD) for the second quarter 2001 equaled \$56.3 million, or \$0.79 per share, versus \$54.1 million, or \$0.74 per share, for the same quarter last year, an increase of 6.8 percent on a per share basis. For the six months ended June 30, 2001, CAD equaled \$111.8 million, or \$1.57 per share, versus \$109.5 million, or \$1.49 per share, for the same period last year, an increase of 5.4 percent on a per share basis.

Total revenues for the second quarter 2001 increased \$2.5 million to \$148.4 million from \$145.9 million for the same quarter last year, a 1.7 percent increase. For the six months ended June 30, 2001, total revenues amounted to \$294.9 million, an increase of 2.1 percent over total revenues of \$288.9 million for the same period last year.

Income from operations before minority interest in Operating Partnership for the second quarter 2001 equaled \$47.2 million, or \$0.66 per share, versus \$46.4 million, or \$0.63 per share, for the same quarter last year, a per share increase of 4.8 percent. Income from operations before minority interest in Operating Partnership for the six months ended June 30, 2001 equaled \$90.7 million, or \$1.27 per share, versus \$89.7 million, or \$1.23 per share, for the same period last year, a per share increase of 3.3 percent. Income from operations before minority interest in Operating Partnership excludes realized gains and unrealized losses 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 56,299,124 shares of common stock, 7,956,525 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 70,614,668 shares/common units outstanding at June 30, 2001.

As of June 30, 2001, the Company had total indebtedness of approximately \$1.72 billion, with a weighted average annual interest rate of 7.3 percent. Mack-Cali had a total market capitalization of \$3.7 billion and a debt-to-undepreciated assets ratio of 42.2 percent at June 30, 2001. The Company had an interest coverage ratio of 3.5 times for the quarter ended June 30, 2001.

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

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTY SALES

During the quarter, the Company sold three wholly-owned properties and a joint venture-owned asset for total proceeds of approximately \$112.3 million. The property sales, all of which were completed in June, consisted of the following:

- - Tetco Tower, a 256,137 square-foot office building located in San Antonio, Texas, was sold for approximately \$21.9 million;
- - Cornerstone Regency, a 71,000 square-foot office building located in Houston, Texas, was sold for approximately \$3.2 million;
- - Tenby Chase, a 327-unit multi-family, residential complex located in Delran, New Jersey, was sold for approximately \$20 million; and
- - Continental Grand Plaza, a 239,085 square-foot office building located in El Segundo, California and owned by a joint venture between Mack-Cali and Highridge Partners, was sold for approximately \$67.2 million.

More recently, the Company completed the sales of two additional properties, as follows:

- - In July, Preston Centre, a 95,509 square-foot office building located in Dallas, Texas, was sold for approximately \$9.1 million; and
- - In August, Century III, a 72,265 square-foot office building located in West Des Moines, Iowa, was sold for approximately \$5.4 million. Century III was the Company's sole asset in Iowa.

ACQUISITIONS

During the quarter, the Company expanded its presence in Parsippany and Moorestown, New Jersey in two transactions, both of which were completed in April, as follows:

- - Maple Plaza I and II, located in the Mack-Cali Business Campus in Parsippany, New Jersey, were acquired for approximately \$48 million. The two class A office buildings, located at 4 and 6 Campus Drive, total 295,800 square feet, and are over 90 percent leased to leading tenants, including Nabisco, Prudential Insurance and ExxonMobil. The acquisitions increased the Company's holdings in the Parsippany submarket to a total of 2.0 million square feet; and
- - The Company acquired three office/flex properties, which aggregate 154,200 square feet and are located in the Company's Moorestown West Corporate Center in Moorestown, New Jersey, for approximately \$11 million. The acquisitions, which are 100 percent leased, increased the Company's holdings in the complex to a total of 1.2 million square feet.

In August, the Company acquired two office/flex buildings, located in the Mid-Westchester Executive Park in Hawthorne, New York, for approximately \$14.7 million. The two buildings, located at 5 and 6 Skyline Drive, total 168,177 square feet, and are 100 percent leased.

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## DEVELOPMENT

Progress also 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, comprised of the following:

- - 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;
- - Plaza 10, a 19-story, 575,000 square-foot class A office building, is expected to be completed in late 2002. The building is 100 percent pre-leased to Charles Schwab & Co., Inc. and will be the site of its newly expanded East Coast regional headquarters; and
- - 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 between Mack-Cali and Hyatt. Completion of this project is anticipated by late 2002.

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 pier.

## FINANCING ACTIVITIES

During the quarter, the Company obtained an additional \$70.0 million in proceeds from the existing mortgage lenders on Harborside Financial Center Plazas 2 and 3. The mortgage on Plazas 2 and 3, with a balance of \$163.9 million at quarter end, bears interest at a weighted average fixed rate of 7.36 percent and matures in January 2006. Proceeds from the financing were used to pay down outstanding borrowings on the Company's revolving credit facility.

In accordance with the Company's Share Repurchase Program, during the second quarter, the Company purchased 749,500 shares of its outstanding common stock for an aggregate cost of approximately \$20.5 million.

## LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 96.3 percent leased at June 30, 2001, compared to 96.4 percent at March 31, 2001.

For the quarter ended June 30, 2001, the Company executed 226 leases totaling 1,115,707 square feet, consisting of 855,466 square feet of office space and 260,241 square feet of office/flex space. Of these totals, 415,379 square feet were for new leases and 700,328 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

- - Sankyo Pharma, Inc., a pharmaceutical firm and the U.S. subsidiary of Sankyo Co., Ltd., signed leases for 56,954 square feet at Two Hilton Court in the Mack-Cali Business Campus in Parsippany, New Jersey. The leases, which carry an average term of 11 years, represent a 36,435 square-foot expansion of Sankyo Pharma's current space. Two Hilton Court, a 181,592 square-foot class A office property, is currently 100 percent leased.

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

&lt;Page&gt;

- - Computer Sciences Corporation, a consulting and systems integration firm, leased the Company's entire 41,600 square-foot office building at 100 Decadon Drive in Egg Harbor Township, New Jersey. Computer Sciences Corporation signed a four-year lease renewal for 32,637 square feet, with a five-year expansion on 8,963 square feet.
- - The State of New Jersey Department of Environmental Protection renewed its 34,810 square-foot lease for 10 years at 300 Horizon Center Drive in the Company's Horizon Center Business Park in Hamilton Township, New Jersey. 300 Horizon Center Drive, a 69,780 square-foot office/flex building, is currently 100 percent leased.





2,335				
Scheduled Principal Payments	769	756	772	685
723				
Interest Coverage Ratio	3.46	3.38	3.50	3.65
3.71				
Fixed Charge Coverage Ratio	2.65	2.63	2.62	2.79
2.71				
Funds from Operations (e)	66,172	63,723	64,535	64,984
66,433				
FFO per Share--diluted (e)	0.93	0.89	0.89	0.89
0.91				
Cash Available for Distribution (f)	56,312	55,485	51,248	53,591
54,119				
CAD per Share--diluted (f)	0.79	0.78	0.71	0.73
0.74				
Dividends Declared per Share	0.61	0.61	0.61	0.61
0.58				
FFO Payout Ratio--diluted (e)	65.49%	68.30%	68.47%	68.86%
63.98%				
CAD Payout Ratio--diluted (f)	76.96%	78.45%	86.23%	83.49%
78.54%				
PORTFOLIO SIZE:				
Properties	269	268	267	268
266				
Total Square Footage	28,528,468	28,644,723	28,215,060	28,532,779
28,411,314				
Sq. Ft. Leased at End of Period (g)	96.3%	96.4%	96.8%	96.7%
96.9%				

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 </Table>

- (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 June 30, 2001

13

<Page>

SAME STORE RESULTS AND ANALYSIS  
 (DOLLARS IN THOUSANDS)

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	FOR THE THREE MONTHS ENDED			
	JUNE 30,		CHANGE	%
	2001	2000		
<S>	<C>	<C>	<C>	<C>
Property Revenues	\$ 133,312	\$ 129,892	\$ 3,420	2.6
Less: Straight-line rent adjustment	(3,497)	(3,213)	(284)	8.8
Total Property Revenues (excluding straight-line rent adjustment)	129,815	126,679	3,136	2.5
Real Estate Taxes	14,075	13,953	122	0.9
Utilities	9,887	9,385	502	5.3

Operating Services	15,321	15,364	(43)	(0.3)
Total Property Expenses:	39,283	38,702	581	1.5
Net Operating Income	\$ 90,532	\$ 87,977	\$ 2,555	2.9
Percentage Leased at Period End	96.4%	97.0%		
Total Properties:	246			
Total Square Footage:	25,357,929			

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	FOR THE SIX MONTHS		CHANGE	% CHANGE
	2001	2000		
<S>	<C>	<C>	<C>	<C>
Property Revenues	\$ 265,833	\$ 257,258	\$ 8,575	3.3
Less: Straight-line rent adjustment	(6,736)	(5,444)	(1,292)	23.7
Total Property Revenues (excluding straight-line rent adjustment)	259,097	251,814	7,283	2.9
Real Estate Taxes	28,106	27,699	407	1.5
Utilities	20,618	19,223	1,395	7.3
Operating Services	31,288	30,959	329	1.1
Total Property Expenses:	80,012	77,881	2,131	2.7
Net Operating Income	\$ 179,085	\$ 173,933	\$ 5,152	3.0
Percentage Leased at Period End	96.5%	97.0%		
Total Properties:	245			
Total Square Footage:	25,297,129			

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

14

<Page>

UNCONSOLIDATED JOINT VENTURES SUMMARY  
(DOLLARS IN THOUSANDS)

BREAKDOWN OF UNCONSOLIDATED JOINT VENTURES

<Table>  
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COMPANY'S EFFECTIVE JOINT VENTURE NAME OWNERSHIP %	PROPERTY	NUMBER OF BUILDINGS	LOCATION	PERCENT LEASED	SQUARE FEET
<S>	<C>	<C>	<C>	<C>	<C>
<C>					

OFFICE PROPERTIES:

Property	Address	Units	Location	Ownership %	Value
Pru-Beta 3	Nine Campus Drive	1	Parsippany, NJ	94.5%	156,495
50.0%					
HPMC	Lava Ridge	3	Roseville, CA	95.6%	183,200
50.0%					
HPMC (a)	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	79.3%	168,000
20.0%					

OFFICE/FLEX PROPERTIES:

Property	Address	Units	Location	Ownership %	Value
Ramland Realty Associates, L.L.C.	One Ramland Road	1	Orangeburg, NY	80.6%	232,000
50.0%					

MULTI-USE:

Property	Address	Units	Location	Ownership %	Value
HPMC (a)	Pacific Plaza	2	Daly City, CA	60.6%	471,379
32.5%					
American Financial Exchange L.L.C.	Parking Lot (b)	--	Jersey City, NJ	n/a	n/a
50.0%					

</Table>

- (a) Property was being developed and not in service as of June 30, 2001.
- (b) The joint venture has commenced construction of 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 June 30, 2001

<Page>

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 June 30, 2001 and December 31, 2000:

<Table>  
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	JUNE 30, 2001					
	PRU-BETA 3	HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	ASHFORD LOOP
ARCAP						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
ASSETS:						
Rental property, net	\$20,330	\$92,224	\$10,027	\$42,446	\$18,491	\$37,637
\$ --						
Other assets	2,540	33,240	3,098	694	4,686	
560 482,329						
Total assets	\$22,870	\$125,464	\$13,125	\$43,140	\$23,177	\$38,197
\$482,329						
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:						
Mortgages and loans payable	\$ --	\$67,782	\$50,000	\$ --	\$16,319	\$ --
\$266,030						

Other liabilities	101	3,124	1,642	10,980	130	538
5,111						
Partners'/members' capital	22,769	54,558	(38,517)	32,160	6,728	37,659
211,188						
-----						
Total liabilities and partners'/members' capital	\$22,870	\$125,464	\$13,125	\$43,140	\$23,177	\$38,197
\$482,329						
=====						
Company's net investment in unconsolidated joint ventures	\$15,747	\$37,647	\$3,549	\$33,405	\$2,936	\$7,880
\$19,745						
-----						

<Caption>

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>	<C>	<C>
ASSETS:			
Rental property, net	\$17,271	\$33,441	\$271,867
Other assets	96	--	527,243
-----			
Total assets	\$17,367	\$33,441	\$799,110
=====			
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:			
Mortgages and loans payable	\$16,028	\$10,000	\$426,159
Other liabilities	--	4,425	26,051
Partners'/members' capital	1,339	19,016	346,900
-----			
Total liabilities and partners'/members' capital	\$17,367	\$33,441	\$799,110
=====			
Company's net investment in unconsolidated joint ventures	\$176	\$9,859	\$130,944

</Table>

<Table>  
<Caption>

		DECEMBER 31,				
2000						
		PRU-BETA 3	HPMC	MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY
ASHFORD				G&G		
LOOP	ARCAP					
-----						
<S>		<C>	<C>	<C>	<C>	<C>
<C>						
ASSETS:						
Rental property, net		\$20,810	\$78,119	\$10,589	\$12,546	\$18,947
\$ --						\$37,665
Other assets		2,737	27,082	2,508	11,851	4,755
849	310,342					
-----						
Total assets		\$23,547	\$105,201	\$13,097	\$24,397	\$23,702
\$310,342						\$38,514
=====						
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:						
Mortgages and loans payable		\$ --	\$63,486	\$50,000	\$ --	\$16,666
\$129,562						\$ --
Other liabilities		160	5,035	1,368	9,400	522
3,750						1,005
Partners'/members' capital		23,387	36,680	(38,271)	14,997	6,514
177,030						37,509
-----						
Total liabilities and partners'/members' capital		\$23,547	\$105,201	\$13,097	\$24,397	\$23,702
						\$38,514

\$310,342

Company's net investment in unconsolidated joint ventures	\$16,110	\$35,079	\$3,973	\$15,809	\$2,782	\$7,874
\$19,811						

<Caption>

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
ASSETS:			
Rental property, net	--	--	\$178,676
Other assets	--	--	360,124
Total assets	--	--	\$538,800
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:			
Mortgages and loans payable	--	--	\$259,714
Other liabilities	--	--	21,240
Partners'/members' capital	--	--	257,846
Total liabilities and partners'/members' capital	--	--	\$538,800
Company's net investment in unconsolidated joint ventures	--	--	\$101,438

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

16

<Page>

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 and six month periods ended June 30, 2001 and 2000:

<Table>  
<Caption>

	THREE MONTHS ENDED JUNE					
30, 2001	PRU-BETA 3	HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	ASHFORD LOOP
ARCAP						
Total revenues	\$1,235	\$13,936	\$3,084	\$158	\$989	\$1,491
Operating and other expenses	(369)	(774)	(845)	(7)	(264)	
Depreciation and amortization	(299)	(592)	(387)	(5)	(236)	
Interest expense	--	(929)	(808)	--	(299)	-
Net income	\$567	\$11,641	\$1,044	\$146	\$190	\$560

Company's equity in earnings of unconsolidated joint ventures	\$245	\$1,311	\$366	\$(617)	\$95	\$112
---	-------	---------	-------	---------	------	-------

<Caption>

	MORRIS	MC-SJP REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>		<C>	<C>
Total revenues		--	--	\$29,397
Operating and other expenses		--	--	(5,137)
Depreciation and amortization		--	--	(1,751)
Interest expense		--	--	(6,939)
Net income		--	--	\$15,570
Company's equity in earnings of unconsolidated joint ventures		--	--	\$2,037

</Table>

<Table>  
<Caption>

2000

THREE MONTHS ENDED JUNE 30,

	PRU-BETA 3	HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	
ASHFORD						
LOOP	ARCAP					
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Total revenues	\$1,234	\$2,504	\$2,569	\$254	\$969	\$1,469
\$4,606						
Operating and other expenses	(401)	(813)	(793)	(51)	(273)	
(641) (721)						
Depreciation and amortization	(305)	(1,065)	(336)	(7)	(241)	
(210) --						
Interest expense	--	(793)	(1,039)	--	(377)	-
- (932)						
Net income	\$528	\$(167)	\$401	\$196	\$78	
\$618 \$2,953						
Company's equity in earnings of unconsolidated joint ventures	\$225	\$102	\$43	\$139	\$37	\$124
\$400						

<Caption>

	MORRIS	MC-SJP REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>		<C>	<C>
Total revenues		--	--	\$13,605
Operating and other expenses		--	--	(3,693)
Depreciation and amortization		--	--	(2,164)
Interest expense		--	--	(3,141)
Net income		--	--	\$4,607
Company's equity in earnings of unconsolidated joint ventures		--	--	\$1,070

</Table>

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

17

<Page>

<Table>  
 <Caption>

SIX MONTHS ENDED JUNE 30,

2001

ASHFORD		G&G		AMERICAN FINANCIAL	RAMLAND		
LOOP	ARCAP	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	
<S>		<C>	<C>	<C>	<C>	<C>	
Total revenues		\$2,488	\$14,992	\$5,807	\$379	\$1,958	\$3,064
\$27,830							
Operating and other expenses		(782)	(948)	(1,650)	(41)	(607)	
(1,416)	(4,003)						
Depreciation and amortization		(592)	(933)	(777)	(20)	(483)	
(462)	--						
Interest expense		--	(1,256)	(1,793)	--	(654)	--
(7,890)							
Net income		\$1,114	\$11,855	\$1,587	\$318	\$214	\$1,186
\$15,937							
Company's equity in earnings of unconsolidated joint ventures		\$503	\$3,464	\$536	\$(445)	\$154	\$209
\$1,025							

<Caption>

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>	<C>	<C>
Total revenues	--	--	\$56,518
Operating and other expenses	--	--	(9,447)
Depreciation and amortization	--	--	(3,267)
Interest expense	--	--	(11,593)
Net income	--	--	\$32,211
Company's equity in earnings of unconsolidated joint ventures	--	--	\$5,446

</Table>

<Table>  
 <Caption>

SIX MONTHS ENDED JUNE

30, 2000

ASHFORD		G&G		AMERICAN FINANCIAL	RAMLAND		
LOOP	ARCAP	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	
<S>		<C>	<C>	<C>	<C>	<C>	
Total revenues		\$2,468	\$3,560	\$5,281	\$504	\$1,947	\$2,832



\$11,150						
Operating and other expenses	(819)	(987)	(1,553)	(82)	(590)	
(1,271)	(1,292)					
Depreciation and amortization	(611)	(1,406)	(762)	(20)	(482)	
(403)	--					
Interest expense	--	(1,120)	(1,914)	--	(746)	--
(1,701)						

Net income	\$1,038	\$47	\$1,052	\$402	\$129	
\$1,158	\$8,157					
=====						
Company's equity in earnings						
of unconsolidated						
joint ventures	\$441	\$102	\$212	\$345	\$62	\$245
\$800						

<Caption>

	MORRIS	MC-SJP REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>		<C>	<C>
Total revenues		--	--	\$27,742
Operating and other expenses		--	--	(6,594)
Depreciation and amortization		--	--	(3,684)
Interest expense		--	--	(5,481)
Net income		--	--	\$11,983
Company's equity in earnings				
of unconsolidated				
joint ventures		--	--	\$2,207

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

18

<Page>

SELECT FINANCIAL RATIOS

<Table>  
<Caption>

RATIOS COMPUTED FOR INDUSTRY COMPARISONS:	2001	JUNE 30, 2000
<S>	<C>	<C>
FINANCIAL POSITION RATIOS:		
Total Debt/ Total Book Capitalization (BOOK VALUE) (%)	45.77%	40.99%
Total Debt/ Total Market Capitalization (MARKET VALUE) (%)	46.11%	44.13%
Total Debt/ Total Undepreciated Assets (%)	42.24%	38.15%
Secured Debt/ Total Undepreciated Assets (%)	13.44%	12.53%

</Table>

<Table>  
<Caption>

	THREE MONTHS ENDED JUNE 30,		SIX MONTHS ENDED JUNE 30,	
	2001	2000	2001	2000
<S>	<C>	<C>	<C>	<C>
OPERATIONAL RATIOS:				
Interest Coverage (FUNDS FROM OPERATIONS+INTEREST EXPENSE)/INTEREST EXPENSE (X)	3.46	3.71	3.42	3.69
Debt Service Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + PRINCIPAL AMORT.) (X)	3.37	3.62	3.33	3.58
Fixed Charge Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + CAPITALIZED INTEREST+PREF. DIV. +PRIN. AMORT.+GROUND LEASE PAYMENTS) (X)	2.65	2.71	2.64	2.73
FFO Payout (DIVIDENDS DECLARED/FUNDS FROM OPERATIONS (%))	65.49%	63.98%	66.87%	64.09%
CAD Payout (DIVIDENDS DECLARED/ CASH AVAILABLE FOR DISTRIBUTION (%))	76.96%	78.54%	77.70%	77.60%

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

DEBT ANALYSIS  
-----  
(AS OF JUNE 30, 2001)

DEBT BREAKDOWN  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

WEIGHTED AVERAGE MATURITY IN YEARS	BALANCE	% OF TOTAL	WEIGHTED AVERAGE	
			INTEREST RATE	
<S>	<C>	<C>	<C>	<C>
Fixed Rate Secured Debt 4.16	\$515,523	29.96%	7.22%	
Fixed Rate Unsecured Notes 6.00	1,096,599	63.73%	7.51%	
Variable Rate Secured Debt 7.58	32,178	1.87%	5.61%	
Variable Rate Unsecured Debt 1.98	76,500	4.44%	4.84%	
TOTALS/WEIGHTED AVERAGE: 5.30	\$1,720,800	100.00%	7.27%	

</Table>

FUTURE REPAYMENTS  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

AVERAGE INTEREST RATE PERIOD REPAYMENTS (a)	SCHEDULED AMORTIZATION	MATURITIES	TOTAL	WEIGHTED OF FUTURE
July through December 2001 9.08%	\$1,554	\$2,096	\$3,650	
2002 10.25%	3,260	0	3,260	
2003 6.61%	3,407	268,594	272,001	
2004 7.34%	2,247	309,863	312,110	
2005 7.14%	1,420	253,178	254,598	
2006 7.05%	(186)	220,000	219,814	
2007 7.02%	(350)	9,364	9,014	
2008 7.67%	(408)	0	(408)	
2009 7.30%	(222)	332,178	331,956	
2010 7.95%	(173)	15,000	14,827	
2011 7.92%	(22)	300,000	299,978	
TOTALS/WEIGHTED AVERAGE: 7.27%	\$10,527	\$1,710,273	\$1,720,800	

</Table>

(a) Assumes weighted average LIBOR at June 30, 2001 of 4.039 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 June 30, 2001

<Page>

DEBT MATURITIES  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

	2001	2002	2003	2004	2005	2006	2007
2008							
SECURED DEBT:							
Mack-Cali							
Morris Plains	\$2,096						
Mack-Cali Willowbrook			\$6,811				
400 Chestnut Ridge				\$9,863			
Mack-Cali Centre VI					\$35,000		
Prudential Portfolio					150,000		

Mack-Cali								23,000
Bridgewater I								
Mack-Cali								17,500
Woodbridge II								
Mack-Cali Short Hills								22,089
500 West Putnam Ave								5,589
Harborside Financial								
Center- Plaza 1								\$75,358
Harborside Financial								
Center- Plazas 2 & 3								144,642
Mack-Cali Airport								
Kemble Plaza I								\$9,364

-----  
TOTAL SECURED DEBT:                   \$2,096           --           \$6,811           \$9,863           \$253,178           \$220,000           \$9,364  
-----

=====

UNSECURED DEBT:

Unsecured credit facility								\$76,500
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:                   --           --           \$261,783           \$300,000           --           --           --  
-----

=====

TOTAL DEBT:                           \$2,096           --           \$268,594           \$309,863           \$253,178           \$220,000           \$9,364  
-----

<Caption>

=====

	2009	2010	2011	TOTALS
<S>	<C>	<C>	<C>	<C>
SECURED DEBT:				
-----				
Mack-Cali				
Morris Plains				\$2,096
Mack-Cali Willowbrook				6,811
400 Chestnut Ridge				9,863
Mack-Cali Centre VI				35,000
Prudential Portfolio				150,000
Mack-Cali				23,000
Bridgewater I				
Mack-Cali				17,500
Woodbridge II				
Mack-Cali Short Hills				22,089
500 West Putnam Ave				5,589
Harborside Financial				
Center- Plaza 1				75,358
Harborside Financial				
Center- Plazas 2 & 3				144,642
Mack-Cali Airport				9,364
Kemble Plaza I	\$32,178			32,178
-----				
TOTAL SECURED DEBT:	\$32,178	--	--	\$533,490

=====

UNSECURED DEBT:

-----

Unsecured credit facility				\$76,500
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	\$1,176,783
=====				

TOTAL DEBT:	\$332,178	\$15,000	\$300,000	\$1,710,273
=====				

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

DEBT DETAIL  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

DATE OF PROPERTY NAME MATURITY	LENDER	EFFECTIVE INTEREST RATE	PRINCIPAL BALANCE AT	
			JUNE 30, 2001	DECEMBER 31, 2000
-----				
<S>	<C>	<C>	<C>	<C>
-----				
SENIOR UNSECURED NOTES: (a)				
-----				
7.180% Senior Unsecured Notes 12/31/03	public debt	7.230%	\$ 185,283	\$ 185,283
7.000% Senior Unsecured Notes 03/15/04	public debt	7.270%	299,784	299,744
7.250% Senior Unsecured Notes 03/15/09	public debt	7.490%	298,189	298,072
7.835% Senior Unsecured Notes 12/15/10	public debt	7.950%	15,000	15,000
7.750% Senior Unsecured Notes 02/15/11	public debt	7.925%	298,343	--
-----				
TOTAL SENIOR UNSECURED NOTES:			\$1,096,599	\$ 798,099
-----				

REVOLVING CREDIT FACILITIES:				
-----				
2000 Unsecured Facility (b) 06/22/03	24 Lenders	LIBOR+ 80 basis points	\$ 76,500	\$ 348,840
Prudential Facility (c) 06/29/01	Prudential Securities	LIBOR+110 BASIS POINTS	--	--
-----				
TOTAL REVOLVING CREDIT FACILITIES:			\$ 76,500	\$ 348,840
-----				

PROPERTY MORTGAGES:				
-----				
101 & 225 Executive Drive 06/01/01	Sun Life Assurance Co.	6.270%	\$ --	\$ 2,198
Mack-Cali Morris Plains 12/31/01	Corestates Bank	7.510%	2,133	2,169
Mack-Cali Willowbrook 10/01/03	CIGNA	8.670%	9,038	9,460
400 Chestnut Ridge 07/01/04	Prudential Insurance Co.	9.440%	13,128	13,588
Mack-Cali Centre VI 04/01/05	Principal Life Insurance Co.	6.865%	35,000	35,000
Various (d) 05/15/05	Prudential Insurance Co.	7.100%	150,000	150,000

Mack-Cali Bridgewater I 09/10/05	New York Life Ins. Co.	7.000%	23,000	23,000
Mack-Cali Woodbridge II 09/10/05	New York Life Ins. Co.	7.500%	17,500	17,500
Mack-Cali Short Hills 10/01/05	Prudential Insurance Co.	7.740%	25,571	25,911
500 West Putnam Avenue 10/10/05	New York Life Ins. Co.	6.520%	9,679	10,069
Harborside - Plaza 1 01/01/06	U.S. West Pension Trust	5.610%	56,141	54,370
Harborside - Plazas 2 and 3 01/01/06	Northwestern/Principal	7.363%	163,859	95,630
Mack-Cali Airport 04/01/07	Allstate Life Insurance Co.	7.050%	10,474	10,500
Kemble Plaza I 01/31/09	Mitsubishi Tr & Bk Co.	LIBOR+0.650%	32,178	32,178

-----  
TOTAL PROPERTY MORTGAGES: \$ 547,701 \$ 481,573  
-----

-----  
TOTAL DEBT: \$1,720,800 \$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 was \$100.0 million. The Company repaid in full and terminated this facility on June 29, 2001.
- (d) The Company has the option to convert the mortgage loan, which is secured by 12 properties, to unsecured debt.

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

22

<Page>

III. FINANCIAL STATEMENTS  
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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

23

<Page>

III. FINANCIAL STATEMENTS  
-----

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF OPERATIONS  
-----  
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)  
=====

<Table>  
<Caption>

ENDED

THREE MONTHS ENDED

SIX MONTHS

JUNE 30,

JUNE

30,

REVENUES 2000	2001	2000	2001
<S>	<C>	<C>	<C>
<C>			
Base rents \$243,670	\$129,419	\$122,072	\$254,795
Escalations and recoveries from tenants 31,295	13,430	14,627	28,192
Parking and other 9,450	3,060	6,128	5,406
Equity in earnings of unconsolidated joint ventures 2,207	2,037	1,070	5,446
Interest income 2,246	472	1,992	1,085
Total revenues 288,868	148,418	145,889	294,924

EXPENSES

Real estate taxes 29,437	15,510	14,733	30,797
Utilities 20,393	10,699	10,014	22,655
Operating services 34,564	17,686	16,822	35,565
General and administrative 11,272	6,856	5,159	12,866
Depreciation and amortization 45,127	21,951	22,945	45,435
Interest expense 53,261	28,555	26,835	56,920

Total expenses 194,054	101,257	96,508	204,238
---------------------------	---------	--------	---------

Income from operations before minority interests 94,814	47,161	49,381	90,686
Minority interest in partially-owned properties (5,072)	--	(2,982)	--

Income from operations before minority interest in 89,742	47,161	46,399	90,686
Operating Partnership Minority interest in Operating Partnership (a) (17,637)	(9,220)	(8,936)	(17,971)

Income from operations 72,105	37,941	37,463	72,715
Non-recurring charges (b) (8,109)	--	(8,109)	--
Realized gains and unrealized losses on disposition of rental property (c) 66,927	19,732	64,954	1,696

Net income \$130,923	\$ 57,673	\$ 94,308	\$ 74,411
-------------------------	-----------	-----------	-----------

PER SHARE DATA:

Income from operations-basic \$ 1.23	\$ 0.67	\$ 0.64	\$ 1.28
Net income-basic \$ 2.24	\$ 1.02	\$ 1.61	\$ 1.31

Income from operations-diluted \$ 1.23	\$ 0.66	\$ 0.63	\$ 1.27
Net income-diluted \$ 2.14	\$ 0.98	\$ 1.52	\$ 1.30

Dividends declared per common share	\$ 0.61	\$ 0.58	\$ 1.22
\$ 1.16			
-----			
Basic weighted average shares outstanding	56,519	58,545	56,662
58,420			
Diluted weighted average shares outstanding	71,044	73,284	71,198
73,237			
-----			

</Table>

- (a) Excludes effect of minority interest's share of non-recurring charges and realized gains and unrealized losses on disposition of rental property.
- (b) Net of minority interest's share of \$1,119 for both the three and six months ended June 30, 2000.
- (c) Net of minority interest's share of \$2,778 and \$8,967 for the three months ended June 30, 2001 and 2000, respectively, and \$251 and \$9,242 for the six months ended June 30, 2001 and 2000, respectively.

=====  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

24

<Page>

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

-----  
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

=====  
<Table>  
<Caption>

	JUNE 30, 2001	DECEMBER 31, 2000
ASSETS		
-----		
<S>	<C>	<C>
Rental property		
Land and leasehold interests	\$ 488,288	\$ 542,841
Buildings and improvements	2,679,435	2,934,383
Tenant improvements	120,707	106,208
Furniture, fixtures and equipment	7,046	6,445
	3,295,476	3,589,877
Less - accumulated depreciation and amortization	(314,239)	(302,932)
	2,981,237	3,286,945
Rental property held for sale, net	450,932	107,458
Net investment in rental property	3,432,169	3,394,403
Cash and cash equivalents	22,738	13,179
Investments in unconsolidated joint ventures	130,944	101,438
Unbilled rents receivable, net	58,118	50,499
Deferred charges and other assets, net	100,337	102,655
Restricted cash	7,492	6,557
Accounts receivable, net of allowance for doubtful accounts of \$693 and \$552	8,121	8,246
TOTAL ASSETS	\$3,759,919	\$3,676,977
=====		

LIABILITIES AND STOCKHOLDERS' EQUITY

Senior unsecured notes	\$1,096,599	\$798,099
Revolving credit facilities	76,500	348,840



Mortgages and loans payable	547,701	481,573
Dividends and distributions payable	43,080	43,496
Accounts payable and accrued expenses	51,712	53,608
Rents received in advance and security deposits	31,592	31,146
Accrued interest payable	26,814	17,477
-----		
Total liabilities	1,873,998	1,774,239
-----		
MINORITY INTERESTS:		
Operating Partnership	448,088	447,523
Partially-owned properties	--	1,925
-----		
Total minority interests	448,088	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, 56,299,124 and 56,980,893 shares outstanding	563	570
Additional paid-in capital	1,494,124	1,513,037
Dividends in excess of net earnings	(51,837)	(57,149)
Unamortized stock compensation	(5,017)	(3,168)
-----		
Total stockholders' equity	1,437,833	1,453,290
-----		
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$3,759,919	\$3,676,977
=====		

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

25

<Page>

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENT OF CHANGES IN STOCKHOLDERS' EQUITY

(IN THOUSANDS)

TOTAL STOCKHOLDERS' EQUITY	COMMON STOCK		ADDITIONAL PAID-IN CAPITAL	DIVIDENDS IN EXCESS OF NET EARNINGS	UNAMORTIZED STOCK COMPENSATION
	SHARES	PAR VALUE			
<S>	<C>	<C>	<C>	<C>	<C>
Balance at January 1, 2001	56,981	\$570	\$1,513,037	\$(57,149)	\$(3,168)
\$1,453,290					
Net income	--	--	--	74,411	--
74,411					
Dividends	--	--	--	(69,099)	--
(69,099)					
Redemption of common units for shares of common stock	7	--	192	--	--
192					
Proceeds from stock options exercised	106	1	2,388	--	--
2,389					
Deferred compensation plan for directors	--	--	76	--	--



Cash available for distribution-diluted 76.96% 78.54% 77.70% 77.60%

</Table>

- (a) Includes the Company's share from unconsolidated joint ventures of \$1,321 and \$686 for the three months ended June 30, 2001 and 2000, respectively, and \$2,043 and \$1,420 for the six months ended June 30, 2001 and 2000, respectively.
- (b) Includes the Company's share from unconsolidated joint ventures of \$90 and \$(3) for the three months ended June 30, 2001 and 2000, respectively, and \$126 and \$54 for the six months ended June 30, 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.
- (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 \$3,765 for the three months ended June 30, 2001 and 2000, respectively, and \$7,758 and \$7,634 for the six months ended June 30, 2001 and 2000, respectively.

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

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:

MONTHS ENDED JUNE 30,	THREE MONTHS ENDED		SIX
	JUNE 30,		
2000	2001	2000	2001
Basic weighted average shares: 58,420	56,519	58,545	56,662
Add: Weighted average common units 8,107	7,957	8,082	7,959
Basic weighted average shares/units: 66,527	64,476	66,627	64,621
Add: Weighted average preferred units (after conversion to common units) 6,537	6,359	6,457	6,359
Stock options 173	209	200	218
Diluted weighted average shares/units: 73,237	71,044	73,284	71,198

</Table>

<Page>

IV. VALUE CREATION PIPELINE

<Page>

IV. VALUE CREATION PIPELINE

OPERATING PROPERTY ACQUISITIONS  
 (DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2001

<Table>  
 <Caption>

ACQUISITION INVESTMENT BY	DATE	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
COMPANY (d)					
<S>	<C>		<C>	<C>	<C>
OFFICE	04/06/01	4 & 6 Campus Drive	Parsippany, Morris County, NJ	2	295,766
	\$48,404				
TOTAL OFFICE PROPERTY ACQUISITIONS:				2	295,766
	\$48,404				
OFFICE/FLEX	02/14/01	31 & 41 Twosome Drive (a) (b)	Moorestown, Burlington County, NJ	2	127,250
	\$ 7,155				
	04/27/01	1245 & 1247 N. Church Street, 2 Twosome Drive (a) (b)	Moorestown, Burlington County, NJ	3	154,200
	11,083				
TOTAL OFFICE/FLEX PROPERTY ACQUISITIONS:				5	281,450
	\$18,238				
TOTAL OPERATING PROPERTY ACQUISITIONS:				7	577,216
	\$66,642				

</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	555 & 565 Taxter Road	Elmsford, Westchester County, NY	2	341,108
\$42,980				
6/14/00	Four Gatehall Drive	Parsippany, Morris County, NJ	1	248,480
42,381				
TOTAL OFFICE PROPERTY ACQUISITIONS:			3	589,588
\$85,361				

OFFICE/FLEX				
3/24/00	Two Executive Drive (a) (b)	Moorestown, Burlington County, NJ	1	60,800
\$ 4,007				
7/14/00	915 North Lenola Road (a) (b)	Moorestown, Burlington County, NJ	1	52,488
2,542				
TOTAL OFFICE/FLEX PROPERTY ACQUISITIONS:			2	113,288
\$ 6,549				

TOTAL OPERATING PROPERTY ACQUISITIONS:			5	702,876
\$91,910				

</Table>

SEE FOOTNOTES TO THE ABOVE SCHEDULES ON PAGE 31.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTIES PLACED IN SERVICE  
(DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2001

<Table>  
<Caption>

DATE PLACED	INVESTMENT BY	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
01/15/01		105 Eisenhower Parkway	Roseland, Essex County, NJ	1	220,000
\$43,300					
03/01/01		8181 East Tufts Avenue	Denver, Denver County, CO	1	185,254
34,371					
TOTAL PROPERTIES PLACED IN SERVICE:				2	405,254
\$77,671					

</Table>

FOR THE YEAR ENDED DECEMBER 31, 2000

<Table>  
<Caption>

DATE PLACED	INVESTMENT BY	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
-------------	---------------	-------------------------	----------	-------------	----------------------

<S>	<C>	<C>	<C>	<C>
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 and draws on the Company's credit facilities.
- (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 June 30, 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 June 30, 2001

31

<Page>

ACQUISITION PROPERTY PROFILE

<Table>  
<Caption>

PROPERTY NAME:	4 Campus Drive
PRODUCT TYPE:	Office Building
LOCATION:	Parsippany, Morris County, New Jersey
DESCRIPTION:	Class A, three-story office building
SIZE:	147,475 square feet
YEAR CONSTRUCTED:	1983
CLOSING DATE:	April 6, 2001
ACQUISITION COST:	\$26.1 million
FUNDING SOURCE:	Borrowing from revolving credit facility
PERCENTAGE LEASED:	86.8%
NUMBER OF TENANTS:	10
SIGNIFICANT TENANTS:	Nabisco, Inc. (40,368 square feet)
	Summit Equities, Inc. (29,201 square feet)
	Gruntal Co., L.L.C. (11,553 square feet)
	Reiseman & Sharp (10,199 square feet)

</Table>

<Page>

ACQUISITION PROPERTY PROFILE

<Table>  
<Caption>

=====

<S>	<C>
PROPERTY NAME:	6 Campus Drive
PRODUCT TYPE:	Office Building
LOCATION:	Parsippany, Morris County, New Jersey
DESCRIPTION:	Class A, three-story office building
SIZE:	148,291 square feet
YEAR CONSTRUCTED:	1983
CLOSING DATE:	April 6, 2001
ACQUISITION COST:	\$22.1 million
FUNDING SOURCE:	Borrowing from revolving credit facility
PERCENTAGE LEASED:	98.4%
NUMBER OF TENANTS:	8
SIGNIFICANT TENANTS:	Prudential Insurance Co. (81,232 square feet) Ameritech Data Networking (13,096 square feet) Gallagher Bassett Services (12,052 square feet) Executrain of New Jersey (11,940 square feet) Drake Beam Morin, Inc. (10,366 square feet)

=====

</Table>

<Page>

ACQUISITION PROPERTY PROFILE

<Table>  
<Caption>

=====

<S>	<C>
PROPERTY NAME:	1245 North Church Street
PRODUCT TYPE:	Office/Flex Building
LOCATION:	Moorestown, Burlington County, New Jersey
DESCRIPTION:	Class A, one-story office/flex building
SIZE:	52,810 square feet
YEAR CONSTRUCTED:	1998
CLOSING DATE:	April 27, 2001
ACQUISITION COST:	\$3.5 million
FUNDING SOURCE:	Proceeds from sale of office property

PERCENTAGE LEASED: 100.0%  
NUMBER OF TENANTS: 3  
TENANTS: Health Ink L.L.C. (20,000 square feet)  
C&L Properties L.L.C. (18,410 square feet)  
C&L Packaging, Inc. (14,400 square feet)

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

34

<Page>

ACQUISITION PROPERTY PROFILE

<Table>  
<Caption>

<S> <C>  
PROPERTY NAME: 1247 North Church Street  
PRODUCT TYPE: Office/Flex Building  
LOCATION: Moorestown, Burlington County, New Jersey  
DESCRIPTION: Class A, one-story office/flex building  
SIZE: 52,790 square feet  
YEAR CONSTRUCTED: 1998  
CLOSING DATE: April 27, 2001  
ACQUISITION COST: \$4.0 million  
FUNDING SOURCE: Proceeds from sale of office property  
PERCENTAGE LEASED: 100.0%  
NUMBER OF TENANTS: 7  
SIGNIFICANT TENANTS: Otis Elevator Company (12,000 square feet)  
Dilks Agency, Inc. (11,900 square feet)  
Telesciences, Inc. (8,810 square feet)

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

35

<Page>

ACQUISITION PROPERTY PROFILE

<Table>  
<Caption>

<S> <C>  
PROPERTY NAME: 2 Twosome Drive  
PRODUCT TYPE: Office/Flex Building



LOCATION: Moorestown, Burlington County, New Jersey  
 DESCRIPTION: Class A, one-story office/flex building  
 SIZE: 48,600 square feet  
 YEAR CONSTRUCTED: 2000  
 CLOSING DATE: April 27, 2001  
 ACQUISITION COST: \$3.5 million  
 FUNDING SOURCE: Borrowing from revolving credit facility  
 PERCENTAGE LEASED: 100.0%  
 NUMBER OF TENANTS: 1  
 TENANT: Sterling Medical Services (48,600 square feet)

</Table>

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

36

<Page>

SUMMARY OF CONSTRUCTION PROJECTS  
 (DOLLARS IN THOUSANDS)

<Table>  
<Caption>

ESTIMATED COSTS		CURRENT PROJECT % LEASED	LOCATION	TYPE OF SPACE	ESTIMATED PLACED IN SERVICE DATE	NUMBER OF BUILDINGS	SQUARE FEET	COSTS INCURRED THROUGH 6/30/01
MAJORITY OWNED:								
\$260,000		24.9%	Jersey City, NJ	Office	2002-4Q	1	980,000	\$50,473
SUB-TOTAL:		24.9%				1	980,000	\$50,473
UNCONSOLIDATED JOINT VENTURES:								
\$2,680		32.0%	Anaheim, CA	Office	2001-3Q	1	261,554	\$2,680
\$9,188		60.6%	Daly City, CA	Office/Retail	2001-3Q	2	471,379	9,188
\$18,000		n/a	Jersey City, NJ	Hotel	2002-3Q	1	280,000	9,859
\$36,000		100.0%	Jersey City, NJ	Office	2002-3Q	1	575,000	35,399
SUB-TOTAL:		72.2%				5	1,587,933	\$57,126
GRAND-TOTAL:		54.2%				6	2,567,933	\$107,599

</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



Eastpoint II Office/Hotel	Lanham	MD	4.8	122,000	
Tri West Plaza II (d)	Dallas	TX	4.5	500,000	Office
Concord Plaza II (e)	San Antonio	TX	2.2	145,000	Office
Hilltop Business Center (e)	Littleton	CO	7.1	128,000	Office
Pacific Plaza Phase III (f)	Daly City	CA	2.5	270,000	Office
TOTALS			384.6	9,318,000	

- (a) Land owned by joint venture in which Mack-Cali is significant equity partner.
- (b) Includes 21 acres of riparian property.
- (c) Land owned by Mack-Cali which is subject to a contribution agreement to a development joint venture.
- (d) Mack-Cali holds an option to purchase this land.
- (e) Land is currently being held for sale.
- (f) Unconsolidated joint venture, in which Mack-Cali is significant equity partner, holds an option to purchase this land.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

RENTAL PROPERTY SALES  
(DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2001

SALE BOOK DATE VALUE	REALIZED PROPERTY NAME GAIN	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET
<b>OFFICE:</b>						
06/01/01	1777 N.E. Loop 410	San Antonio, Bexar County, TX	1	256,137	\$21,313	
\$16,703	\$4,610					
06/15/01	14511 Falling Creek	Houston, Harris County, TX	1	70,999	2,982	
2,458	524					
<b>RESIDENTIAL:</b>						
06/21/01	Tenby Chase Apartments	Delran, Burlington County, NJ	1	327 units	19,336	
2,399	16,937					
<b>OTHER:</b>						
04/03/01	North Pier-Harborside	Jersey City, Hudson County, NJ	--	n/a	3,357	
2,918	439					
<b>TOTALS:</b>			3	327,136	\$46,988	
\$24,478	\$22,510					

FOR THE YEAR ENDED DECEMBER 31, 2000

SALE BOOK DATE VALUE	REALIZED PROPERTY NAME GAIN/(LOSS)	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET
----------------------	------------------------------------	----------	-------------	----------------------	--------------------	-----

<S>	<C>	<C>	<C>	<C>	<C>	<C>
LAND:						
02/25/00	Horizon Center Land	Hamilton Township, Mercer	--	39.1 acres	\$ 4,180	\$
1,932	\$ 2,248	County, NJ				
OFFICE:						
04/17/00	95 Christopher Columbus Dr.	Jersey City, Hudson County, NJ	1	621,900	148,222	
80,583	67,639					
04/20/00	6900 IH-40 West	Amarillo, Potter County, TX	1	71,771	1,467	
1,727	(260)					
06/09/00	412 Mt. Kemble Avenue	Morris Twp., Morris County, NJ	1	475,100	81,981	
75,439	6,542					
09/21/00	Cielo Center	Austin, Travis County, TX	1	270,703	45,785	
35,749	10,036					
11/15/00	210 South 16th Street (a)	Omaha, Douglas County, NE	1	319,535	11,976	
12,828	(852)					
-----						
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 June 30, 2001

39

<Page>

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

40

<Page>

V. PORTFOLIO/ LEASING STATISTICS

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (a)

SUMMARY OF SPACE LEASED

<Table>  
<Caption>

%	LEASING ACTIVITY						
	SQ. FT.	LEASED SQ. FT.	EXPIRING/	NET	SQ. FT.	%	
	LEASED	ACQUIRED/	ADJUSTMENT	LEASING	LEASED	LEASED	
LEASED							
REGION/MARKET	3/31/01	(SOLD) (b)	SQ. FT. (c)	SQ. FT.	ACTIVITY	6/30/01	6/30/01
3/31/01							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ	9,127,822	273,926	(278,156)	303,034	24,878	9,426,626	97.9%
97.8%							
Central NJ	2,687,460	--	(117,113)	150,690	33,577	2,721,037	97.8%
96.6%							
Westchester Co., NY	4,385,706	--	(231,805)	242,168	10,363	4,396,069	97.3%
97.1%							

Sub. Philadelphia 91.0%	2,654,423	154,200	(125,440)	153,315	27,875	2,836,498	92.3%
Fairfield, CT 96.5%	649,484	--	(37,834)	37,306	(528)	648,956	96.5%
Washington, DC/MD 99.5%	613,455	--	(1,797)	--	(1,797)	611,658	99.2%
Rockland Co/Long Island, NY 98.6%	583,164	--	(9,114)	10,283	1,169	584,333	98.8%
-----							
TOTAL NORTHEAST 96.6%	20,701,514	428,126	(801,259)	896,796	95,537	21,225,177	97.0%
-----							
SOUTHWEST/WEST/OTHER							
Texas 92.2%	2,465,144	(288,926)	(298,419)	170,737	(127,682)	2,048,536	87.3%
Colorado 99.6%	1,482,476	--	(30,122)	20,981	(9,141)	1,473,335	99.0%
San Francisco 97.5%	439,535	--	(10,614)	9,749	(865)	438,670	97.3%
Arizona 100.0%	416,967	--	--	--	--	416,967	100.0%
Other 92.6%	342,466	--	(16,505)	17,444	939	343,405	92.9%
-----							
TOTAL SOUTHWEST/WEST/OTHER 95.3%	5,146,588	(288,926)	(355,660)	218,911	(136,749)	4,720,913	93.1%
-----							
COMPANY TOTALS 96.4%	25,848,102	139,200	(1,156,919)	1,115,707	(41,212)	25,946,090	96.3%

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>		<C>	
<S>			
Total sq. ft. as of March 31, 2001		26,825,071	
Total sq. ft. of properties added this period		449,966	
Total sq. ft. of properties sold this period		(327,136)	
		-----	
Total sq. ft. as of June 30, 2001		26,947,901	
		=====	

</Table>

- (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 during the period or scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2001)  
CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)  
DETAIL OF TRANSACTION ACTIVITY

<Table>  
<Caption>

DETAIL BY REGION/MARKET

WTD.	LEASING		# OF	SQ. FT.	SQ. FT.	WTD.	
AVG.	COSTS PER		TRANS-	TOTAL	RENEWED AND	AVG.	
BASE	SQ. FT. PER		ACTIONS	SQ. FT.	OTHER	TERM	
REGION/MARKET	YEAR (c)	PROPERTY TYPE		LEASES	RETAINED (a)	(YRS.)	RENT (b)
<S>		<C>	<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ		Office	51	295,809	112,539	183,270	6.8
\$30.12	\$2.39						
		Office/Flex	1	7,225	7,225	--	5.0
\$17.27	\$2.81						
Central NJ		Office	13	92,545	42,064	50,481	5.5
\$27.81	\$2.57						
		Office/Flex	3	58,145	17,435	40,710	11.0
\$20.33	\$0.98						
Westchester Co., NY		Office	38	128,487	44,099	84,388	4.9
\$26.38	\$1.71						
		Office/Flex	18	113,681	26,043	87,638	3.7
\$15.44	\$0.96						
--	--	Industrial/Warehouse	--	--	--	--	--
Sub. Philadelphia		Office	7	78,375	34,686	43,689	4.5
\$25.05	\$3.48						
		Office/Flex	7	74,940	31,825	43,115	4.7
\$10.46	\$0.60						
Fairfield, CT		Office	5	31,056	--	31,056	3.2
\$27.62	\$1.04						
		Office/Flex	2	6,250	4,250	2,000	1.0
\$15.92	\$0.91						
Washington, DC/MD		Office	--	--	--	--	--
--	--						
Rockland Co/Long Island, NY		Office	6	10,283	3,220	7,063	4.5
\$24.80	\$1.78						
-----							
TOTAL NORTHEAST			151	896,796	323,386	573,410	5.7
\$24.42	\$2.14						
-----							
SOUTHWEST/WEST/OTHER							
Texas		Office	39	170,737	75,650	95,087	3.3
\$19.54	\$2.09						
Colorado		Office	8	20,981	4,944	16,037	3.8
\$20.45	\$0.97						
San Francisco		Office	24	9,749	3,568	6,181	2.5
\$50.09	\$2.20						
Other		Office	4	17,444	7,831	9,613	5.0
\$18.51	\$2.30						
-----							
TOTAL SOUTHWEST/WEST/OTHER			75	218,911	91,993	126,918	3.4
\$20.90	\$2.06						
-----							
COMPANY TOTALS			226	1,115,707	415,379	700,328	5.3
\$23.73	\$2.13						
=====							
DETAIL BY PROPERTY TYPE							
		Office	195	855,466	328,601	526,865	5.1
\$26.33	\$2.35						
		Office/Flex	31	260,241	86,778	173,463	5.6
\$15.16	\$1.21						
--	--	Industrial/Warehouse	--	--	--	--	--
-----							
COMPANY TOTALS			226	1,115,707	415,379	700,328	5.3
\$23.73	\$2.13						

```

=====
TENANT RETENTION:           Leases Retained      59.4%
                             Sq. Ft. Retained     60.5%
-----

```

</Table>

- (a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (b) For Office/Flex properties, equals triple net rent plus common area costs and real estate taxes.
- (c) Represents estimated workletter costs of \$7,264,968 and commissions of \$4,026,077 committed, but not necessarily expended, during period for second generation space aggregating 1,043,618 square feet.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

42

<Page>

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2001)

UNCONSOLIDATED JOINT VENTURE PROPERTIES

SUMMARY OF SPACE LEASED

<Table>  
<Caption>

%	LEASING ACTIVITY						
	SQ. FT. LEASED 3/31/01	LEASED SQ. FT. ACQUIRED/ (SOLD) (A)	EXPIRING/ ADJUSTMENT SQ. FT. (B)	INCOMING SQ. FT.	NET LEASING ACTIVITY	SQ. FT. LEASED 6/30/01	% LEASED 6/30/01
	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey 100.0%	156,495	--	(8,653)	--	(8,653)	147,842	94.5%
New York 80.6%	187,000	--	--	--	--	187,000	80.6%
California 98.9%	719,924	(239,085)	--	--	--	480,839	98.4%
Texas 94.8%	282,599	--	(21,006)	--	(21,006)	261,593	87.8%
TOTALS 95.2%	1,346,018	(239,085)	(29,659)	--	(29,659)	1,077,274	91.7%

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of March 31, 2001	1,414,398
Total sq. ft. of properties sold this period	(239,085)
Total sq. ft. as of June 30, 2001	1,175,313

</Table>

DETAIL OF TRANSACTION ACTIVITY

No Transactions This Period.

- (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, as well as internal administrative adjustments.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

43

<Page>

LEASING STATISTICS  
(FOR THE SIX MONTHS ENDED JUNE 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (a)

SUMMARY OF SPACE LEASED

<Table>

<Caption>

		LEASING ACTIVITY						
%	%	SQ. FT.	LEASED	EXPIRING/		NET	SQ. FT.	
		LEASED	ACQUIRED/ (SOLD) (b)	ADJUSTMENT	INCOMING	LEASING	LEASED	
LEASED	LEASED	12/31/00		SQ. FT. (c)	SQ. FT.	ACTIVITY	6/30/01	
REGION/MARKET	12/31/00							
6/30/01	12/31/00							
-----								
NORTHEAST								
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
Northern NJ	97.9%	98.3%	9,168,667	273,926	(446,048)	430,081	(15,967)	9,426,626
Central NJ	97.8%	96.7%	2,689,076	--	(185,845)	217,806	31,961	2,721,037
Westchester Co., NY	97.3%	97.7%	4,411,621	--	(445,460)	429,908	(15,552)	4,396,069
Sub. Philadelphia	92.3%	91.6%	2,557,156	281,450	(327,771)	325,663	(2,108)	2,836,498
Fairfield, CT	96.5%	98.1%	659,804	--	(69,219)	58,371	(10,848)	648,956
Washington, DC/MD	99.2%	98.6%	607,942	--	(64,857)	68,573	3,716	611,658
Rockland Co/Long Island, NY	98.8%	99.3%	556,918	31,000	(37,827)	34,242	(3,585)	584,333
-----								
TOTAL NORTHEAST	97.0%	97.1%	20,651,184	586,376	(1,577,027)	1,564,644	(12,383)	21,225,177
-----								
SOUTHWEST/WEST/OTHER								
Texas	87.3%	92.1%	2,462,200	(288,926)	(405,556)	280,818	(124,738)	2,048,536
Colorado	99.0%	99.7%	1,484,500	--	(41,685)	30,520	(11,165)	1,473,335
San Francisco	97.3%	98.8%	445,490	--	(19,255)	12,435	(6,820)	438,670
Arizona	100.0%	100.0%	416,967	--	--	--	--	416,967
Other	92.9%	92.6%	342,466	--	(19,332)	20,271	939	343,405
-----								
TOTAL SOUTHWEST/WEST/OTHER	93.1%	95.4%	5,151,623	(288,926)	(485,828)	344,044	(141,784)	4,720,913
-----								



COMPANY TOTALS 25,802,807 297,450 (2,062,855) 1,908,688 (154,167) 25,946,090  
 96.3% 96.8%

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>	
<S>	
Total sq. ft. as of December 31, 2000	26,666,821
Total sq. ft. of properties added this period	608,216
Total sq. ft. of properties sold this period	(327,136)
	-----
Total sq. ft. as of June 30, 2001	26,947,901
	=====
</Table>	

- (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 during the period or scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

LEASING STATISTICS  
 (FOR THE SIX MONTHS ENDED JUNE 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)

DETAIL OF TRANSACTION ACTIVITY

<Table>  
 <Caption>

DETAIL BY REGION/MARKET

WTD.	LEASING		# OF	SQ. FT.	SQ. FT.	WTD.	
AVG.	COSTS PER		TRANS-	TOTAL	RENEWED AND	AVG.	
BASE SQ. FT. PER		PROPERTY TYPE	ACTIONS	SQ. FT.	NEW	OTHER	TERM
REGION/MARKET				LEASES	RETAINED (a)	(YRS.)	RENT
(b)	YEAR (c)						
-----							
<S>	<C>		<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ		Office	67	413,889	188,144	225,745	6.6
\$29.27	\$2.38						
		Office/Flex	3	16,192	13,465	2,727	6.2
\$16.38	\$1.38						
Central NJ		Office	20	119,046	46,189	72,857	5.1
\$27.30	\$2.51						
		Office/Flex	8	98,760	17,435	81,325	8.4
\$18.60	\$0.85						
Westchester Co., NY		Office	66	242,102	95,127	146,975	5.5
\$25.85	\$1.80						
		Office/Flex	33	184,806	42,763	142,043	3.8
\$16.17	\$1.18						
		Industrial/Warehouse	1	3,000	3,000	--	1.0
\$12.00	\$0.45						
Sub. Philadelphia		Office	26	203,983	82,783	121,200	4.6
\$26.84	\$2.86						
		Office/Flex	14	121,680	39,565	82,115	4.2
\$9.67	\$0.75						

Fairfield, CT	Office	9	50,121	--	50,121	2.6
\$26.24 \$0.85						
	Office/Flex	3	8,250	4,250	4,000	1.2
\$17.27 \$0.64						
Washington, DC/MD	Office	3	68,573	--	68,573	11.5
\$26.15 \$2.09						
Rockland Co/Long Island, NY	Office	11	34,242	7,799	26,443	5.1
\$24.35 \$1.66						

-----  
TOTAL NORTHEAST 264 1,564,644 540,520 1,024,124 5.7  
\$23.96 \$2.06  
-----

SOUTHWEST/WEST/OTHER

Texas	Office	76	280,818	100,469	180,349	3.1
\$19.96 \$2.07						
Colorado	Office	13	30,520	6,733	23,787	3.8
\$21.55 \$1.09						
San Francisco	Office	32	12,435	4,432	8,003	2.4
\$50.55 \$2.27						
Other	Office	5	20,271	7,831	12,440	4.7
\$18.36 \$2.14						

-----  
TOTAL SOUTHWEST/WEST/OTHER 126 344,044 119,465 224,579 3.3  
\$21.11 \$2.03  
-----

COMPANY TOTALS 390 1,908,688 659,985 1,248,703 5.2  
\$23.45 \$2.06

DETAIL BY PROPERTY TYPE

	Office	328	1,476,000	539,507	936,493	5.3
\$25.95 \$2.26						
	Office/Flex	61	429,688	117,478	312,210	5.0
\$14.91 \$1.13						
	Industrial/Warehouse	1	3,000	3,000	--	1.0
\$12.00 \$0.45						

-----  
COMPANY TOTALS 390 1,908,688 659,985 1,248,703 5.2  
\$23.45 \$2.06  
-----

TENANT RETENTION: Leases Retained 59.8%  
Sq. Ft. Retained 60.5%

</Table>

- (a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (b) For Office/Flex properties, equals triple net rent plus common area costs and real estate taxes.
- (c) Represents estimated workletter costs of \$12,036,207 and commissions of \$7,119,831 committed, but not necessarily expended, during period for second generation space aggregating 1,820,112 square feet.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

<Table>  
<Caption>

		LEASING ACTIVITY					
%	%	SQ. FT.	LEASED	EXPIRING/	NET	SQ. FT.	
		LEASED	ACQUIRED/ (SOLD) (a)	ADJUSTMENT	INCOMING	LEASING	LEASED
LEASED STATE 6/30/01	LEASED 12/31/00	12/31/00		SQ. FT. (b)	SQ. FT.	ACTIVITY	6/30/01
<S>		<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>						
New Jersey 94.5%	100.0%	154,749	--	(8,653)	1,746	(6,907)	147,842
New York 80.6%	80.6%	187,000	--	--	--	--	187,000
California 98.4%	86.2%	841,984	(372,926)	--	11,781	11,781	480,839
Texas 87.8%	94.3%	281,016	--	(19,423)	--	(19,423)	261,593
<b>TOTALS</b> 91.7%	<b>94.6%</b>	<b>1,464,749</b>	<b>(372,926)</b>	<b>(28,076)</b>	<b>13,527</b>	<b>(14,549)</b>	<b>1,077,274</b>

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>	
<S>	<C>
Total sq. ft. as of December 31, 2000	1,548,239
Total sq. ft. of properties sold this period	(372,926)
Total sq. ft. as of June 30, 2001	1,175,313

</Table>

DETAIL OF TRANSACTION ACTIVITY

<Table>  
<Caption>

LEASING COSTS	# OF TRANSACTIONS	SQ. FT. TOTAL SQ. FT.	SQ. FT. RENEWED AND		WTD. AVG. TERM (YRS.)	WTD. AVG. BASE RENT
			SQ. FT. NEW LEASES	OTHER RETAINED (c)		
PER SQ. FT. STATE PER YEAR (d)						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
New Jersey \$0.27	1	1,746	--	1,746	3.0	\$15.29
California \$5.93	2	11,781	6,263	5,518	5.0	\$22.20
<b>TOTALS</b> \$5.02	<b>3</b>	<b>13,527</b>	<b>6,263</b>	<b>7,264</b>	<b>4.5</b>	<b>\$21.31</b>

</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, as well as internal administrative adjustments.
- (c) "Other Retained" transactions include existing tenants' expansions and relocations within the same 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 June 30, 2001

46

<Page>

MARKET DIVERSIFICATION

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

<Table>  
<Caption>

PERCENTAGE OF MARKET (MSA) RENTABLE AREA (%)	ANNUALIZED BASE RENTAL REVENUE (\$)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	TOTAL PROPERTY SIZE RENTABLE AREA
(a)	(b)	(c)	(d)
Bergen-Passaic, NJ 16.6	85,629,819	17.3	4,530,091
Newark, NJ (Essex-Morris-Union Counties) 14.5	82,222,663	16.6	3,960,364
New York, NY (Westchester-Rockland Counties) 17.2	82,073,752	16.6	4,696,178
Jersey City, NJ 7.6	42,621,145	8.6	2,094,470
Philadelphia, PA-NJ 10.9	40,495,614	8.2	2,991,796
Denver, CO 4.4	20,565,846	4.1	1,193,185
Washington, DC-MD-VA 2.2	19,434,059	3.9	616,549
Middlesex-Somerset-Hunterdon, NJ 2.9	15,797,282	3.2	791,051
Dallas, TX 3.5	15,620,705	3.2	959,463
Trenton, NJ (Mercer County) 2.5	14,525,252	2.9	672,365
San Francisco, CA 1.6	12,658,900	2.6	450,891
Stamford-Norwalk, CT 1.9	9,121,157	1.8	527,250
Houston, TX 2.3	8,165,139	1.7	629,009
San Antonio, TX 2.5	7,899,952	1.6	684,165
Monmouth-Ocean, NJ 2.1	7,478,378	1.5	577,423
Nassau-Suffolk, NY 1.1	6,373,398	1.3	292,849
Phoenix-Mesa, AZ 1.5	5,646,402	1.1	416,967
Tampa-St. Petersburg-Clearwater, FL 1.1	3,914,853	0.8	297,429
Boulder-Longmont, CO 1.0	3,616,838	0.7	270,421
Bridgeport, CT 0.5	3,105,071	0.6	145,487
Colorado Springs, CO 0.8	2,898,133	0.6	209,987
Dutchess County, NY 0.4	2,160,554	0.4	118,727
Atlantic-Cape May, NJ 0.3	1,663,329	0.3	80,344
Des Moines, IA 0.3	1,181,217	0.2	72,265
Fort Worth-Arlington, TX	1,112,722	0.2	74,429

Totals	495,982,180	100.0	27,353,155
100.0			

&lt;/Table&gt;

- (a) Annualized base rental revenue is based on actual June 2001 billings times 12. For leases whose rent commences after July 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.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

&lt;Page&gt;

## 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>

PERCENTAGE OF TOTAL COMPANY LEASED INDUSTRY CLASSIFICATION (a) SQ. FT. (%)	ANNUALIZED BASE RENTAL REVENUE (\$)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED
<S>	<C>	<C>	<C>
<C>			
Securities, Commodity Contracts & Other Financial	56,347,045	11.3	2,392,202
9.1			
Manufacturing	46,385,508	9.4	2,693,497
10.5			
Computer System Design Svcs.	34,637,167	7.0	1,790,298
7.0			
Insurance Carriers & Related Activities	31,764,575	6.4	1,571,402
6.1			
Telecommunications	31,681,119	6.4	1,771,140
6.9			
Legal Services	29,298,918	5.9	1,287,742
5.0			
Health Care & Social Assistance	21,843,731	4.4	1,130,157
4.4			
Credit Intermediation & Related Activities	20,847,856	4.2	1,200,066
4.7			
Other Professional	18,653,821	3.8	984,256
3.8			
Accounting/Tax Prep.	18,363,639	3.7	796,081
3.1			
Wholesale Trade	18,215,281	3.7	1,331,507
5.2			
Retail Trade	17,149,616	3.5	979,087
3.8			
Information Services	14,543,705	2.9	667,944
2.6			
Publishing Industries	13,568,091	2.7	607,175
2.4			
Arts, Entertainment & Recreation	10,657,640	2.1	717,709
2.8			
Public Administration	10,363,076	2.1	348,804
1.4			
Real Estate & Rental & Leasing	10,343,669	2.1	507,503
2.0			
Scientific Research/Development	9,654,011	1.9	536,772
2.1			

Other Services (except Public Administration) 2.7	9,216,828	1.9	696,659
Architectural/Engineering 1.7	8,710,654	1.8	428,530
Advertising/Related Services 1.5	8,645,715	1.7	391,538
Management of Companies & Finance 1.3	6,828,266	1.4	342,523
Management/Scientific 1.2	6,463,419	1.3	296,638
Transportation 1.7	6,365,559	1.3	445,627
Data Processing Services 1.1	6,048,854	1.2	271,752
Construction 1.0	4,820,483	1.0	263,765
Educational Services 0.9	4,177,490	0.8	222,544
Admin. & Support, Waste Mgt. & Remediation Svc. 1.0	3,722,275	0.8	266,044
Utilities 0.7	3,579,717	0.7	170,399
Specialized Design Services 0.6	3,479,180	0.7	163,178
Other 1.7	9,605,272	1.9	489,250
-----			
Totals 100.0	495,982,180	100.0	25,761,789
=====			

</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 June billings times 12. For leases whose rent commences after July 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 June 30, 2001

48

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)  
(AS OF JUNE 30, 2001)

BREAKDOWN BY NUMBER OF PROPERTIES

<Table>  
<Caption>

PROPERTY TYPE:

STAND- ALONE STATE RETAIL	% OF		% OF		INDUSTRIAL/ WAREHOUSE	% OF
	OFFICE	TOTAL	OFFICE/FLEX	TOTAL		
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
New Jersey	71	27.2%	50	19.2%	--	--
--						
New York	23	8.8%	37	14.2%	6	2.3%
2						
Pennsylvania	13	5.0%	--	--	--	--
--						
Connecticut	3	1.1%	5	1.9%	--	--
--						

Wash., D.C./ Maryland	4	1.5%	--	--	--	--
-----						
SUB-TOTAL NORTHEAST:	114	43.6%	92	35.3%	6	2.3%
-----						
Texas	15	5.7%	--	--	--	--
Arizona	3	1.1%	--	--	--	--
California	2	0.8%	--	--	--	--
Colorado	21	8.0%	--	--	--	--
Florida/ Iowa	2	0.8%	--	--	--	--
-----						
TOTALS BY TYPE:	157	60.0%	92	35.3%	6	2.3%
=====						

<Caption>

% OF STATE TOTAL	% OF TOTAL	MULTI- FAMILY RESIDENTIAL	% OF TOTAL	LAND LEASES	% OF TOTAL	TOTALS BY STATE
<S>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey 46.8%	--	--	--	1	0.4%	122
New York 27.3%	0.8%	1	0.4%	2	0.8%	71
Pennsylvania 5.0%	--	--	--	--	--	13
Connecticut 3.0%	--	--	--	--	--	8
Wash., D.C./ Maryland 1.5%	--	--	--	--	--	4
-----						
SUB-TOTAL NORTHEAST:	0.8%	1	0.4%	3	1.2%	218
-----						
Texas 5.7%	--	--	--	--	--	15
Arizona 1.1%	--	--	--	--	--	3
California 0.8%	--	--	--	--	--	2
Colorado 8.0%	--	--	--	--	--	21
Florida/ Iowa 0.8%	--	--	--	--	--	2
-----						
TOTALS BY TYPE:	0.8%	1	0.4%	3	1.2%	261
=====						

</Table>

(a) Excludes 8 properties, aggregating approximately 1.2 million square feet, which are not consolidated by the Company.

&lt;Page&gt;

CONSOLIDATED PORTFOLIO ANALYSIS (a)  
(AS OF JUNE 30, 2001)

## BREAKDOWN BY SQUARE FOOTAGE

<Table>  
<Caption>

PROPERTY TYPE:

% OF STATE TOTAL	OFFICE	% OF		INDUSTRIAL/ WAREHOUSE	
		TOTAL	OFFICE/FLEX	TOTAL	
<S>	<C>	<C>	<C>	<C>	<C>
New Jersey	11,946,575	43.6%	2,277,531	8.3%	--
--					
New York	2,626,484	9.6%	2,076,570	7.6%	387,400
1.4%					
Pennsylvania	1,473,798	5.4%	--	--	--
--					
Connecticut	399,737	1.5%	273,000	1.0%	--
--					
Wash., D.C./ Maryland	616,549	2.3%	--	--	--
--					
SUB-TOTAL					
NORTHEAST	17,063,143	62.4%	4,627,101	16.9%	387,400
1.4%					
Texas	2,347,066	8.6%	--	--	--
--					
Arizona	416,967	1.5%	--	--	--
--					
California	450,891	1.6%	--	--	--
--					
Colorado	1,673,593	6.1%	--	--	--
--					
Florida/Iowa	369,694	1.4%	--	--	--
--					
TOTALS					
BY TYPE:	22,321,354	81.6%	4,627,101	16.9%	387,400
1.4%					

&lt;Caption&gt;

STATE	STAND- ALONE RETAIL	% OF TOTAL	TOTALS BY STATE	% OF TOTAL
<S>	<C>	<C>	<C>	<C>
New Jersey	--	--	14,224,106	51.9%
New York	17,300	0.1%	5,107,754	18.7%
Pennsylvania	--	--	1,473,798	5.4%
Connecticut	--	--	672,737	2.5%
Wash., D.C./ Maryland	--	--	616,549	2.3%
SUB-TOTAL				
NORTHEAST	17,300	0.1%	22,094,944	80.8%
Texas	--	--	2,347,066	8.6%
Arizona	--	--	416,967	1.5%
California	--	--	450,891	1.6%
Colorado	--	--	1,673,593	6.1%





New Jersey	--	--	261	0.1%	261,658	51.7%
New York	2,644	0.5%	251	0.1%	92,653	18.4%
Pennsylvania	--	--	--	--	29,829	5.9%
Connecticut	--	--	--	--	12,821	2.5%
Wash., D.C./ Maryland	--	--	--	--	21,533	4.3%
-----						
SUB-TOTAL NORTHEAST:	2,644	0.5%	512	0.2%	418,494	82.8%
-----						
Texas	--	--	--	--	34,062	6.7%
Arizona	--	--	--	--	5,746	1.1%
California	--	--	--	--	15,212	3.0%
Colorado	--	--	--	--	27,322	5.4%
Florida/Iowa	--	--	--	--	4,868	1.0%
-----						
TOTALS BY TYPE:	2,644	0.5%	512	0.2%	505,704	100.0%

</Table>

- (a) Excludes 8 properties, aggregating approximately 1.2 million square feet, which are not consolidated by the Company.
- (b) Total base rent for the twelve months ended June 30, 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 June 30, 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 June 30, 2001.

=====  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

51

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)  
(AS OF JUNE 30, 2001)

BREAKDOWN BY PERCENTAGE LEASED

<Table>  
<Caption>

PROPERTY TYPE:

WEIGHTED AVG. STATE BY STATE	OFFICE	OFFICE/FLEX	INDUSTRIAL/WAREHOUSE	STAND-ALONE RETAIL
-----				
<S> <C>	<C>	<C>	<C>	<C>
New Jersey 97.5%	98.1%	94.6%	--	--
New York 97.5%	97.6%	97.6%	96.5%	100.0%
Pennsylvania 89.6%	89.6%	--	--	--
Connecticut 96.5%	95.4%	98.1%	--	--
Washington, D.C./ Maryland 99.2%	99.2%	--	--	--
-----				
SUB-TOTAL NORTHEAST 97.0%	97.3%	96.1%	96.5%	100.0%
-----				
Texas 87.8%	87.3%	--	--	--
Arizona 100.0%	100.0%	--	--	--
California 97.3%	97.3%	--	--	--

Colorado	99.0%	--	--	--
99.0%				
Florida/Iowa	92.9%	--	--	--
92.9%				

WEIGHTED AVG. BY TYPE: 96.3% 96.1% 96.5% 100.0%

</Table>

(a) Excludes 8 properties, aggregating approximately 1.2 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 June 30, 2001

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES

<Table>  
<Caption>

2001	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
AVERAGE	NET	LEASED	2001	OFFICE/FLEX
BASE RENT	RENTABLE	AS OF	BASE	AND INDUSTRIAL/
PROPERTY	AREA	6/30/01	RENT	WAREHOUSE
PER SQ. FT.	(SQ. FT.)	(%) (a)	(\$000) (b) (c)	BASE RENT (%)
LOCATION	BUILT			
(\$ (c) (d))				

<S>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY					
EGG HARBOR					
100 Decadon Drive.....	1987	40,422	100.0	750	0.15
18.55					
200 Decadon Drive.....	1991	39,922	100.0	732	0.15
18.34					
BERGEN COUNTY, NEW JERSEY					
FAIR LAWN					
17-17 Route 208 North.....	1987	143,000	86.4	3,353	0.67
27.14					
FORT LEE					
One Bridge Plaza.....	1981	200,000	99.2	5,059	1.01
25.50					
2115 Linwood Avenue.....	1981	68,000	99.7	1,549	0.31
22.85					
LITTLE FERRY					
200 Riser Road.....	1974	286,628	100.0	1,954	0.39
6.82					
MONTVALE					
95 Chestnut Ridge Road.....	1975	47,700	100.0	568	0.11
11.91					
135 Chestnut Ridge Road.....	1981	66,150	100.0	1,138	0.23
17.20					
PARAMUS					
15 East Midland Avenue.....	1988	259,823	100.0	6,730	1.34
25.90					
461 From Road.....	1988	253,554	99.8	6,040	1.20
23.87					
650 From Road.....	1978	348,510	99.1	6,162	1.23
17.84					
140 Ridgewood Avenue .....	1981	239,680	99.0	5,296	1.05
22.32					

61 South Paramus Avenue..... 23.01 ROCHELLE PARK	1985	269,191	100.0	6,195	1.23
120 Passaic Street..... 27.69	1972	52,000	99.6	1,434	0.29
365 West Passaic Street..... 19.71 SADDLE RIVER	1976	212,578	98.1	4,111	0.82
1 Lake Street..... 15.72 UPPER SADDLE RIVER	1973/94	474,801	100.0	7,465	1.49
10 Mountainview Road..... 20.77 WOODCLIFF LAKE	1986	192,000	100.0	3,988	0.78
400 Chestnut Ridge Road..... 23.81	1982	89,200	100.0	2,124	0.42
470 Chestnut Ridge Road..... 22.70	1987	52,500	100.0	1,192	0.24
530 Chestnut Ridge Road..... 20.38	1986	57,204	100.0	1,166	0.23
50 Tice Boulevard..... 21.73	1984	235,000	97.8	4,994	0.99
300 Tice Boulevard..... 21.48	1991	230,000	99.4	4,911	0.98

BURLINGTON COUNTY, NEW JERSEY

224 Strawbridge Drive..... 19.50 MOORESTOWN	1984	74,000	100.0	1,443	0.29
228 Strawbridge Drive..... 19.38	1984	74,000	100.0	1,434	0.29

ESSEX COUNTY, NEW JERSEY

150 J.F. Kennedy Parkway..... 25.87 MILLBURN	1980	247,476	100.0	6,401	1.28
101 Eisenhower Parkway..... 20.44 ROSELAND	1980	237,000	81.9	3,967	0.79
103 Eisenhower Parkway..... 22.68	1985	151,545	96.0	3,299	0.66

</Table>

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

53

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

2001 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION \$) (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 6/30/01 (%) (a)	PERCENTAGE OF TOTAL 2001 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	
				2001 BASE RENT (\$000) (b) (c)	PER
-----					

<S>	<C>	<C>	<C>	<C>	<C>
105 Eisenhower Parkway (e) ..... 31.50	2001	220,000	50.9	3,527	0.70

HUDSON COUNTY, NEW JERSEY

JERSEY CITY Harborside Financial Center Plaza 1.....	1983	400,000	99.0	3,339	0.67
---	------	---------	------	-------	------

8.43					
Harborside Financial Center Plaza 2.....	1990	761,200	100.0	18,848	3.75
24.76					
Harborside Financial Center Plaza 3.....	1990	725,600	100.0	17,965	3.58
24.76					
Harborside Financial Center Plaza 4-A (e).	2000	207,670	88.7	4,512	0.90
28.74 (f)					

MERCER COUNTY, NEW JERSEY

PRINCETON					
103 Carnegie Center.....	1984	96,000	100.0	2,304	0.46
24.00					
100 Overlook Center .....	1988	149,600	100.0	2,760	0.55
18.45					
5 Vaughn Drive.....	1987	98,500	100.0	2,338	0.47
23.74					

MIDDLESEX COUNTY, NEW JERSEY

EAST BRUNSWICK					
377 Summerhill Road.....	1977	40,000	100.0	373	0.07
9.33					
PLAINSBORO					
500 College Road East.....	1984	158,235	100.0	3,405	0.68
21.52					
SOUTH BRUNSWICK					
3 Independence Way.....	1983	111,300	100.0	2,161	0.43
19.42					
WOODBURIDGE					
581 Main Street.....	1991	200,000	100.0	4,831	0.96
24.16					

MONMOUTH COUNTY, NEW JERSEY

NEPTUNE					
3600 Route 66.....	1989	180,000	100.0	2,410	0.48
13.39					
WALL TOWNSHIP					
1305 Campus Parkway.....	1988	23,350	92.4	445	0.09
20.63					
1350 Campus Parkway.....	1990	79,747	99.9	1,446	0.29
18.15					

MORRIS COUNTY, NEW JERSEY

FLORHAM PARK					
325 Columbia Turnpike.....	1987	168,144	100.0	4,255	0.85
25.31					
MORRIS PLAINS					
250 Johnson Road.....	1977	75,000	100.0	1,552	0.31
20.69					
201 Littleton Road.....	1979	88,369	80.3	1,948	0.39
27.45					
MORRIS TOWNSHIP					
340 Mt. Kemble Avenue.....	1985	387,000	100.0	5,530	1.10
14.29					
PARSIPPANY					
4 Campus Drive (e).....	1983	147,475	86.8	3,508	0.70
27.41					
6 Campus Drive (e).....	1983	148,291	98.4	3,792	0.76
25.99					
7 Campus Drive.....	1982	154,395	100.0	2,299	0.46
14.89					
8 Campus Drive.....	1987	215,265	100.0	5,632	1.12
26.16					
2 Dryden Way.....	1990	6,216	100.0	70	0.01
11.26					
4 Gatehall Drive.....	1988	248,480	97.2	5,759	1.15
23.84					
2 Hilton Court.....	1991	181,592	100.0	4,745	0.95
26.13					
600 Parsippany Road.....	1978	96,000	100.0	2,025	0.40
21.09					
1 Sylvan Way.....	1989	150,557	100.0	3,515	0.70
23.35					

</Table>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

PERCENTAGE		OF TOTAL				
2001			PERCENTAGE			
OFFICE,	2001	NET	LEASED	2001		
OFFICE/FLEX	AVERAGE	RENTABLE	AS OF	BASE	AND	
INDUSTRIAL/ PROPERTY	BASE RENT	YEAR	6/30/01	RENT		
WAREHOUSE	PER SQ. FT.	AREA	(%) (a)	(\$000) (b) (c)	BASE	
LOCATION		(SQ. FT.)				
RENT (%)	(\$)(c) (d)	BUILT				
-----						
<S>		<C>	<C>	<C>	<C>	
<C>						
5 Sylvan Way.....		1989	151,383	100.0	3,753	0.75
24.79						
7 Sylvan Way.....		1987	145,983	100.0	2,922	0.58
20.02						
PASSAIC COUNTY, NEW JERSEY						
CLIFTON						
777 Passaic Avenue.....		1983	75,000	95.2	1,177	0.23
16.48						
TOTOWA						
999 Riverview Drive.....		1988	56,066	100.0	1,014	0.20
18.09						
WAYNE						
201 Willowbrook Boulevard.....		1970	178,329	99.0	2,791	0.56
15.81						
SOMERSET COUNTY, NEW JERSEY						
BASKING RIDGE						
222 Mt. Airy Road.....		1986	49,000	100.0	745	0.15
15.20						
233 Mt. Airy Road.....		1987	66,000	100.0	1,038	0.21
15.73						
BERNARDS						
106 Allen Road (e).....		2000	132,010	72.5	1,560	0.31
24.85 (f)						
BRIDGEWATER						
721 Route 202/206.....		1989	192,741	100.0	4,463	0.89
23.16						
UNION COUNTY, NEW JERSEY						
CLARK						
100 Walnut Avenue.....		1985	182,555	98.4	4,594	0.92
25.57						
CRANFORD						
6 Commerce Drive.....		1973	56,000	93.0	1,041	0.21
19.99						
11 Commerce Drive (c).....		1981	90,000	93.2	1,022	0.20
12.18						
12 Commerce Drive.....		1967	72,260	96.3	636	0.13
9.14						
20 Commerce Drive.....		1990	176,600	100.0	4,257	0.85
24.11						
65 Jackson Drive.....		1984	82,778	100.0	1,648	0.33
19.91						
NEW PROVIDENCE						
890 Mountain Road.....		1977	80,000	100.0	2,585	0.51
32.31						
-----						
TOTAL NEW JERSEY OFFICE			11,946,575	98.1 (g)	243,995	48.63
20.81						
-----						

DUTCHESS COUNTY, NEW YORK

FISHKILL						
300 South Lake Drive.....	1987	118,727	93.9	2,194	0.44	
19.68						

NASSAU COUNTY, NEW YORK

NORTH HEMPSTEAD						
600 Community Drive.....	1983	237,274	100.0	5,198	1.04	
21.91						
111 East Shore Road.....	1980	55,575	100.0	1,518	0.30	
27.31						

ROCKLAND COUNTY, NEW YORK

SUFFERN						
400 Rella Boulevard.....	1988	180,000	100.0	3,655	0.73	
20.31						

</Table>

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTY LISTING  
 OFFICE PROPERTIES  
 (CONTINUED)

<Table>  
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PERCENTAGE				PERCENTAGE		OF TOTAL	
2001							
OFFICE,	2001	NET	LEASED	2001	AND		
OFFICE/FLEX	AVERAGE	RENTABLE	AS OF	BASE			
INDUSTRIAL/ PROPERTY	BASE RENT	YEAR	6/30/01	RENT			
WAREHOUSE	PER SQ. FT.	AREA	(%) (a)	(\$000) (b) (c)	BASE		
LOCATION		(SQ. FT.)					
RENT (%)	(\$ (c) (d))	BUILT					

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

WESTCHESTER COUNTY, NEW YORK

ELMSFORD						
100 Clearbrook Road (c).....	1975	60,000	99.0	909	0.18	
15.30						
101 Executive Boulevard.....	1971	50,000	83.8	943	0.19	
22.51						
555 Taxter Road.....	1986	170,554	100.0	4,069	0.81	
23.86						
565 Taxter Road.....	1988	170,554	90.3	3,508	0.70	
22.78						
570 Taxter Road.....	1972	75,000	97.1	1,535	0.31	
21.08						
HAWTHORNE						
30 Saw Mill River Road.....	1982	248,400	100.0	4,839	0.96	
19.48						
1 Skyline Drive.....	1980	20,400	99.0	357	0.07	
17.68						
2 Skyline Drive.....	1987	30,000	98.9	479	0.10	
16.14						
7 Skyline Drive.....	1987	109,000	100.0	2,222	0.44	
20.39						
17 Skyline Drive.....	1989	85,000	100.0	1,294	0.26	
15.22						
TARRYTOWN						
200 White Plains Road.....	1982	89,000	77.0	1,662	0.33	
24.25						
220 White Plains Road.....	1984	89,000	99.4	2,055	0.41	

23.23						
WHITE PLAINS						
1 Barker Avenue.....	1975	68,000	97.2	1,623	0.32	
24.56						
3 Barker Avenue.....	1983	65,300	93.3	1,329	0.26	
21.81						
50 Main Street.....	1985	309,000	99.8	7,873	1.57	
25.53						
11 Martine Avenue.....	1987	180,000	100.0	4,502	0.90	
25.01						
1 Water Street.....	1979	45,700	99.8	1,074	0.21	
23.55						
YONKERS						
1 Executive Boulevard.....	1982	112,000	100.0	2,439	0.49	
21.78						
3 Executive Plaza.....	1987	58,000	100.0	1,421	0.28	
24.50						

-----						
TOTAL NEW YORK OFFICE		2,626,484	97.6	56,698	11.30	
22.12						
-----						

CHESTER COUNTY, PENNSYLVANIA

BERWYN						
1000 Westlakes Drive.....	1989	60,696	93.6	1,514	0.30	
26.65						
1055 Westlakes Drive.....	1990	118,487	52.0	1,515	0.30	
24.59						
1205 Westlakes Drive.....	1988	130,265	83.7	2,811	0.56	
25.78						
1235 Westlakes Drive.....	1986	134,902	100.0	3,297	0.66	
24.44						

DELAWARE COUNTY, PENNSYLVANIA

LESTER						
100 Stevens Drive.....	1986	95,000	100.0	2,443	0.49	
25.72						
200 Stevens Drive.....	1987	208,000	100.0	5,274	1.05	
25.36						
300 Stevens Drive.....	1992	68,000	99.2	1,559	0.31	
23.11						
MEDIA						
1400 Providence Road - Center I..	1986	100,000	95.4	1,827	0.36	
19.15						
1400 Providence Road - Center II..	1990	160,000	71.9	2,792	0.56	
24.27						

</Table>

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

56

<Page>

PROPERTY LISTING

OFFICE PROPERTIES  
(CONTINUED)

<Table>						
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PERCENTAGE						
2001						
OFFICE,	2001			PERCENTAGE		OF TOTAL
OFFICE/FLEX	AVERAGE	NET	LEASED	2001		
INDUSTRIAL/	BASE RENT	RENTABLE	AS OF	BASE	AND	
PROPERTY		YEAR	6/30/01	RENT		
WAREHOUSE	PER SQ. FT.	AREA				
LOCATION		BUILT	(SQ. FT.)	(%) (a)	(\$000) (b) (c)	BASE
RENT (%)	(\$ (c) (d)					



-----

<S>	<C>	<C>	<C>	<C>	<C>
MONTGOMERY COUNTY, PENNSYLVANIA					
LOWER PROVIDENCE					
1000 Madison Avenue.....	1990	100,700	86.4	1,761	0.35
20.24					
PLYMOUTH MEETING					
1150 Plymouth Meeting Mall.....	1970	167,748	95.7	2,772	0.55
17.27					
Five Sentry Parkway East.....	1984	91,600	100.0	1,501	0.30
16.39					
Five Sentry Parkway West.....	1984	38,400	100.0	763	0.15
19.87					

-----

TOTAL PENNSYLVANIA OFFICE		1,473,798	89.6	29,829	5.94
22.58					

-----

FAIRFIELD COUNTY, CONNECTICUT

GREENWICH					
500 West Putnam Avenue.....	1973	121,250	96.0	3,038	0.61
26.10					
NORWALK					
40 Richards Avenue.....	1985	145,487	90.6	3,278	0.65
24.87					
SHELTON					
1000 Bridgeport Avenue.....	1986	133,000	100.0	2,430	0.48
18.27					

-----

TOTAL CONNECTICUT OFFICE		399,737	95.4	8,746	1.74
22.94					

-----

WASHINGTON, D.C.					
1201 Connecticut Avenue, NW.....	1940	169,549	100.0	5,564	1.11
32.82					
1400 L Street, NW.....	1987	159,000	100.0	6,185	1.23
38.90					
1709 New York Avenue, NW.....	1972	166,000	100.0	7,348	1.46
44.27					

-----

TOTAL DISTRICT OF COLUMBIA OFFICE		494,549	100.0	19,097	3.80
38.61					

-----

PRINCE GEORGE'S COUNTY, MARYLAND

LANHAM					
4200 Parliament Place.....	1989	122,000	96.0	2,436	0.49
20.80					

-----

TOTAL MARYLAND OFFICE		122,000	96.0	2,436	0.49
20.80					

-----

BEXAR COUNTY, TEXAS

SAN ANTONIO					
200 Concord Plaza Drive.....	1986	248,700	97.4	4,532	0.90
18.71					
84 N.E. Loop 410.....	1971	187,312	90.9	2,580	0.51
15.15					
111 Soledad.....	1918	248,153	51.5	2,590	0.51
20.27					

COLLIN COUNTY, TEXAS

PLANO					
555 Republic Place.....	1986	97,889	94.6	1,304	0.26

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

<Table>  
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PERCENTAGE		OF TOTAL				
2001			PERCENTAGE			
OFFICE,	2001	NET	LEASED	2001		
OFFICE/FLEX	AVERAGE	RENTABLE	AS OF	BASE	AND	
INDUSTRIAL/ PROPERTY	BASE RENT	YEAR	6/30/01	RENT		
WAREHOUSE	PER SQ. FT.	BUILT	(SQ. FT.)	(\$000) (b) (c)	BASE	
LOCATION	RENT (%) (\$ (c) (d))		(%) (a)			
-----						
<S>						
<C>						
DALLAS COUNTY, TEXAS						
DALLAS						
3030 LBJ Freeway (c).....		1984	367,018	92.4	6,820	1.36
20.11						
3100 Monticello.....		1984	173,837	94.6	2,853	0.57
17.35						
8214 Westchester.....		1983	95,509	75.8	1,246	0.25
17.21						
IRVING						
2300 Valley View.....		1985	142,634	99.1	2,302	0.46
16.29						
RICHARDSON						
1122 Alma Road.....		1977	82,576	100.0	607	0.12
7.35						
HARRIS COUNTY, TEXAS						
HOUSTON						
5225 Katy Freeway.....		1983	112,213	97.0	1,561	0.31
14.34						
5300 Memorial.....		1982	155,099	79.0	2,163	0.43
17.65						
1717 St. James Place.....		1975	109,574	93.6	1,420	0.28
13.85						
1770 St. James Place.....		1973	103,689	86.4	1,290	0.26
14.40						
10497 Town & Country Way.....		1981	148,434	81.7	1,731	0.34
14.27						
TARRANT COUNTY, TEXAS						
EULESS						
150 West Parkway.....		1984	74,429	95.9	1,063	0.21
14.89						
-----						
TOTAL TEXAS OFFICE			2,347,066	87.3	34,062	6.77
16.62						
-----						
MARICOPA COUNTY, ARIZONA						
GLENDALE						
5551 West Talavi Boulevard.....		1991	181,596	100.0	1,730	0.34

9.53 PHOENIX 19640 North 31st Street.....	1990	124,171	100.0	1,599	0.32
12.88 SCOTTSDALE 9060 E. Via Linda Boulevard.....	1984	111,200	100.0	2,417	0.48
21.74					

-----  
TOTAL ARIZONA OFFICE 416,967 100.0 5,746 1.14  
13.78  
-----

ARAPAHOE COUNTY, COLORADO

AURORA 750 South Richfield Street.....	1997	108,240	100.0	2,911	0.58
26.89 </Table>					

=====  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

58

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

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2001 AVERAGE BASE 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 (%)		PER (\$)
			LEASED AS OF 6/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	PERCENTAGE OF TOTAL 2001 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		
DENVER 400 South Colorado Boulevard.....	1983	125,415	98.6	2,244	0.45		
18.15							
ENGLEWOOD 9359 East Nichols Avenue.....	1997	72,610	100.0	903	0.18		
12.44							
5350 South Roslyn Street.....	1982	63,754	100.0	1,089	0.22		
17.08							
BOULDER COUNTY, COLORADO							
BROOMFIELD 105 South Technology Court.....	1997	37,574	100.0	553	0.11		
14.72							
303 South Technology Court-A.....	1997	34,454	100.0	402	0.08		
11.67							
303 South Technology Court-B.....	1997	40,416	100.0	471	0.09		
11.65							
LOUISVILLE 248 Centennial Parkway.....	1996	39,266	100.0	638	0.13		
16.25							
1172 Century Drive.....	1996	49,566	100.0	505	0.10		
10.19							
285 Century Place.....	1997	69,145	100.0	1,087	0.22		
15.72							

DENVER COUNTY, COLORADO

DENVER



SQ. FT. LOCATION (c) (d)	BUILT	(SQ. FT.)	(%) (a)	(\$000) (b) (c)	BASE RENT (%)	(\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	
HILLSBOROUGH COUNTY, FLORIDA						
TAMPA						
501 Kennedy Boulevard.....	1982	297,429	91.4	3,765	0.75	
13.85						
-----						
TOTAL FLORIDA OFFICE		297,429	91.4	3,765	0.75	
13.85						
-----						
POLK COUNTY, IOWA						
WEST DES MOINES						
2600 Westown Parkway.....	1988	72,265	98.9	1,103	0.22	
15.43						
-----						
TOTAL IOWA OFFICE		72,265	98.9	1,103	0.22	
15.43						
-----						
TOTAL OFFICE PROPERTIES		22,321,354	96.3 (g)	448,011	89.26	
20.84						

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTY LISTING  
OFFICE/FLEX PROPERTIES

<Table>  
<Caption>

2001 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		2001 BASE RENT (\$000) (b) (c)	PERCENTAGE OF TOTAL 2001 OFFICE, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	PER (\$)
			LEASED AS OF 6/30/01 (%) (a)				
-----							
<S>	<C>	<C>	<C>		<C>	<C>	
BURLINGTON COUNTY, NEW JERSEY							
BURLINGTON							
3 Terri Lane.....	1991	64,500	52.4		337	0.07	
9.97							
5 Terri Lane.....	1992	74,555	82.2		471	0.09	
7.69							
MOORESTOWN							
2 Commerce Drive.....	1986	49,000	100.0		363	0.07	
7.41							
101 Commerce Drive.....	1988	64,700	100.0		336	0.06	
5.19							
102 Commerce Drive.....	1987	38,400	87.5		185	0.04	
5.51							

201 Commerce Drive..... 5.21	1986	38,400	100.0	200	0.04
202 Commerce Drive..... 5.23	1988	51,200	100.0	268	0.05
1 Executive Drive..... 9.87	1989	20,570	100.0	203	0.04
2 Executive Drive ..... 8.65	1988	60,800	81.6	429	0.09
101 Executive Drive..... 6.61	1990	29,355	100.0	194	0.04
102 Executive Drive..... 5.96	1990	64,000	87.5	334	0.07
225 Executive Drive..... 7.31	1990	50,600	86.2	319	0.06
97 Foster Road..... 4.35	1982	43,200	100.0	188	0.04
1507 Lancer Drive..... 4.25	1995	32,700	100.0	139	0.03
1510 Lancer Drive..... 4.20	1998	88,000	100.0	370	0.07
1245 North Church Street(e)..... 7.24	1998	52,810	100.0	382	0.08
1247 North Church Street(e)..... 8.86	1998	52,790	100.0	468	0.09
1256 North Church Street..... 2.91	1984	63,495	100.0	185	0.04
840 North Lenola Road..... 7.49	1995	38,300	82.6	237	0.05
844 North Lenola Road..... 7.50	1995	28,670	100.0	215	0.04
915 North Lenola Road (e)..... 5.39	1998	52,488	100.0	283	0.06
2 Twosome Drive (e) ..... 8.21	2000	48,600	100.0	399	0.08
30 Twosome Drive..... 5.67	1997	39,675	100.0	225	0.04
31 Twosome Drive (e)..... 5.29	1998	84,200	100.0	446	0.09
40 Twosome Drive..... 5.77	1996	40,265	93.4	217	0.04
41 Twosome Drive (e)..... 7.36	1998	43,050	100.0	317	0.06
50 Twosome Drive..... 7.60	1997	34,075	100.0	259	0.05

WEST DEPTFORD

1451 Metropolitan Drive..... 6.85	1996	21,600	100.0	148	0.03
--------------------------------------	------	--------	-------	-----	------

MERCER COUNTY, NEW JERSEY

HAMILTON TOWNSHIP

100 Horizon Drive..... 10.70	1989	13,275	100.0	142	0.03
200 Horizon Drive..... 10.81	1991	45,770	100.0	495	0.10
300 Horizon Drive..... 13.31	1989	69,780	100.0	928	0.19
500 Horizon Drive..... 6.70	1990	41,205	100.0	276	0.05

</Table>

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

61

<Page>

PROPERTY LISTING

OFFICE/FLEX PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

2001 AVERAGE	PERCENTAGE		2001 BASE	PERCENTAGE
	NET RENTABLE	LEASED AS OF		OF TOTAL 2001 OFFICE, AND INDUSTRIAL/

BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	AREA (SQ. FT.)	6/30/01 (%) (a)	RENT (\$000) (b) (c)	WAREHOUSE BASE RENT (%)	PER (\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
MONMOUTH COUNTY, NEW JERSEY						
WALL TOWNSHIP						
1325 Campus Parkway..... 13.97	1988	35,000	100.0	489	0.10	
1340 Campus Parkway..... 11.46	1992	72,502	100.0	831	0.16	
1345 Campus Parkway..... 9.44	1995	76,300	100.0	720	0.14	
1433 Highway 34..... 11.05	1985	69,020	91.0	694	0.14	
1320 Wyckoff Avenue..... 8.65	1986	20,336	100.0	176	0.04	
1324 Wyckoff Avenue..... 9.68	1987	21,168	100.0	205	0.04	
PASSAIC COUNTY, NEW JERSEY						
TOTOWA						
1 Center Court..... 4.90	1999	38,961	100.0	191	0.04	
2 Center Court..... 11.45	1998	30,600	99.3	348	0.07	
11 Commerce Way..... 11.02	1989	47,025	100.0	518	0.10	
20 Commerce Way..... 13.04	1992	42,540	75.9	421	0.08	
29 Commerce Way..... 14.61	1990	48,930	56.5	404	0.08	
40 Commerce Way..... 9.85	1987	50,576	100.0	498	0.10	
45 Commerce Way..... 9.76	1992	51,207	100.0	500	0.10	
60 Commerce Way..... 10.09	1988	50,333	100.0	508	0.10	
80 Commerce Way..... 12.58	1996	22,500	100.0	283	0.06	
100 Commerce Way..... 12.60	1996	24,600	100.0	310	0.06	
120 Commerce Way..... 9.64	1994	9,024	100.0	87	0.02	
140 Commerce Way..... 9.76	1994	26,881	99.5	261	0.05	
-----						
TOTAL NEW JERSEY OFFICE/FLEX 8.07		2,277,531	94.6	17,402	3.46	
-----						
WESTCHESTER COUNTY, NEW YORK						
ELMSFORD						
11 Clearbrook Road..... 10.82	1974	31,800	100.0	344	0.07	
75 Clearbrook Road..... 24.91	1990	32,720	100.0	815	0.16	
150 Clearbrook Road..... 13.90	1975	74,900	100.0	1,041	0.21	
175 Clearbrook Road..... 15.05	1973	98,900	98.5	1,466	0.29	
200 Clearbrook Road..... 12.88	1974	94,000	99.8	1,208	0.24	
250 Clearbrook Road..... 9.11	1973	155,000	94.5	1,334	0.27	
50 Executive Boulevard..... 9.60	1969	45,200	75.8	329	0.07	
77 Executive Boulevard..... 16.11	1977	13,000	55.4	116	0.02	
85 Executive Boulevard..... 13.53	1968	31,000	99.4	417	0.08	
300 Executive Boulevard..... 10.33	1970	60,000	99.7	618	0.12	
350 Executive Boulevard..... 16.23	1970	15,400	98.8	247	0.05	

399 Executive Boulevard..... 12.10	1962	80,000	100.0	968	0.19
400 Executive Boulevard..... 15.39	1970	42,200	99.8	648	0.13
500 Executive Boulevard..... 15.12	1970	41,600	100.0	629	0.13
525 Executive Boulevard..... 15.14	1972	61,700	100.0	934	0.19
1 Westchester Plaza..... 12.36	1967	25,000	100.0	309	0.06

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

<Page>

PROPERTY LISTING  
OFFICE/FLEX PROPERTIES  
(CONTINUED)

2001 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE, AND INDUSTRIAL/ WAREHOUSE		PER (\$)
			LEASED AS OF 6/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX BASE RENT (%)	PER	
----- <S> <C>	<C>	<C>	<C>	<C>	<C>	<C>	
2 Westchester Plaza..... 17.96	1968	25,000	100.0	449	0.09		
3 Westchester Plaza..... 13.96	1969	93,500	100.0	1,305	0.26		
4 Westchester Plaza..... 14.10	1969	44,700	99.8	629	0.13		
5 Westchester Plaza..... 16.26	1969	20,000	90.1	293	0.06		
6 Westchester Plaza..... 15.25	1968	20,000	100.0	305	0.06		
7 Westchester Plaza..... 14.07	1972	46,200	100.0	650	0.13		
8 Westchester Plaza..... 13.23	1971	67,200	97.2	864	0.17		
HAWTHORNE							
200 Saw Mill River Road..... 13.56	1965	51,100	94.7	656	0.12		
4 Skyline Drive..... 16.07	1987	80,600	100.0	1,295	0.26		
8 Skyline Drive..... 18.14	1985	50,000	98.9	897	0.18		
10 Skyline Drive..... 14.20	1985	20,000	100.0	284	0.06		
11 Skyline Drive..... 15.58	1989	45,000	100.0	701	0.14		
12 Skyline Drive..... 17.20	1999	46,850	100.0	806	0.16		
15 Skyline Drive..... 16.64	1989	55,000	100.0	915	0.18		
YONKERS							
100 Corporate Boulevard..... 18.25	1987	78,000	98.2	1,398	0.28		
200 Corporate Boulevard South..... 16.46	1990	84,000	99.8	1,380	0.27		
4 Executive Plaza..... 12.36	1986	80,000	98.7	976	0.19		
6 Executive Plaza..... 14.51	1987	80,000	100.0	1,161	0.23		
1 Odell Plaza.....	1980	106,000	87.7	1,198	0.24		



12.89					
5 Odell Plaza.....	1983	38,400	99.6	565	0.11
14.77					
7 Odell Plaza.....	1984	42,600	99.6	651	0.13
15.34					
-----					
TOTAL NEW YORK OFFICE/FLEX		2,076,570	97.6	28,801	5.73
14.22					
-----					

FAIRFIELD COUNTY, CONNECTICUT

STAMFORD					
419 West Avenue.....	1986	88,000	94.0	1,456	0.29
17.60					
500 West Avenue.....	1988	25,000	100.0	453	0.09
18.12					
550 West Avenue.....	1990	54,000	100.0	785	0.16
14.54					
600 West Avenue.....	1999	66,000	100.0	826	0.16
12.52					
650 West Avenue.....	1998	40,000	100.0	555	0.11
13.88					
-----					

TOTAL CONNECTICUT OFFICE/FLEX		273,000	98.1	4,075	0.81
15.22					
-----					

TOTAL OFFICE/FLEX PROPERTIES		4,627,101	96.1	50,278	10.00
11.30					

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

63

<Page>

PROPERTY LISTING  
INDUSTRIAL WAREHOUSE PROPERTIES

<Table>  
<Caption>

2001 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE, AND INDUSTRIAL/ WAREHOUSE		PER BASE RENT (%) (\$)
			LEASED AS OF 6/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX BASE RENT (%)	PER	
-----							
WESTCHESTER COUNTY, NEW YORK							
ELMSFORD							
1 Warehouse Lane.....	1957	6,600	100.0	63		0.01	
9.55							
2 Warehouse Lane.....	1957	10,900	96.3	139		0.03	
13.24							
3 Warehouse Lane.....	1957	77,200	100.0	290		0.06	
3.76							
4 Warehouse Lane.....	1957	195,500	97.4	1,940		0.39	
10.19							
5 Warehouse Lane.....	1957	75,100	89.3	778		0.15	
11.60							
6 Warehouse Lane.....	1982	22,100	100.0	513		0.10	

<S>

<C>

WESTCHESTER COUNTY, NEW YORK

ELMSFORD

1 Warehouse Lane.....	1957	6,600	100.0	63		0.01	
9.55							
2 Warehouse Lane.....	1957	10,900	96.3	139		0.03	
13.24							
3 Warehouse Lane.....	1957	77,200	100.0	290		0.06	
3.76							
4 Warehouse Lane.....	1957	195,500	97.4	1,940		0.39	
10.19							
5 Warehouse Lane.....	1957	75,100	89.3	778		0.15	
11.60							
6 Warehouse Lane.....	1982	22,100	100.0	513		0.10	

TOTAL INDUSTRIAL/WAREHOUSE PROPERTIES 9.96	387,400	96.5	3,723	0.74
TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES 19.06	27,335,855	96.3	502,012	100.0

&lt;/Table&gt;

- (a) Based on all leases in effect as of June 30, 2001.
- (b) Total base rent for 12 months ended June 30, 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 June 30, 2001 divided by net rentable square feet leased at June 30, 2001. For those properties acquired or placed in service during the 12 months ended June 30, 2001, amounts are annualized.
- (e) As this property was acquired or placed in service by the Company during the 12 months ended June 30, 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 June 30, 2001.
- (f) Calculation based on square feet in service as of June 30, 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 June 30, 2001

64

&lt;Page&gt;

## SIGNIFICANT TENANTS

The following table sets forth a schedule of the Company's 20 largest tenants for the Consolidated Properties as of June 30, 2001, based upon annualized base rents:

YEAR OF LEASE EXPIRATION	NUMBER OF PROPERTIES	ANNUALIZED BASE RENTAL REVENUE (\$) (a)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED	PERCENTAGE TOTAL COMPANY LEASED SQ. FT. (%)
AT&T Wireless Services 2007 (b)	2	8,527,197	1.7	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	1.8
IBM Corporation 2007 (e)	3	6,390,275	1.3	361,688	1.4
Nabisco Inc. 2006 (f)	3	6,066,357	1.2	340,746	1.3
Toys 'R' Us - NJ, Inc. 2012	1	5,342,672	1.1	242,518	0.9
Waterhouse Securities, Inc. 2015	1	5,253,555	1.0	184,222	0.7

American Institute of Certified Public Accountants 2012	1	4,981,357	1.0	249,768	1.0
CMP Media Inc. 2014	1	4,817,298	1.0	237,274	0.9
Allstate Insurance Company 2009(g)	9	4,741,327	1.0	224,321	0.9
Board of Gov./Federal Reserve 2009(h)	1	4,738,824	0.9	117,008	0.5
Prudential Insurance Co. 2005(i)	4	4,627,370	0.9	183,653	0.7
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
KPMG Peat Marwick, LLP 2007(j)	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(k)	3	3,680,880	0.7	107,805	0.4
Bank of Tokyo - Mitsubishi Ltd. 2009	1	3,378,924	0.7	137,076	0.5
-----					
Totals		108,635,789	22.0	4,890,705	19.0
=====					

</Table>

- (a) Annualized base rental revenue is based on actual June 2001 billings times 12. For leases whose rent commences after July 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) 300,378 square feet expire December 2005; 40,368 square feet expire March 2006.
- (g) 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.
- (h) 94,719 square feet expire May 2005; 22,289 square feet expire July 2009.
- (i) 24,867 square feet expire July 2001; 55,219 square feet expire July 2002; 25,520 square feet expire September 2002; 11,451 square feet expire November 2002; 66,596 square feet expire May 2005.
- (j) 104,556 square feet expire September 2002; 57,204 square feet expire July 2007.
- (k) 28,000 square feet expire January 2011; 38,930 square feet expire April 2011; 40,875 square feet expire September 2011.

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Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001

65

<Page>

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

<Table>  
<Caption>

OF	NET RENTABLE AREA SUBJECT	PERCENTAGE OF TOTAL LEASED SQUARE FEET	ANNUALIZED BASE RENTAL	AVERAGE ANNUAL RENT PER NET RENTABLE SQUARE FOOT	PERCENTAGE ANNUAL
----	---------------------------	--	------------------------	--	-------------------

BASE UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	NUMBER OF LEASES EXPIRING (a)	TO EXPIRING LEASES (SQ. FT.)	REPRESENTED BY EXPIRING LEASES (%) (b)	REVENUE UNDER EXPIRING LEASES (\$) (c)	REPRESENTED BY EXPIRING LEASES (\$)	RENT
<S>	<C>	<C>	<C>	<C>	<C>	
2001 4.7	233	1,316,948	5.1	23,451,284	17.81	
2002 11.3	518	3,117,644	12.1	55,920,090	17.94	
2003 14.2	513	3,935,193	15.3	70,474,077	17.91	
2004 9.2	389	2,420,767	9.4	45,844,230	18.94	
2005 12.5	352	3,116,725	12.1	61,883,444	19.86	
2006 10.7	280	2,647,850	10.3	53,165,545	20.08	
2007 7.4	103	1,769,706	6.9	36,928,955	20.87	
2008 4.8	75	1,355,391	5.2	23,564,766	17.39	
2009 4.6	48	1,174,723	4.5	22,813,014	19.42	
2010 4.7	81	1,185,454	4.6	23,305,464	19.66	
2011 5.6	43	1,127,720	4.4	27,637,838	24.51	
2012 and thereafter 10.3	49	2,593,668	10.1	50,993,473	19.66	
Totals/Weighted Average 100.0	2,684	25,761,789 (d)	100.0	495,982,180	19.25	

</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 June 30, 2001.
- (c) Annualized base rental revenue is based on actual June 2001 billings times 12. For leases whose rent commences after July 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:

<Table>  
<Caption>

	SQUARE FEET
<S>	<C>
Square footage leased to commercial tenants	25,761,789
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	428,886
Square footage unleased	1,162,480
Total net rentable square footage (does not include residential, land lease, retail or not-in-service properties)	27,353,155

</Table>

<Page>

SCHEDULE OF LEASE EXPIRATIONS

OFFICE PROPERTIES

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

<Table>  
 <Caption>

OF BASE UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	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
2001 4.7	194	1,030,709	4.9	20,709,938	20.09	
2002 10.6	406	2,237,007	10.7	46,687,465	20.87	
2003 14.4	422	3,212,263	15.3	63,353,534	19.72	
2004 8.7	320	1,768,556	8.5	38,503,265	21.77	
2005 12.6	290	2,567,985	12.3	55,650,981	21.67	
2006 10.6	237	2,142,812	10.2	46,626,655	21.76	
2007 7.9	94	1,620,220	7.7	34,892,321	21.54	
2008 4.7	61	1,060,253	5.1	20,810,067	19.63	
2009 4.6	31	1,001,302	4.8	20,517,168	20.49	
2010 4.1	55	835,313	4.0	17,903,041	21.43	
2011 6.1	39	1,058,779	5.1	26,707,932	25.23	
2012 and thereafter 11.0	43	2,390,545	11.4	48,527,552	20.30	
Totals/Weighted Average 100.0	2,192	20,925,744	100.0	440,889,919	21.07	

</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 June 30, 2001.
- (c) Annualized base rental revenue is based on actual June 2001 billings times 12. For leases whose rent commences after July 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.

<Page>

SCHEDULE OF LEASE EXPIRATIONS  
 OFFICE/FLEX PROPERTIES

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

<Table>  
 <Caption>

OF BASE UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	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
2001 5.3	36	284,797	6.4	2,725,364	9.57	
2002 17.1	109	831,197	18.7	8,695,873	10.46	
2003 13.0	87	624,956	14.0	6,611,805	10.58	
2004 9.5	58	442,791	10.0	4,845,465	10.94	
2005 11.9	59	535,586	12.0	6,050,587	11.30	
2006 12.8	43	505,038	11.4	6,538,890	12.95	
2007 4.0	9	149,486	3.4	2,036,634	13.62	
2008 5.4	14	295,138	6.6	2,754,699	9.33	
2009 4.3	16	161,621	3.6	2,189,646	13.55	
2010 10.6	26	350,141	7.9	5,402,423	15.43	
2011 1.8	4	68,941	1.6	929,906	13.49	
2012 and thereafter 4.3	5	195,123	4.4	2,200,921	11.28	
Totals/Weighted Average 100.0	466	4,444,815	100.0	50,982,213	11.47	

</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 June 30, 2001.
- (c) Annualized base rental revenue is based on actual June 2001 billings times

12. For leases whose rent commences after July 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 June 30, 2001

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SCHEDULE OF LEASE EXPIRATIONS  
INDUSTRIAL/WAREHOUSE PROPERTIES

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

<Table>  
<Caption>

OF BASE UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	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
<S>	<C>	<C>	<C>	<C>	<C>	
2001 0.5	3	1,442	0.4	15,982	11.08	
2002 14.7	3	49,440	13.2	536,752	10.86	
2003 13.9	4	97,974	26.2	508,738	5.19	
2004 63.0	10	200,120	53.5	2,300,500	11.50	
2005 5.0	3	13,154	3.5	181,876	13.83	
2009 2.9	1	11,800	3.2	106,200	9.00	
Totals/Weighted Average 100.0	24	373,930	100.0	3,650,048	9.76	

</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 June 30, 2001.
- (c) Annualized base rental revenue is based on actual June 2001 billings times 12. For leases whose rent commences after July 1, 2001, annualized base rent revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

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

<Table>

<Caption>

OF	NET RENTABLE	PERCENTAGE OF	ANNUALIZED	AVERAGE ANNUAL	PERCENTAGE
BASE	AREA SUBJECT	TOTAL LEASED	BASE RENTAL	RENT PER NET	ANNUAL
UNDER	NUMBER OF	TO EXPIRING	REVENUE UNDER	REPRESENTED	RENT
YEAR OF	LEASES	LEASES	EXPIRING	BY EXPIRING	
EXPIRING	EXPIRING (a)	(SQ. FT.)	EXPIRING	LEASES (\$)	
EXPIRATION			LEASES (%)	LEASES (\$)	
LEASES (%)			LEASES (\$) (b)		

<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 June 2001 billings times 12. For leases whose rent commences after July 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.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2001